

REAL ESTATE **RECORD** AND **BUILDERS** **GUIDE.**

NEW YORK, MAY 16, 1914

SUB-SURFACE STRUCTURES IN NEW YORK

Assessed Values For Franchise Purposes Aggregate About \$500,000,000
—About 3,800 Miles of Conduits and Mains in Manhattan Alone

By CHARLES N. GREEN*

PART I.

FEW people, including engineers, realize the importance of underground structures in our everyday life, and the need for making a more intelligent use of underground space. The reason is that the increase in the number and variety of public utilities has been so great and so rapid that they are now lying in confusion beneath the street surface in the congested districts of the larger cities.

As illustrating the importance of sub-surface structures, I might say that the assessed value for franchise purposes of the utilities occupying the streets of New York City is about \$500,000,000, and the companies owning these structures are capitalized at about twice this amount. This, of course, includes neither the water and \$24,000,000 for sewer systems, which are municipally owned and operated, nor street paving, which is largely affected by structures beneath it.

In Manhattan alone there are nearly 500 miles of street, with over 1,400 miles of gas mains, over 900 miles of water mains, and nearly 500 miles of sewers of all kinds, and over 1,000 miles of trench for high and low tension electric service.

The laying and maintaining of street structures constitute one of the serious problems which confront the distribution department of all companies and bureaus that are compelled to use the streets for their distribution systems. The importance of these structures is only brought to our attention when something goes wrong—either our water supply is temporarily cut off, our sewers clogged, gas pipes are frozen, or some accident has occurred and our telephone, electric light or subway is temporarily out of commission.

The needs of primitive man were few, very few, indeed, and until he began to herd together in camps, little but his personal needs occupied his attention. When he began to build a permanent home, and his own tribe, clan, family or those with a common interest built near him, it became necessary to have adequate water supply, and to dispose of bodily and camp or town wastes. In his further development, the higher he rose in civilization, the greater became his necessities, both actual and those which contributed to his convenience and luxury, and after the water and sewers there followed artificial light, means of transportation for the community, heat, telegraph, telephone, refrigeration, pneumatic tubular despatch, compressed air or hydraulic pressure for ventilation or power. It was a wise town which anticipated its future needs both in the general plan of its streets and in their width. The lack of such foresight has inspired the present day and generation with the idea of city planning as a measure tending to economy, convenience and beauty.

Water was the first necessity, and we find the Greeks and Romans building

DO YOU appreciate the extent and scope of the sub-surface improvements in New York City? The entire municipality is honeycombed with pipes and wires, all having their uses, and playing a vital part in daily life. The Record and Guide publishes today the first installment of an article by Charles N. Green dealing with this subject and showing the construction of these various improvements and their growing needs. Millions of dollars have been invested by private corporations as well as the city in sub-surface work. One of the difficulties encountered is that not only must present-day requirements be complied with but provisions must be made for years to come, in order that the highways will be undisturbed. The engineering difficulties encountered are also dealt with in Mr. Green's article.

extensive systems of water supply long before the dawn of Christianity. European and American cities have followed in later times much the same plans used by the Greeks and Romans. The supply of water for New York City was first from wells, but about the year 1800 pipes were laid by the Manhattan Water Company to supply the city with water. These pipes were logs of wood, bored out and reinforced at each end with an iron band driven into the end of the log.

First Water Supply.

In most cases the municipality has built, owned and operated its own water and sewer systems, but there are many places where both are still owned and operated by private companies. The reverse of this condition is true of nearly all the other public utilities.

The first gas mains were laid about 1823. The gas and water pipes of this early date had shallow hubs and were cast horizontally, differing from the present day practice. Some of this old pipe is still in service in the city. The water pipes are still laid with poured lead joints, which until recently was also true of gas pipes. Gas pipes now are more generally laid with lead wool, which makes a joint that is less liable to leak. Water pipes 20 inches and larger in diameter should be laid with air cocks at high points, and a blow-off at low points; gas mains should drain to drips which are pumped out periodically.

The first sewers were built about 200 years ago, but nearly all of them have been built since 1835. They were built in the center of the street, so that they could be easily reached from either side, unless the streets were so wide that the laterals cost more than enough to balance the cost of another sewer. In the case of water and gas mains the cost of house service is so much greater that in most instances mains have been laid on both sides of the street.

Franchises were granted to so many gas companies, each restricted to a small area, and in most cases overlapping or covering the same territory, that in some streets there were, ten years ago, five or six companies owning mains on both sides of the same street. Today it is not uncommon to find three companies in the same street, each with mains large enough to supply the total demand. Besides these service mains there are in various streets large supply or distribution mains and pumping mains. These only feed the service mains or run from the works to a holder, or from holder to holder, and serve to maintain the required pressure.

Advent of the Horse Car.

Horse cars were the first public conveyances occupying a permanent position in the streets. Whether or not the rails consisted of strap iron on wooden stringers, I do not know, but such construction was used in some cities. Sometimes the ends of the straps would become loose, curl up, and perhaps run up through the bottom of the car, to the great inconvenience and danger to passengers. The next development was, I believe, the cable, with a great deal of underground construction for sheave-pits, etc. Then the overhead trolley superseded many horse car lines, and the underground trolley superseded the cable. The underground trolley was, I believe, first used in this country in 1895 and 1896. It had formerly been used in Budapest, but has been modified to suit climatic conditions here. Its underground construction is simpler than the cable railway. In the construction of the Broadway subway a wheel-pit was encountered at Houston street which extended from the cable building to the east side of the easterly track, thus taking up more than half the street. This pit was about 20 feet below the street surface to the floor, and was used as a wheel-pit to turn the cables coming from the basement of the cable building which was used as a power house.

The latest development has been the storage battery cars, but the street work of the track does not differ materially from that used for horse cars. There are in the city many miles of track on which cars are not operating for passengers, but solely to hold down the franchise. They occupy space which could be used to far better advantage.

Steam Pipes Installed.

About 1880 the first steam pipes were laid under the streets of New York. These pipes are of wrought iron and vary from 4 to 20 or 24 inches in diameter. Originally they were laid in wooden logs, and later in a brick conduit with a wooden cover and the space around the pipe filled with mineral wool. In the modern form the pipe is covered with air cell covering. The conduit is built of hollow tile and the space filled, as before, with mineral wool. Instead of a plank top, half a sewer tile is used, making an arched roof. On account of the need of expansion joints, valves, etc., and to prevent radiation of heat to the street surface, these mains are placed deep in the

*Lecture delivered at meeting of American Society Engineers, Architects and Constructors, in United Engineering Building, May 12.

about 15 miles of these steam mains in Manhattan, and I believe none in the other boroughs.

Then there are the elevated roads. The foundations for the supporting columns are large and restrict the area available for other structures.

Pneumatic tubes were first laid in the city about 1898. They are laid in pairs, and usually 8 inches in diameter. The pipe is cast iron, bored true throughout, and has hub and spigot joints corked with lead, except at bends, where flanged pipe is used. Bends are counterbored and made in arcs of $22\frac{1}{2}$, $11\frac{1}{4}$, 10, 7 and 5 degrees, with a minimum radius of 8 feet. Particular attention is paid to the radius of bends, as it is here that trouble occurs most frequently, and it is for this reason that the pipe is flanged to provide for easy removal. Sometimes an air pipe is laid alongside the mail

tubes, to reinforce the pressure at points along the line.

The carriers for 8-inch tubes are of sheet steel, 7 inches in diameter by about 23 inches outside length; the forward end is a stamped steel cap with a circular buffer of felt; the rear end is a dished lid, hinged and locked. Bearing rings of cotton duck and vulcanized rubber are held to the body by steel rings soldered on. They weigh about 20 pounds empty, and the outside is tinned; they carry from 200 to 600 ordinary letters, and weigh when filled about 30 pounds.

Wear on Carrier Rings.

When carrier rings wear down one-quarter of an inch a new set is put in. In New York City a set of rings lasts about nine months. The carriers travel from 12,000 to 15,000 miles on one pair

of rings, and wear out on the average two pairs of rings before the carrier is scrapped. The speed of the carriers in various cities where mail tubes are in use is from 25 to 30 miles per hour as a maximum, with a minimum of 15 to 25 miles. The carriers are operated under pressure. Vacuum system would theoretically require less power for operation, but practical difficulties make the pressure system preferable. Speaking roughly, about three pounds per square inch per mile of tube is necessary for the mean velocity in 8-inch tube, but the initial pressure per mile of tube increases with the length of tube, so that three pounds is only correct for the first mile or two miles; 12 pounds is about the maximum initial pressure required in any mail tubes, and many of them run as low as 6 or 8 pounds.

(To Be Continued.)

MONIED INTERESTS TO VIEW BRONX

"**BANKERS' DAY**," now an annual event in the Bronx, will be held under the auspices of the North Side Board of Trade on Thursday, May 21. It has been the custom in the past to invite presidents of the banking institutions in Manhattan to take a trip around the Borough and to look over the present-day advantages and see where future expansion is possible and probable. At the present time those most interested in the welfare of the Borough are en-

all of the New Jersey railroads.

This is probably the most important industrial undertaking now actively being developed in New York and will add several millions of dollars annually in new payrolls and give employment to thousands. As this development is entirely new, the most modern terminal equipment can be provided, industrial buildings of the newest type can be constructed and handling charges of freight reduced to a minimum.

Living conditions for employees are also attractive. The American Bank Note Company has its plant located in this locality and affords employment to several thousands. The new industrial improvement is accessible for employees for a five-cent fare from Manhattan and all sections of the Bronx. Employees can find the most modern type of apartments at reasonable rentals in

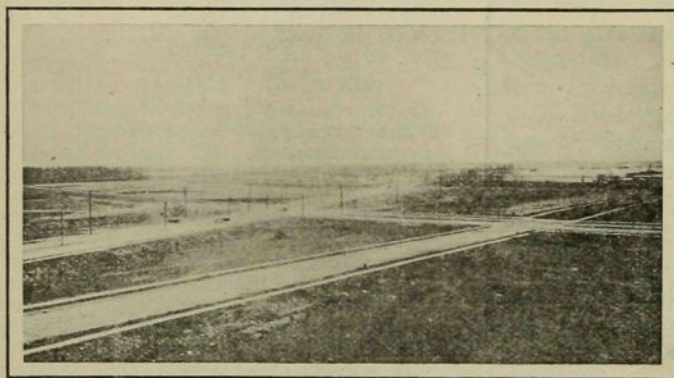
and it is hoped to have at least part of the thousand-foot piers completed for use at the same time. Some of the largest ocean-going, freight-carrying vessels will then immediately dock at the new location.

One of the important problems to be faced in any section where industrial development is desired is the labor problem, but in this respect the Bronx is particularly favored. It has been estimated that the borough is supplying about twenty per cent. of its toilers to manufactories located outside its limits, while with the influx of new concerns these artisans could be employed locally, the advantages of which are self-evident. In many new sections where industries are located the labor must be imported and owners find great difficulty in obtaining sufficient help of the right calibre, but fortunately for the Bronx this condition does not exist, and this in itself should be a great help in the upbuilding of its waterfront.

The creation of the new terminal in the Hunt's Point section will be the means of bringing into use a large tract of land which has heretofore lain idle. Several years ago several auction sales of lots located in the vicinity were held and these owners should eventually

reap the benefit of the improvement. So large is the undertaking now in course of construction by the Johnson-Kahn interests that several years will elapse before it is completed, though the owners hope that before long enough of the work will have been completed so that some vessels of size can use the location for the loading and unloading of their cargoes.

While announcement of the project was first made some time since, still there were a number of preliminary details to be arranged before active work could be started. After all the surveying and laying out of the project had been completed, then the War Depart-



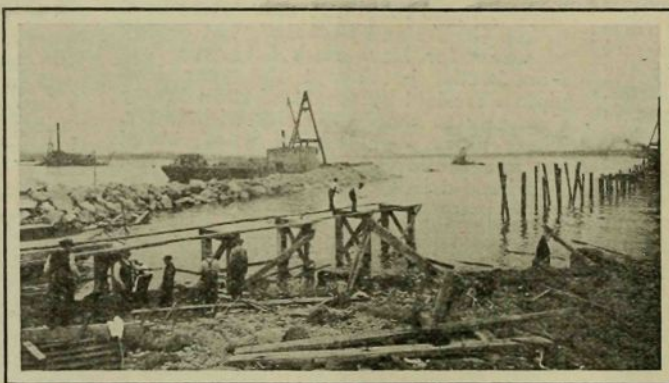
NEW TERMINAL.

deavoring to locate new industrial concerns within its boundaries and to this end much stress is being laid upon the unusual water-front advantages, as well as the facilities at hand for shipment of goods by rail.

Thousand-foot piers are now being constructed in the Bronx and in the course of a short time it will be possible for ocean-going steamers to reach New York, by means of the Long Island Sound, and dock at the piers of the Bronx Terminal Corporation, in the Hunt's Point section. When this is an accomplished fact it should tend to revolutionize the movement of ocean freight traffic, for another new and important method of handling shipments will be provided and the present congestion relieved to a considerable extent.

An enormous amount of freight is annually landed in lower Manhattan and then carted to the upper sections of the city, but when the new order of things is put in operation this will be reversed and hundreds of thousands of dollars will be saved annually.

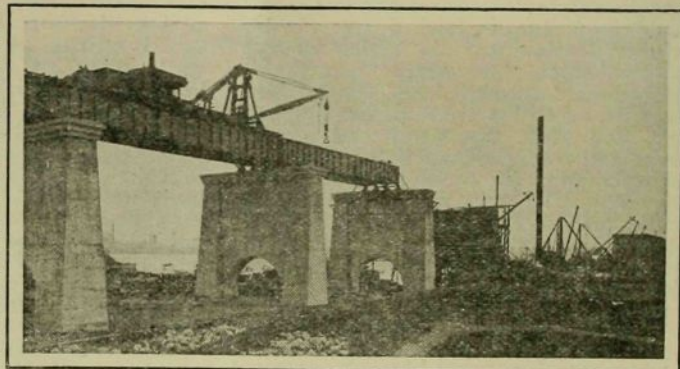
In addition to the docks, piers and warehouses, the development of the Bronx Terminal Corporation embraces more than two hundred acres of industrial properties, situated directly back of the water-front improvements. Railway connections will run from the piers through the industrial properties, accommodating the manufacturing plants and connect with the railroads, such as the New York, New Haven and Hartford Railroad, the New York Central Railroad, also by means of the New York connecting bridge with the Pennsylvania Railroad, and by lighter with



BUILDING THE 1000-FOOT PIERS.

this section, or for those who prefer to own their own homes there much undeveloped property is available toward the northern section of the city, with adjacent parks, public golf links and bathing beaches. These advantages have been recognized and manufacturers who have an international market for their products have already perfected plans for the construction of their plants on these properties just as soon as the piers are completed and the railroad connections are made.

The New York connecting bridge will be ready, in all probability, next year,



LOOKING ACROSS BRONX KILLS.

ment had to be consulted and consents obtained, for the work extended out into the water for some distance. Only when these details were completed could the work be started.

23rd STREET AND THE CHELSEA SECTION

A Once Deserted Thoroughfare Entering Upon a New Career
—Many Public and Private Improvements in Old Chelsea.

By JOSEPH W. CUSHMAN

FEW cities in the world have been able to show as rapid and radical changes as has the City of New York. Even in this wonderful city few sections have known the changes that have been seen in the vicinity of 23d street.

Only thirty or forty years ago, this was an exceedingly high-class residential district. It was composed of splendidly built private houses. The sidewalks of both 22d and 23d streets were shaded by trees from river to river. One of the first houses to be altered for business was the Nathan House at 12 West 23d street, which, after the celebrated murder, stood vacant for many years. It was finally remodeled and occupied by the Adams Express Company.

Stern Brothers moved from Sixth avenue and occupied a location in the middle of the block. Their store was constantly enlarged and improved with the growth of their business. At this time, in the early 80's, there were few shops even on Fifth avenue—and many will remember Colonel DeLancy Kane's coach the "Tally-ho" starting from the old Hotel Brunswick at Fifth avenue and 26th street.

The success of Stern Brothers brought many other shops to this section. Property became very valuable and the district grew into a high-class retail shopping center. A full lot would rent on a ground lease at \$25,000 per year.

An Adverse Combination.

The sudden development of the uptown movement left 23d street at first temporarily somewhat deserted. These vacancies, in combination with high taxes, various necessary alterations and the orders of the new Factory Department, including new spring styles in fire escapes, have proved a great hardship. Owners, however, are now encouraged by the outlook.

The number of leases already made in an unusually dull season is a hopeful indication of what may be expected under ordinary conditions. The new subways, with stations at 23d street on both the Broadway and Seventh avenue lines, will make the district unusually accessible. The extensions of Sixth and Seventh avenues southward will also aid materially in this development.

The Chelsea Neighborhood Association has been doing excellent work in encouraging the development of the quieter streets in the western section as a residential neighborhood. Chelsea Park is now well lighted and policed. The public schools are being brought up to date, with gymnasium classes for both sexes.

Chelsea may proudly boast one of the finest baths in the city when the new building at 409 West 28th street, facing Chelsea Park, opens its swimming-pool, gymnasium, baths, roof-garden and running track to the public during the sum-

mer. The structure will cost \$170,000, and will be fitted out to accommodate conveniently both sexes.

For the Young People.

The Board of Education will shortly establish at Public School 56, 18th street, west of Eighth avenue, a girls' afternoon athletic center, the first in Chelsea, where 1,300 girls will have an opportunity to build up healthy bodies. Evening recreation centers are being established, and many other activities are contemplated to keep the young off the streets, especially at night, and to interest them in the general civic welfare.

It is probable that this improvement for residential purposes will continue in the quieter streets adapted for this purpose. The modern apartment houses already built are occupied by a good class of tenants, and as long as this class of construction is profitable it is likely to continue.

The growth of 23d street itself as a

quarters somewhat further from this center. It is likely that parties making leases at present will be able to secure very much better terms than they will a short time from now.

Twenty-third street began as a residential center of the highest character. It then became a retail section, second to none. With its largely increased accessibility it would seem safe to judge the future from the past and predict for this street a career as a wholesale and business center that will surpass even its own brilliant history.

The former Horner furniture building, at 63 to 67 West 23d street, vacated a year ago for the new offices in 36th street, near Fifth avenue, has been remodeled and occupied by one of the large toy importing firms of the city, the Strobel & Wilken Co., formerly of 591 Broadway. S. Herbert & Co., importers of cut glass, have moved to 35 and 37 West 23d street. The chinaware and glass importing house of Lazarus & Rosenfeld, long situated at 60 Murray

street, has leased the old McCutcheon building, at 14 West 23d street, in addition to a portion of the 22d street building, in the rear. The 22d street building is held on a long leasehold. Space in the Dutton and Putnam publishing houses has been leased for a long term by the Arnold estate to the wholesale lace firm of Loeb & Schoenfeld. The Sixth Avenue and Twenty-third Street Corporation, of 415 Canal street, has also leased from Ida M. Powell the southeast corner of 23d street and Sixth avenue, and the Exide Battery Depots (Inc.), of 19th and Allegheny avenues, Philadelphia, have leased 527 to 541 West 23d street from the McKeon Realty Company. L. D. Block has leased and is already occupying the old



SEVENTH AVENUE, NORTH OF 23D STREET, SHOWING THE NEW ADDITION FOR THE NATIONAL CLOAK COMPANY.

wholesale center for specialties, laces, china, glass, etc., is apt to continue, and gain increasing force. The standing of the many firms that have already leased quarters in this vicinity, and the fact that they have been so long established in old quarters, assures a permanency for the new neighborhood that it never possessed in the past.

23d Street As a Wholesale Center.

The rapidity with which this change is coming, as well as the high-class character of the firms who have already located and others who are still negotiating, is most encouraging for the other owners and tenants in 23d street. It is our opinion that this movement will extend both east and west, as well as north and south of 23d street.

The large office buildings of the Metropolitan Life Insurance Co. and the Fifth Avenue Building have already identified Fifth avenue and 23d street with high-class business corporations. Other corporations and firms needing larger amount of room or buildings of their own will be compelled to seek

Scribner building, and the long-established firm of Calhoun, Robbins & Co., who deal in notions and novelties have leased the Lord & Taylor old building. The new Masonic building at Sixth avenue and 23rd street, has also recently been erected and is already on an excellent basis, with many most desirable tenants. Since May 1 the conditions in 23rd street, between Fifth and Sixth avenues, show material improvement.

Bronx Street Encroachment.

In December, 1913, the Board of Estimate passed an ordinance rescinding permits and licenses for building encroachments of all kinds, news stands and encroachment signs over the building line in 149th street, between St. Ann's avenue and Third avenue. The Local Board has now adopted a resolution recommending to the Board of Estimate that the resolution be rescinded in so far as it affects 149th street block between St. Ann's Brook avenue.

BUILDING LAWS UNDER REVISION

Rumors Concerning the Office of Building Superintendent Refuted
—New Billboard Ordinance—Factory Laws to be Scrutinized.

RUMORS concerning the office of the Superintendent of Buildings in the Borough of Manhattan have been current for several weeks. They are to the effect that Borough President Marks intends to appoint a certain architect to fill the position vacated by Mr. Miller. As the rumors come ostensibly from sources connected with the building trades, they would constitute a serious matter, if true, in view of the attitude taken by the trades last fall. From the President of New York Chapter of the American Institute of Architects, Mr. Robert D. Kohn, the Record and Guide has received the following note, which can be accepted as an authoritative and final statement of the truth of the matter, and of the Borough President's intention:

"It seems to me that the architects, engineers, builders and others interested forcibly expressed their views with regard to the administration of the Building Department during the recent campaign. Any such action as that to which the rumor refers would, therefore, be a distinct backward step, if it were to be taken without conference with the Joint Committee or some other body representing all those directly interested in the administration of the Building Department in this borough.

"When these rumors first reached me I took it upon myself to deny them, privately. I felt certain they had no foundation in fact. When it seemed likely that Mr. Miller would have to retire from the Building Department in order to devote all his time to the Building Code, I thought it was generally understood that he was to retire for a limited period and return to his original position as soon as this work was completed. One of those directly associated with Mr. Miller's administration might properly have been appointed to the position temporarily. It seemed, however, that the Borough President preferred to leave the vacancy unfilled.

"This, I am sure, is Mr. Marks' point of view. I am certain that it is not now, nor has it been the intention of the Borough President to appoint any one to the position of Superintendent of Buildings until Mr. Miller can return. It is his desire that Mr. Miller do so return to the position which he held before his resignation for the work on the Building Code at the earliest possible date. President Marks has stated that only his appreciation of the overwhelming importance of Building Code work influenced him to spare Mr. Miller from the Manhattan Department. I trust that this statement will set the rumors definitely at rest.

"ROBERT D. KOHN,
"President New York Chapter A. I. A."
New Billboard Ordinances.

Alderman Curran, the majority leader of the Board of Aldermen, has given up the effort to regulate billboards by ordinance, on the grounds of public beauty. As such regulation would be of doubtful validity, he has abandoned the ordinance which he introduced some weeks ago, and has this week substituted another based on the principles of public safety, health and morality. Mr. Curran has devoted much time and study to the subject, which has proved to be an unexpectedly big one. At the outset he wished to respond in his official capacity to a very evident public desire for some curb upon a line of enterprise that had perplexed the city fathers as well as annoyed esthetic tastes. But they have tried not only to pro-

hibit but to regulate billboards from the esthetic standpoint and have failed after long legal fights. Cities can by ordinance regulate billboards for reasons of public safety, health and morality, but cannot prohibit them, under the U. S. Constitution. New York proposes to try a different method—the method of voluntary co-operation and general consent, which may be even stronger than an ordinance. By so doing the city will take a step which no other city has yet taken.

Conferences have been held in which the Mayor's Billboard Commission, the Citizens' Union, the Real Estate Board, Supt. R. P. Miller, Chairman Hamilton of the Building Committee, and the City Club have participated. The conferees faced frankly the legal difficulties and resolved to ask the co-operation of the billboard companies in favoring the appointment of a voluntary outdoor advertising commission with the hope of bringing about greater consideration for public beauty and propriety. A letter addressed by Secretary Binkerd of the City Club to the billposting and outdoor advertising companies brought a cordial acquiescence from the O. J. Gude, the Van Beuren & New York Billposting Co. and the New York Edison Company.

Synopsis of the Billboard Ordinance.

The pending ordinance provides for three kinds of signs and billboards: ground signs, roof signs, and signs on the walls. Ground signs must all be constructed within the building-line; must not be over 12 feet high, except that when the face is constructed of metal they may be erected to a height of 24 feet. The owners of such signs must assume all the duties of the landlord so far as concerns the maintenance of sanitary conditions of the law and the removal of snow from the sidewalk in front of the sign.

Roof signs must be constructed so that there will be a clear space of 7 feet above the roof between the upright supports of the sign. They must not obstruct any openings to the roof or interfere with any of the fire escapes. They must be constructed entirely of metal and capable of resisting a wind pressure of 30 lbs. per square foot of surface. If they have a solid face they are limited to 31 feet in height above the roof level. If of open work, like electric signs, the limit of height is 75 feet on fireproof buildings and 50 feet on non-fireproof buildings.

Signs on walls must not obstruct windows or interfere in any way with the means of ingress or egress from the buildings. They must not project above the cornice of the buildings, except that signs at right angles to the building may be carried not more than two feet above the cornice or parapet wall.

Existing signs which obstruct windows or interfere with the means of egress are declared unlawful and must be removed within 60 days after notice from the City, otherwise the City may remove them.

Permits must be obtained for all new signs from the Bureau of Buildings, and if illuminated with electricity from the Department of Water Supply, Gas and Electricity as well.

License fees of \$2.00 are imposed on all ground signs. The fees for roof signs are \$5.00 if they have solid faces and \$10.00 if it is an open-faced sign.

Yearly inspection of signs is provided for.

All signs must be registered with the Bureau of Buildings and the owner's name and address must be attached to the sign.

Any unsafe signs must be removed or made secure within ten days after notice from the Bureau of Buildings, excepting that when there is immediate danger the sign must be removed or repaired at once.

Existing signs cannot be enlarged or altered unless made to comply with all the provisions of the ordinance.

The provisions of this ordinance do not in any way rescind or interfere with the present ordinance regarding the licensing of electric signs.

A hearing on this ordinance will be given at the Aldermanic Chamber, City Hall, on Monday, May 18, 1914, at half-past two o'clock.

The voluntary commission on outdoor advertising is likely to be composed of the president of the Architectural League, the president of the Real Estate Board, the president of the Municipal Art Society, the president of the Mural Painters of America, and a representative from each of the advertising corporations named above.

Duplication of Inspection—A Hearing Appointed.

Next Monday at 10:30 in the Aldermanic Chamber, City Hall, the New York State Factory Investigating Commission will give a public hearing, particularly to consider to what extent there is a duplication of inspection of manufacturing and mercantile establishments in this city, by different city and State departments, and what remedies shall be adopted therefor. The following pertinent question will be taken up:

"Shall there be a permanent conference board of the heads of city and State departments making inspections of buildings in New York City, which shall meet at regular intervals, the object of which shall be to reduce by working agreement the multiplicity of inspections, so far as that is possible and desirable, and to prevent the issuance of conflicting orders against the same premises?"

A still more pertinent question would be: Shall a number of the city and State departments making inspections of buildings in this city be consolidated, with the object of reducing the number of inquisitorial inspections, mitigating the annoyance to tenants and owners and saving expense to the city?

More Inspections Imminent.

In view of the fact that the Factory Investigating Commission of the State is contemplating an extension of the Fire Prevention provisions of the Labor Law to mercantile establishments, which are defined as "places where goods, wares or merchandise are offered for sale," giving the State Department of Labor jurisdiction over their enforcement, the Committee on Fire Prevention and Insurance of the Merchants' Association has recommended that the association oppose this extension of the powers of the Department of Labor and advocate the enforcement of fire prevention laws solely by the Fire Department.

Welcomes the Advisory Council.

The Real Estate Board welcomes the Advisory Council of Real Estate Interests as a co-ordinating central body and will be pleased if it is of service to real estate. Says the R. E. Bulletin: "We trust this connection may serve as an added incentive to our own members to strengthen this board in building up our board membership."

NEW COURT HOUSE SITE WILL SAVE MONEY

By Avoiding Extra Foundation Expenses and Damages to Property
By Closing Streets—Exterior of Building Only Slightly Changed.

ONE MILLION DOLLARS will be saved to the city in cost of construction work at least by the change in the site for the New York County Court House which was publicly recommended this week by the Committee on City Plan of the Board of Estimate and supported by the subsequent publication of the second annual report of the Court House Board.

Although the delay in accepting plans was a source of regret, the additional time gained for studying the requirements bids fair to result in a remarkable grouping of public buildings and parks.

Lands for the site have already been selected by the Board of Estimate, and purchased. The city took title in August, 1913. The site in City Hall Park, which for economic reasons was recommended by the Court House Board, was not acceptable to the public and the Board of Estimate, and the present site was rather hastily chosen, without thought as to the nature of the foundation offered or of the cost of arching the subway.

For ten years there has been a dispute over the selection of a site for this building, primarily caused by the wide expanse of land desired by the Justices of the Supreme Court and the enormous cost of acquiring so much land in a prominent situation. Six sites were successively selected and disapproved. The present location was chosen by the Board of Estimate January 18, 1912. Under the Court House Acts, the Court House Board named, after an interesting competition, Mr. Guy Lowell as architect to prepare plans for the building, and the Supreme Court justices have concurred in the selection and approved the preliminary plans. Some changes in the interior arrangements have been made, at the suggestion of the judges, but the general design of the round court house is retained, except for certain modifications of the upper portion, including the elimination of one of the attic stories.

The members of the Court House Board are Edward M. Grout, Morgan J. O'Brien, L. Laffin Kellogg, E. Clifford Potter and Charles Steckler. Members of the staff are: Walter Cook, consulting architect, salary \$10,000; E. P. Goodrich, consulting engineer, salary \$7,500; Alanson T. Briggs, executive secretary, salary \$5,000.

The property acquired as part of the court house site consists of six square or triangular blocks of land, the buildings on which are now being demolished. The final report of the commissioners of estimate and appraisal fixed the estimate of damage at \$6,243,688.35. The awards were actually paid within fifteen months after the institution of the proceedings. Eventually the discovery was made that the site overlay the former Collect Ponds and offered a poor support for the foundations for the building, that the cost of the foundations would be excessive and that

Worth and Centre streets would have to be closed, with resulting large damages to property interests.

The more the site was studied the more apparent became its deficiencies. When it became certain that readjustment of the streets within the area would be necessary a committee of architects comprising Messrs. La Farge, Flagg, Ford, Swartwout, Kendall, Magonigal and Brainard was invited by the borough president to suggest modifications in connection with the circular plan of the court house. This commit-

ings contained in the civic center plan and the additional suggestion of the committee of architects modified.

It is now proposed that in addition to the tract already taken the city acquire parcels in three other blocks to the eastward which would extend the bounds of the site over beyond City Hall Place and nearly to Park Row. It would take in space now occupied by the 12-storied Hallenbeck-Hungerford building and the Lupton building. It would add 165,612 square feet to the area in hand, making a total of 288,547

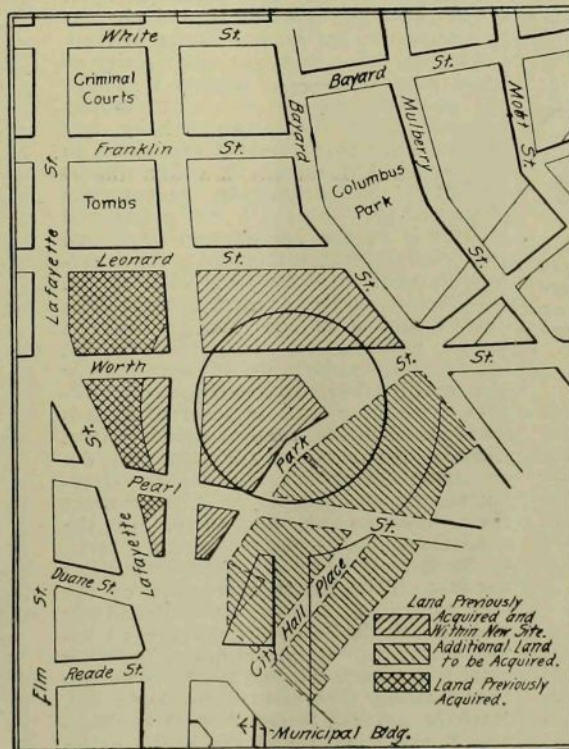
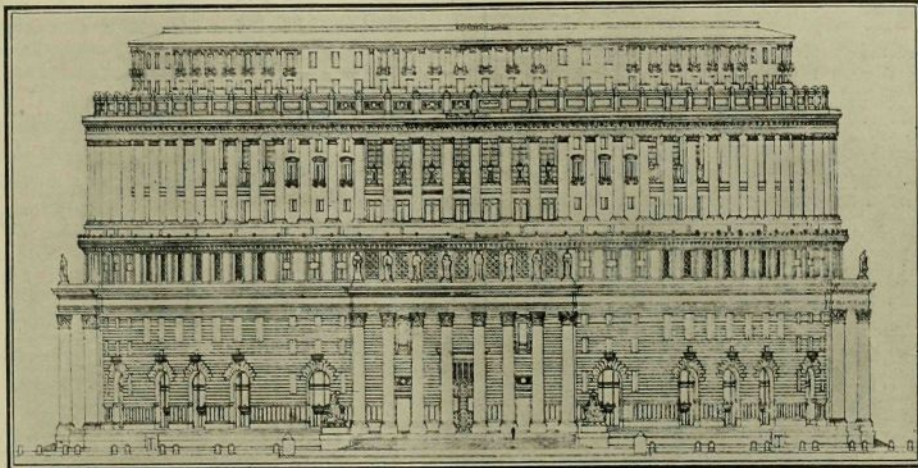
equivalent to 115 city lots. The average cost per lot of the present site was \$85,295.

It is proposed to retain 1,221,935 square feet, costing \$3,600,000, and buy \$3,968,000 worth more, making a total investment for land of \$7,568,500. Even at this figure it is estimated that the city will save, besides the one million in foundation costs mentioned above, a sum estimated by Mr. McAneny at \$600,000, and by the Court House Board at \$1,-

000,000, through not having to pay damages for street closings and changes in grades. By the new plan we get more land for less money than the other plan would have ultimately cost, but the net result is that the total estimated cost of the project is increased by the sum of \$1,325,000. The chief considerations of the new plan are compactly stated by the Court House Board in its annual report issued this week, as follows:

Chief Considerations.

- (1) The avoidance of making changes in the Centre street subway.
- (2) The avoidance of the area in which the worst foundation conditions were to be expected.
- (3) The avoidance of closing streets, and the consequent damage to property.
- (4) The reasonable adjustment of street grades in the vicinity.
- (8) The opening up of plazas north of the Municipal Building and providing convenient street connections.
- (9) The creation of a circular plaza, in the center of which, as in a close, the circular building for the court house is placed, leaving a broad parkway all around it.
- (10) The provision by the circular parkway for the maximum freedom of circulation between the irregular streets opening into it.
- (11) The facing of the entrances of the court house so that vehicular traffic will not block the movement of people.
- (12) The ownership and control by the city of all of the property fronting on the court house plaza.
- (13) The reservation of the right to restrict the character and use of buildings facing on the court house square.
- (14) A financial plan which will bring back to the city a return equivalent or greater than its expenditure.
- (15) The various proceedings to be taken to carry out this programme under the statutory provisions.



MODIFIED DESIGN FOR COURTHOUSE AND THE PROPOSED NEW SITE.

tee submitted a number of sketches to illustrate a considerable modification of the original site, the essential feature of which consisted in shifting the building to the east of Centre street and north to Franklin, the layout of a large park approach from the Municipal Building and a new broad diagonal street extending from the Municipal Building to the Manhattan Bridge Plaza.

These sketches were submitted to the architect and the consulting architect of the Court House Board for further consideration and as the result of further study the architect prepared modified sketches which combined all the advantages of a grouping of public build-

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Everything is backward this Spring, the weather as well as business.

The new law regulating building height does not prohibit towers, as some believe, but does insure good light and air through the setback provision.

A week rarely passes now that some financier from Wall Street does not cast an anchor to windward by either investing in a New York real estate equity or a bond and mortgage of large dimensions.

Building projects in Brooklyn have run two million dollars in value ahead of the record of last year to the corresponding date, and in Queens over one million dollars ahead. Perhaps the first of the great real estate revival has reached the suburbs. The real estate market in Brooklyn and Queens has also taken a decided turn for the better.

While the suggested limitations upon the heights of buildings are not in reality very much different from the average practice of the time, still to some extent they would tend to spread out the city more evenly and to level up values more equitably. One of the drawbacks to real estate is that the city has developed too much within small areas.

The excess of new legislation from Washington has unquestionably been the main cause for the present depression in business throughout the country, financiers assert. Quite as plain is it that an excess of new legislation from Albany during the past five years has produced the untoward conditions from which real estate affairs in this city are suffering. Notwithstanding, the State Legislative Factory Investigating Commission keeps busy inventing new bills to make new places for inspectors.

The Decline of Broadway.

Broadway was long considered to be the leading thoroughfare in the most populous and wealthiest city of the Western Hemisphere. Certain parts of that avenue now present a most extraordinary spectacle. The whole district between Canal and 14th streets, which is for the most part improved with tall mercantile buildings, is in a somewhat depressed condition and real estate values have of late years had a tendency to shrink rather than expand. The section from Union square to 34th street wears if anything a still less fortunate aspect. Ten years ago most of the best stores in this city were situated on this part of Broadway. Now they have all with one or two exceptions moved and many houses are entirely vacant. Tall loft buildings are gradually replacing the old retail stores, but there is so much vacant property that the process will be slow and the change will prove expensive to property owners.

North of Greeley square conditions are better, in that no change for the worse has taken place, but on the other hand neither has any change for the better. This part of Broadway as far north as Long Acre square has for the most part been improved with second-rate buildings and has never been the scene of any business activity of a high class. During the last ten years, when so many handsome buildings have been added to the stock of New York City, none of them has been erected on these centrally situated Broadway blocks. From 42d street north the thoroughfare makes a better showing. Many fine buildings have been erected, large accessions of new business have been obtained, and the property owners on these streets have shared in the general prosperity of the city and contributed to it.

In spite, however, of this exception Broadway has on the whole undoubtedly fallen from its former high estate. It is no longer the thoroughfare upon which the most interesting and characteristic of the business activities of New York City take place. In the vicinity of Long Acre square it presents a spectacle at night which is extraordinarily different from that presented by any similar amusement district elsewhere in the world, but in all its other phases Broadway has ceased to be specially metropolitan. The heart of the financial district is at the intersection of Broad and Wall streets rather than the intersection of Broadway and Wall street. In the mercantile district lower Fifth avenue and Fourth avenue contain a larger number of good modern loft buildings than does Broadway. As for the retail trade, that branch of business has almost entirely deserted Broadway—its former favorite thoroughfare. Certain important dry goods and department stores are situated on Greeley square and may be said to transact their business on Broadway, but the characteristically metropolitan retail trade has all been transferred to Fifth avenue. That avenue, in spite of the fact that it is shorter than Broadway and that it lacks the advantage of being a transverse thoroughfare, presents a far more entertaining spectacle during the daytime than Broadway ever did. Both in its architecture, in its business and in the variety, and the bustle of its life, Fifth avenue is becoming worthy of its increasing reputation as the most interesting street in New York City.

Is there any special reason for the passing of Broadway? Could its decline in business distinction have been prevented by any action on the part of the municipal government or its property owners? Probably not. For the most part the shifting of business has been the result of conditions which have been beyond control by the existing or the immediately preceding generation. The great trouble with Broadway was its lack of breadth. It was not wide enough to accommodate an increasing amount of street traffic. What with its surface cars and its narrowness any large amount of vehicular travel could

not move along Broadway, and the difficulty would be increased by the fact that it is intersected, not merely by the cross-town streets but by other avenues. Nevertheless, in case the Broadway property owners had behaved differently twenty years ago it is probable that the thoroughfare would have lost less than it actually has lost. When the first Rapid Transit Commission proposed to lay out the first subway along Broadway the property owners combined and defeated the plan. The consequence is that there will eventually be three subways on Broadway instead of only one, and that the business of that thoroughfare south of 42d street unquestionably suffered a severe loss. Doubtless even if the first subway had been built as originally planned, Fifth avenue would still have come up very much as it has come up; but, on the other hand, it is almost equally certain that Broadway would not have gone down to the extent that it has gone down. That thoroughfare was the natural route for a rapid transit service, and when it was deprived of its convenience as a line of travel it lost the source of its peculiar prosperity.

The New Court House and the Federal Government.

The change in the plans for the site of the Court House, which is proposed by the committee of the Board of Estimate, is unquestionably an improvement on the present plans. It has several very considerable advantages. The whole lay-out of the neighborhood is adapted to the circular plan of the Court House, and the result will undoubtedly be an increase of effectiveness in the appearance of the building. The city will acquire at approximately the same net outlay an additional area fifty-seven per cent. greater than the area already condemned. The additional area acquired will enable it to exercise much more complete control over the whole neighborhood. If the city, the State or the Federal government does not need all of the additional property acquired, some of it can be eventually re-sold under proper restrictions. Finally, the future laying out of a diagonal street to the Manhattan Bridge Plaza will give an extremely useful line of access and egress to the large traffic which comes or goes across the Manhattan Bridge. After the Court House is erected the city will have a unique building, situated in unusually appropriate and effective surroundings. An extremely unattractive district will be converted from a near slum into a convenient and handsome plaza—in which the citizens of New York can take pride as a symbol of intelligent public spirit. The only difficulty is that for the present no other buildings are likely to be added to the Court House. The city doubtless needs a new Criminal Courts Building, but it can scarcely afford to pay for one until real estate values begin to feel the effects of the operation of the new subways. The State is not purposing any immediate building operations, and Congress has rejected almost without consideration the proposal to construct a Federal Court House in the neighborhood of the County Court House. The Government has appropriated money for additional room for the Federal judges in the Woolworth Building, and it proposes to spend \$300,000 in altering the existing postoffice. The spending of additional money upon such an ugly and inconvenient structure as the present postoffice is the poorest kind of economy. In the end it will have to be abolished and a convenient and sanitary modern building substituted for it. But Congress is always reluctant to spend much money in the city which contributes enormously to the national income, and New Yorkers will have to stand on their hopes that the City Hall Park will cease to be defiled with such an architectural excrescence and that the Federal Government will help in a perfectly legitimate way to make their new Court House plaza worthy of its name.

Building Height Limitation and Land Values.

Editor of the RECORD AND GUIDE:

It is too bad that the question of limiting the height of buildings, as well as regulating or limiting the style of buildings in the City of New York, was not given consideration many years ago.

By the construction of these abnormally high buildings incalculable harm has been done, but "better late than never," and it is yet time to stop further damage; and now that thought is ripe, let action be prompt.

It has been suggested that to limit the height of buildings would be to deprive the land owner of the full use and benefit of his land and that the value of land would be depressed. This is not so, as impartial and disinterested consideration will prove.

Another fallacy is the suggestion by trades unions that to limit the height of buildings would be to reduce the demand for labor. The limiting of the height of buildings will increase land values in a far greater proportion than the decrease which may result in a comparatively few instances.

Localities where the so-called skyscrapers may be a profitable structure from an investment standpoint cover but a small area in the Borough of Manhattan. In fact, I believe it is a serious question if these buildings of over a normal height, say of ten or twelve stories, are a profitable investment in any case, unless erected for some special purpose, other than renting to a large number of tenants in floors or offices. It is generally assumed, I believe, that buildings such as the one the Equitable Life Insurance Company is now erecting are erected not so much as a real estate proposition, but more as an advertisement. The Woolworth Building, I believe, is almost entirely vacant above the seventeenth floor.

As for the depreciation in value of land available for this purpose, it is safe to say the present values would never have been reached had these "towers of Babel" never been permitted. The titles to lands so affected by a limit on the height of buildings has mostly been held by the present owners for a great many years and no serious injury would be done. At the most paper profits might be partly eliminated. As I said before, this would occur only in a small area and affect very few. On the other hand, we should consider the much greater benefit resulting from such limitation.

The land owner who is damaged by the erection of these towers would no longer be deprived of the light and air for his smaller building to which he is justly entitled and with which the law of nature has endowed him. Life and property in a building eight or nine stories high is much safer.

The occupants of a twenty-four story building covering a lot fifty feet in width by a hundred feet in depth, if buildings were limited to eight stories, would require land one hundred and fifty feet in width by one hundred feet in depth. Note the natural increase in demand for land, which is purely simple mathematics. Will such increase depress or improve values? Land values are fixed not by legislation, but by the old-fashioned law of economics, supply and demand, which after all creates all values. What is a single lot worth in the most valuable section of the city, if a skyscraper is erected on each side of it? The owner could probably get very little for it.

A great many other reasons in favor of limiting the height of buildings could be advanced. I believe, though, these are sufficient, and I am afraid of tiring the reader. As for the effect on labor. Labor need not fear. The same law of supply and demand applies to it. If buildings and housing are in demand the required supply will be constructed and labor employed accordingly. The labor must be employed just the same, whether the housing is produced within an area principally contained in length and breadth on the face of the earth or in height up to the sky.

When the enormous territory on Manhattan Island, still covered with old tumble-down shanties in many sections, is once improved with buildings of normal height, and all the vacancies in buildings now existing are occupied, it will be time enough to provide dwellings or places of business up in the sky.

SAMUEL STRASBOURGER.

74 Broadway, May 14.

An Architect's Objections.

Editor of the RECORD AND GUIDE:

While so much is being said about the construction of skyscrapers, I should like to give my opinion on the subject. I am in great favor of limiting the height of the buildings in proportion to the width of the street, or square, on which the building is to be erected. I would suggest that all plans for buildings which are to be built on important streets of the city should be passed by the Art Commission. I would also mention that this is done in all the important and best cities of Italy, and only two years ago certain persons in Milan, Italy, tried to file plans with the city for a skyscraper; but the plans were disapproved by the Art Commission, because the building would not be aesthetical. Skyscrapers are horrible from the artistic standpoint, especially those built on narrow lots.

From the engineering standpoint, I note that all the skyscrapers have a steel skeleton and that it is this material which supports the load. The brick, stone and terra cotta form only an enclosure for the building. Everybody knows that when steel is not very well protected it corrodes and loses its strength. In a building where there are many plumbing and heating pipes the steel is likely to be injured by leakage of pipes; and as there are electrical currents in the building for lights and telephones, the steel is apt to disintegrate on account of electrolysis, due mostly to the unavoidable current of induction, and I see great future danger to this kind of construction.

If the work for all the skyscrapers could be performed by high-class architects and civil engineers, who would take care that all the steelwork is protected, I should not foresee such great danger, but unfortunately, I notice that the construction of tall buildings is going into the hands of speculative builders, who buy the plans from a draughtsman, for so much per set, then they sublet the work per lump figure to the cheapest contractors, and I see enormous dangers that are likely to result from buildings erected in this way.

Speculative builders have in mind when erecting a building, only the sale of the building. They give no thought to whether the building is properly constructed or whether it will improve the appearance of the city. Construction of such important buildings should be entrusted only to competent architects and engineers (for there are many in America), who should be responsible for at least twenty years.

From the real estate standpoint, I have noticed that whenever a skyscraper is erected among a large number of smaller buildings, invariably all the tenants of the smaller buildings adjoining move into the newly erected skyscraper, leaving the smaller buildings almost vacant. Thus, while the owner of the skyscraper makes a great deal of money on rents, the owners of each of the smaller buildings are compelled to suffer subsequent losses, due to having their tenants vacate their buildings. As matters stand at present there is no equilibrium for owners of real estate. If the height of buildings was restricted, this would not be the case.

I am writing this from a disinterested point of view, and have no personal aim other than to express my opinion on such a widely discussed topic.

N. SERRACINO.

1170 Broadway, May 8.

—The plan of the Heights of Buildings Commission seems to be opposed only by those who misunderstand it. The hearings to begin next Tuesday afternoon at City Hall should dispel that misunderstanding.

TESTING A FIRE ORDER.

Owners of Many Factory Buildings Waiting for a Court of Appeals Decision.

The Court of Appeals has been asked to decide in a test case which was submitted this week whether a certain property owner of this city was justly convicted of a misdemeanor when he refused on the advice of counsel to obey an order issued by the Fire Commissioner to install automatic sprinklers upon his premises. In other words, did the Fire Commissioner have authority to the extent of ordering the arrest of a property owner who failed to obey one or more of the multiplicity of fire laws.

Acting on the opinion of Judge Edgar M. Cullen, late chief justice of the Court of Appeals, that the Commissioner exceeded his authority, the defendant determined to carry his case to the highest court. The cause was argued this week by Carlisle Norwood for the defendant-appellant, and the city was represented by Assistant Corporation Counsel Alexander C. MacNulty. The building affected by the order of the Fire Commissioner is twelve stories high, is used in whole or part for manufacturing purposes, and conformed at the time of its erection, only a few years ago, to all the building laws. When the defendant was served with the order the number of occupants was 526, of whom 188 were on the eighth floor and the floors above. The owner of the building and the nominal defendant in the action is Charles Kaye.

An amendment made to the City Charter in the year 1911 provides that any person who shall wilfully violate any order of the nature referred to in this case is guilty of a misdemeanor. Under section 775 of the charter the Commissioner is empowered to require in writing the installation as prescribed by "any law or ordinance" of automatic sprinklers. Counselor Norwood contends that there is no valid law or ordinance of that nature, and Judge Cullen (acting in his private capacity) agrees with him. Assistant Corporation Counsel MacNulty asserts, on the contrary, that the justification of the order from the Fire Commissioner to Mr. Kaye is contained in section 762 of the charter, or in the ordinance of December 19, 1911, both reading the same, as follows:

"The owners and proprietors of all manufactories . . . office buildings, warehouses, stores and offices . . . shall also provide such fire hose, fire extinguishers . . . and other means of preventing and extinguishing fires as said Fire Commissioner shall direct."

The defendant claims in part that the ordinance is invalid, while plaintiff takes the position as regards this particular claim that it makes no difference whether the ordinance is valid or not, for if the ordinance is void, it did not repeal section 762 of the charter, and the fire-order which defendant has disregarded is, therefore, founded upon a law instead of an ordinance.

This is a test case; for, following the example of the defendant, many other owners of dangerous factory buildings have refused to comply with orders of the Fire Commissioner requiring the installation of automatic sprinklers, and the prosecution of these offenders has been postponed pending the determination of this appeal.

There are approximately 5,000 factory buildings in this city having an aggregate daily occupancy of over 500,000 people. Two-third of these toilers are women.

—Frederick Law Olmsted says the "obvious unfairness of creating by law a valuable monopolistic privilege" (that of maintaining existing buildings at excessive height) can be avoided by the simple expedient of taxing the special privilege, "if it is really of substantial value." Question: Is it a special privilege to derive an income of 3 per cent. from a skyscraper, when a building of normal dimensions on the same site would earn double the income rate?

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

General Weakness Prevailed In All Branches of the Market

R. E. BOARD PROTESTS.

Adopts Formal Resolutions Against Oppressive Labor Laws.

The Real Estate Board has passed the following resolutions:

Whereas, The existing labor laws and charter provisions for fire prevention are in many particulars unnecessary for the proper protection of life and needlessly burdensome to owners of real estate; and

Whereas, Orders issued by the State Labor Department and the Fire Department are in many cases conflicting, bewildering owners and causing needless duplication of expense; and

Whereas, Needless conflict exists between orders issued by the State Labor Department, the Fire Department and other departments of this City; and

Whereas, This condition is depreciating the value of real estate, restricting its marketability and driving manufacturers out of the City and State of New York.

Resolved, That it is the sense of this board that the duty of enforcing all fire prevention laws in the City of New York should be vested solely in the Fire Department, and that existing laws, while retaining provisions proper and necessary for the protection of life, should be so modified as to relieve property owners of needlessly burdensome requirements and unnecessary expense.

Resolved, That the President of this Board appoint a special or sub-committee to make a careful study and analysis of laws relating to fire prevention; to confer with the Labor Commissioner, the Fire Commissioner, the Borough Presidents or such other officials as may be necessary; to secure the views of such experts as this Board may sanction; this committee to report to this Board prior to the session of the Legislature of 1915 recommendations for the amendment of the existing labor laws.

Resolved, That the Board of Governors authorize such committee through the President, to employ counsel to assist and advise in making such analysis.

The Real Estate Board has also adopted a resolution saying that whereas, the New York State Factory Investigating Commission contemplates extending the fire prevention provisions of the labor laws to include mercantile establishments, whereby the enforcement of such provisions would devolve upon the State Department of Labor, that the Real Estate Board is opposed to such extension of the power of the State Labor Department and advocates the enforcement in New York City of all fire prevention laws by the Fire Department of the City of New York, which now has ample power for that purpose.

Two Important Hearings.

Two important hearings will be held at City Hall on Monday, at which real estate interests should be well represented. In the morning the State Factory Investigating Committee will hear objections to the new factory laws, and in the afternoon the Building Committee of the Board of Aldermen will hear what is thought of the new billboard ordinance.

Fulton Street Widening.

By general consent it would be a great advantage to have Fulton street considerably wider than it is, but the cost which prevents similar improvements elsewhere would be extremely heavy also in this case. The latest plan comes before the Board of Estimate from Chief Engineer Charles R. Ward of the Brooklyn Topographical Bureau.

It calls for the acquisition of a 20-foot strip on the north side of the street, between the Flatbush avenue extension and Rockwell place, where the Public Service Commission already holds a large area of ground acquired for subway purposes, and of a 10-foot strip on the south side of the street, between Rockwell and Ashland places, where the Public Service Commission likewise has a margin of land.

This widening, Mr. Ward points out, would make Fulton street 100 feet wide, between the Flatbush avenue extension and Rockwell place, and 90 feet wide between Rockwell and Ashland places. It would permit the laying out of two 19-foot sidewalks, two 23½-foot roadways and one 15-foot space for trolleys in the middle of the street.

LOCAL IMPROVEMENTS.

Van Courtlandt District.

The Local Board of Van Courtlandt has adopted the following resolutions: For paving with bituminous concrete on a cement concrete foundation the roadway of East 191st street, from Bathgate avenue to Hughes avenue, adjusting curb where necessary; total estimated cost about \$4,900. For regulating, grading, flagging, etc., in Grand avenue and in Harrison avenue, from the northerly line of the property of the Jerome avenue Realty Company to West 181st street. The work to be done in Davidson avenue has been provided for under petition No. 989, now pending before the Board of Estimate and Apportionment. For paving with granite blocks on a sand foundation (preliminary pavement) Exterior street, from the existing pavement at the south side of 151st street to Jerome avenue, setting curb where necessary. For laying out a change of line of West 252nd street, between Goodridge avenue and Fieldstone road, so that the south line of said street will coincide with the south line of Heaton place, as shown on the map of the Griswold Estate.

Chester District.

The Local Board of Chester has adopted the following resolutions:

For acquiring title to the lands necessary for White Plains road, from the present southerly terminus to the bulkhead line of the East River.

For constructing sewers and appurtenances in Rhinelander avenue, between Cruger avenue and Wallace avenue; Wallace avenue, between Rhinelander avenue and Bear Swamp road; Bear Swamp road, between Wallace avenue and Bronx Park east; Bronx Park east, between Bear Swamp road and the summit north of Mace avenue; Bronx and Pelham Parkway north, between Bronx Park east and Olinville avenue; Olinville avenue, between Bronx and Pelham Parkway north and the summit north of Mace avenue; Waring avenue, between Olinville avenue and the east side of White Plains road; White Plains road, east side, between Waring avenue and Mace avenue.

For regulating, grading, flagging, etc., in Matthews avenue, from Bronxdale avenue (Bear Swamp road) to Bronx and Pelham Parkway south, at a total estimated cost of about \$3,700.

For acquiring title to the lands necessary for Thwaites Place, between Bronx Park east and White Plains road.

For acquiring title to the lands necessary for Digney avenue, from East 233rd street to East 237th street.

To have the title vested to Fort Schuyler road, from West Farms road to Eastern boulevard. The Board of Estimate and Apportionment on January

30 adopted a resolution directing that the title to the whole of Fort Schuyler road from the easterly terminus of the land acquired for West Farms road at Westchester Creek to Morris Lane shall vest in the City of New York on March 2. Recommendations made by the acting corporation counsel that the resolution be amended in so far as it affects damage parcels 103 and 104 of the opening proceeding. On February 20 the Board of Estimate and Apportionment rescinded its resolution of January 30 which fixed March 2 as the date when title was to vest in the city. The matter of change of lines of Fort Schuyler road between Coddington avenue and Whittemore avenue was on the calendar of the Board of Estimate and Apportionment March 27 and May 1 was the date fixed for a hearing thereon.

An Encroachment Case.

It is the duty of a real estate broker to inquire as to the terms of sale and as to matters affecting the general character of the property placed in his hands for sale, but the owner is not bound to inform the broker of encroachment unless asked, and it is not misrepresentation, either wilful or inadvertent, for him to remain mute when he is not asked.

This is the substance of an interesting decision affecting real estate brokerage transactions handed down by the Supreme Court, Appellate Term, First Department, with Justices Guy, Seabury and Bijur sitting.

An action had been brought by Frank E. Wiggins against the estate of Charles E. Coddington to recover brokers' commissions for procuring a purchaser for real property at 128-130 West 47th street, belonging to the defendant. Judgment had been entered in favor of Mr. Wiggins in the city court and the defendant appealed. The Supreme Court ordered a reversal of the judgment and a dismissal of the complaint. The opinion of Justice Guy with which the other justices concurred outlines the facts in the case. It reads:

"Plaintiff solicited of defendant's counsel an opportunity to sell the property, which defendant agreed to, fixing the price at \$75,000. Several offers of purchasers at a less price and on unsatisfactory terms were presented by plaintiff and rejected. During all these negotiations nothing was said about encroachments. Plaintiff asked defendant to reduce the price to \$68,000, and asked for a memorandum of sale at that amount to show to a prospective purchaser. Defendant prepared and gave to plaintiff such a memorandum, showing encroachments by a neighboring building to the extent of five and one-half inches at one point. Plaintiff's proposed purchaser refused to purchase solely because of the encroachments as shown by the memorandum. Plaintiff claims that he produced a purchaser ready and willing to purchase defendant's property on the terms previously fixed by defendant, which did not refer to encroachments. The court charged in effect that mere silence as to the encroachments, on the part of the prospective seller, might be a misrepresentation and charged that the jury 'may infer wilful misrepresentation by silence.'

"In this the learned trial court erred. The broker is an expert in such matters, and it is his duty to inquire as to terms of sale and as to matters affecting the general character of the property. There is no duty on the part of a real estate owner to inform a broker of encroachments unless he is asked about them. It is not misrepresentation, either wilful or inadvertent, for him to remain mute, when he is not asked, and when he is under no duty to volunteer or speak. So far as appears the defendant had a good, marketable title to the realty and its appurtenances, which he offered to sell. No terms but the price had been determined before the delivery to plaintiff of the memorandum of sale.

"The plaintiff broker was not entitled, under such circumstances, to his commission until he produced a purchaser who reached an agreement with the owner upon the price and terms upon which a sale could be made, or until the minds of the owner and proposed pur-

chaser met not only upon the price but upon the essential terms of an agreement to purchase. . . . The plaintiff failed to produce such a purchaser and has not made out a cause of action. The judgment must be reversed, with costs, and the complaint dismissed, with costs."

The attorneys in the suit were E. Powis Jones of Jones & Carleton for the appellant and Charles Trask, for the respondent.

PRIVATE REALTY SALES.

With the exception of a \$1,000,000 deal resulting in the accumulation of a site for a new hospital in Stuyvesant Park and several transactions involving high class mercantile structures in East 24th street, East 19th street and West 29th street, the week's trading confined itself in the main to inconspicuous properties. There was no indication from the week's business of any revival of interest, although in several instances quick re-sales showed a professional element in the trading. There was, however, no center of buying activity and no particular class of purchasers predominated, nor did any particular section of the city show active tendencies. All branches of the market were quiet, the limited number of leases and the purchases of nearly all the auction offerings by plaintiffs reflecting the general weakness of the situation.

The total number of sales reported and not recorded in Manhattan this week was 26, as against 29 last week and 42 a year ago.

The number of sales south of 59th street was 11, compared with 14 last week and 12 a year ago.

The sales north of 59th street aggregated 15, as compared with 15 last week and 30 a year ago.

The total number of conveyances in Manhattan was 169, as against 184 last week, 12 having stated considerations totaling \$425,136. Mortgages recorded this week number 101, involving \$2,620,366, as against 107 last week, aggregating \$2,651,983.

From the Bronx 17 sales at private contract were recorded, as against 14 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,443,991, compared with \$960,285 last week, making a total since January 1 of \$17,143,763. The figures for the corresponding week last year were \$814,958, and the total from January 1, 1913, to May 17, 1913, was \$22,349,391.

New Million Dollar Hospital.

Beth Israel Hospital, now in Jefferson street, has purchased 12 Livingston place from Charles Nunan, 13, 14, 15 and 16 Livingston place, from the Rutherford Estate, and 332-334 East 17th street from Mabel Minaldi, a plot containing about 14,000 square feet, on which a new hospital building will be erected at an estimated cost of about \$1,000,000. No architect for the project has been selected and it is possible that the designer will be decided upon by competition. The new building will be from 12 to 16 stories in height and will include every convenience for the care and comfort of patients, and all the latest appliances known to medical and surgical practice. Joseph H. Cohen is president of the hospital. The committee on site, which selected the plot, is composed of Isaac L. Phillips, chairman; Meyer Vessel, vice-chairman; Abraham Nelson, secretary, and Morris Asinof, Harry Fischel, Leon Kamaiky, Samuel G. Lampport, Reuben Sadowsky, Julius Schwartz and Louis S. Stroock. The sale was negotiated by the Lewis H. May Co. and J. Edgar Leaycraft & Co., the latter firm representing the Rutherford estate.

Loft—Apartment Deal.

M. & L. Hess, Inc., sold for the 20th Street Realty Co., John LaSpinna, president, the new 12-sty. mercantile building 115-125 West 29th street, with a frontage of 92 feet, to the Vulcan Realty Co., Aaron Coleman, president. The building, which was erected last year, was rented from the plans and is fully tenanted. The purchasers give in part payment the 6-sty.

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elevator apartment 240-242 West 49th street, the entire transaction aggregating about \$700,000. William P. Dixon sold the 29th street plot, through the same brokers, to the Realty Holding Co. in 1912, which subsequently resold it to the 20th Street Realty Co. The frontage of this plot formed part of the famous "Old Rope Walk." Stoddard & Mark represented the sellers in the present transaction.

Mid-Town Lofts in Trade.

A. L. Mordecai & Son sold, through Johnson, Adams & Greacen, to Ewald Mommer, 121 and 123 East 24th street, a twelve-story mercantile structure on plot 50x98.9, between Fourth and Lexington avenues, which was erected in 1912 by the sellers from plans by Mulliken & Moeller. In part payment the buyer gave the nine-story loft building at 40 and 42 East 19th street, adjoining the southwest corner of Fourth avenue. The transaction involved about \$600,000, the 24th street structure having been held at \$350,000.

Manhattan—South of 59th Street.

WEST WASHINGTON PL.—Mooyer & Marston and William A. White & Sons sold 127 West Washington pl, a 4-sty dwelling, on lot 22x97; also for the Furbush Estate, 125 West Washington pl, a 4-sty dwelling on lot 22x97; to Lowenfeld & Prager, who resold the property later to A. Weinstein. The acquisition of these two parcels gives the purchaser a plot 44x97, on which he will erect, it is reported, a 6-sty high class apartment house.

7TH ST.—Hungarian Reformed Church has sold 121 East 7th st to Platon Rozdestvensky for about \$36,000. The property is subject to a mortgage of \$29,000.

24TH ST.—Frank A. Kleindienst is reported to have sold the 5-sty tenements, front and rear, at 411 East 24th st, on lot 25x98.9, near 1st av.

35TH ST.—Jacob J. Tabolt sold, through P. T. Canavan, the 4-sty tenement, 412 West 35th st, on lot 25x98.9, which he bought at auction on April 22 for \$11,700.

49TH ST.—Sarah Knight is reported to have sold 46 West 49th st, a 3-sty dwelling, on lot 16.4x100.5, Columbia College Trustees leasehold.

7TH AV.—M. & L. Hess, Inc., have sold for the Coleman Construction Co., 239 7th av, size 19.9x80.

9TH AV.—William A. Kaufman bought from Abraham Nelson through A. V. Amy & Co., the 5-sty flat on lot 25.9x70, at 856 9th av.

Manhattan—North of 59th Street.

69TH ST.—The Bowery Savings Bank has resold through the Douglas Robinson, Charles S. Brown Co., the 4-sty dwelling, on plot 28x100.5, at 9 East 69th st, which it acquired two weeks ago in foreclosure proceedings for \$105,000. The buyer, Edwin C. Jameson, intends to raze the present building and erect a new residence for his own occupancy.

72D ST.—Edward Earl, vice-president of the Irving National Bank, sold as trustee for the estate of Wm. L. Brown, the 4-sty dwelling at 42 West 72d st, on lot 25x102.2. The buyer, Edward W. Browning, was represented by Duer, Strong & Whitehead.

80TH ST.—Mrs. Robert P. Huntington, grandmother of Mrs. Vincent Astor, has bought for a residence, from Mrs. Marion King, the 4-sty dwelling, 42 East 80th st, on lot 23x80, adjoining the southeast corner of Madison av, through Pease & Elliman.

93D ST.—Daniel B. Freedman bought through Porter & Co. from Patrick McMorro, 63 East 93d st, a 3-sty dwelling, on lot 14.6x100.8. In part payment Mr. Freedman gave 5 West 120th st, a 4-sty dwelling, 20x100.11, recently acquired in an exchange. He later resold the 93d st house, taking in exchange an Englewood, N. J., dwelling.

93D ST.—William A. Bragg is reported to have sold 173 West 93d st, a 3-sty brick dwelling, on lot 17x100.8, near Amsterdam av. The house at 174, directly opposite, was recently bought by the Evangelical Lutheran Church of the Advent for use as a rectory.

112TH ST.—Israel Wener sold to H. Horwitz 68 East 112th st, a 5-sty flat, on lot 26.3x100.11, near Park av.

118TH ST.—The Schoen Westchester Realty Co. and M. Rines sold for Frederick Stiehweh 537 and 539 East 118th st, a 5-sty flat, 40x100.11.

140TH ST.—Thomas J. Goodman resold to J. Romaine Brown, the 3-sty dwelling, 322 West 140th st, on lot 15x99.11, which he bought at auction last week for \$5,500.

142D ST.—Thompson Bros., truckmen, the present tenants, bought through Hopkins & Boyd and W. J. Huston & Son, from the Pinkney estate, ten lots in the south side of 142d st, 275 ft. east of Lenox av and four lots in 144th and 145th sts, 325 ft. east of Lenox av, fronting 50 ft. in each street.

161ST ST.—E. E. Thomas sold for the Henry Siebert, Jr., Corporation 556 West 161st st, a 3-sty dwelling, 16x99.11, to Dr. W. H. Spicer.

LEXINGTON AV.—Marks L. Frank is reported to have sold the four 4-sty dwellings at 1437-1443 Lexington av, southeast corner of 94th st, on plot 80x86. Mr. Frank purchased the property in November, 1911, from the Gem Realty Co.

SHERMAN AV.—J. Arthur Fischer and the Dean Realty Co. sold for the Vermilyea Realty Co., Charles Hensle, president, the 5-sty apartment house at 152 Sherman av, near Dyckman st to Dr. James Porter Fiske and Mrs. William

Grant Brown, who gave in exchange several acres and a Colonial residence at Greenwich, Conn.

5TH AV.—Joseph F. A. O'Donnell purchased from Hyman Harris, 1462 5th av, a 5-sty flat, on lot 25x100, adjoining the northwest corner of 118th st.

5TH AV.—Jacob Selig has resold 1460 5th av, the 5-sty flat on lot 25.11x100, northwest corner of 118th st, which he acquired last month from the Park-Madison Av Co.

Bronx.

FOX ST.—The 182d St. Realty Co., Frank Galotta, president, sold 1000 Fox st, a 5-sty apartment house, on plot 83.9x105, to Lowenfeld & Prager, who gave in part payment the plot, 50x100, on the east side of Intervale av 144 ft. north of 165th st. The brokers were the Schoen-Westchester Realty Co. and M. Rines. The Fox st property was resold in the week by Lowenfeld & Prager.

LORING PL.—Joseph P. Day and E. Osborne Smith & Co. sold for Thomas J. Brennan lots 62 and 63 of the Hennessy estate, 50x90, in Loring pl, 125 ft. south of West 179th st, to Peter C. Munn, who intends to erect a 2-family house.

147TH ST.—Mary A. Thornton bought, through E. J. Busher, from Mary Eckert, 464 East 147th st, a 5-sty flat on lot 25x100. The same broker placed for the new owner a first mortgage loan of \$14,000 at 5 per cent. for five years on the property.

ARTHUR AV.—A. Blumenthal sold for the Peerless Holding Co., 50x90, on the east side of Arthur av, 94 ft. north of 180th st, to a builder, who will improve with a 5-sty new-law tenement.

BROOK AV.—John R. Davidson sold for Elizabeth Horling the southeast corner of 148th st and Brook av 5-sty flat, with stores, on plot 25x100, to Samuel Harris, who gave in exchange the 5-sty apartment house at the southeast corner of Wadsworth av and 179th st. The Brook av property was resold later in the week to Joseph Hyman.

COLLEGE AV, N E C 166TH ST.—The Star Holding Co., Frederick G. Potter, president, sold to John J. Tully 14 lots on College av, at the northeast corner of 166th; also 12 lots on Finlay av, at the northwest corner of 166th st. The purchaser will erect seventeen 5-sty apartment houses. Stoddard & Mark represented Mr. Potter as attorneys.

CROTONA AV.—The Benenson Realty Co. sold to Barnett Brodsky and Solomon Gettenberg the 5-sty flat, on plot 35x101.2, at the northwest corner of Crotona av and Crotona Park North.

HOLLAND AV.—J. Arthur Fischer and Charles Schano sold for P. M. Simon, executor of the estate of Mary Sullivan, the dwelling at 182S Holland av.

MORRIS PARK AV.—Duff & Brown Co. sold for the Regent Realty Co., 57x245, on the northeast corner of Morris Park av and Rose st.

SOUTHERN BOULEVARD.—James T. Barry sold, through George E. Fowler & Co., to the Sherbe Building Co., 75x100, vacant, on the east side of Southern Boulevard, 200 ft. south of 172d st, which will be improved with 5-sty buildings.

UNION AV.—E. J. Busher sold for Joseph F. A. O'Donnell, the 3-sty dwelling on lot 21x100, at 1095 Union av.

UNIVERSITY AV.—Dr. R. J. Parker resold to William C. Bergen the two parcels comprising the southeast corner of University and Burnside av, fronting about 125 ft. on the curve at that junction, with easterly and southeasterly lines measuring 78 and 85.9 ft., respectively, which he purchased for \$11,600 at the recent auction sale of the Hennessy estate property, conducted by Joseph P. Day and J. Clarence Davies. Mr. Bergen owns the remaining 13 lots on University av, with the exception of the four southerly lots, which he recently turned over to the Church of the Holy Spirit. The property will be improved with apartment houses.

WESTCHESTER AV.—The Schoen Westchester Realty Co. has sold for Katie Beman the 3-family house 853 Westchester av, on lot 20x75, to Lowenfeld & Prager.

CROTONA PARK NORTH.—William J. Gabel sold for the Washington Trust Co. as committee of the property of Annie B. Guigues, two lots in Crotona Park North, 50x94, 145 ft. east of Marmion av, to a builder, who will start at once to erect an apartment house.

3D AV.—Richard Dickson and Richard H. Scobie sold for the P. J. Dwyer Building Co. the 3-sty building at 3396 3d av, on lot 25x143.

3D AV.—P. J. Dwyer Building Co. sold through Richard Dickson and Richard H. Scobie the 2-sty building, 3551 3d av, on lot 25x63.

Brooklyn.

AINSLIE ST.—Westervelt Prentice sold for the estate of William Hawkins the 2-sty dwelling at 275 Ainslie st, on lot 18.9x75.

LINDEN ST.—William H. Ridoux sold to John J. McDermott 60 Linden st, on plot 41x100, taking in part payment a 313-acre farm at New Gretna, N. J.

PARK PL.—Henry Pierson & Co. sold for Sarah Bardell to Virginia Mack the 3-sty dwelling at 292 Park pl.

PROSPECT PL.—Henry Pierson & Co. sold the 3-sty dwelling, on lot 20x131, at 194 Prospect pl to A. Henders for occupancy.

REMSEN ST.—Amos S. Lamphear and John Muller sold for the Peoples Trust Co. to the John E. Sullivan Co., the dwellings at 147-149 Remsen st, on plot 50x100, which will be improved for business purposes and bachelor apartments. In part payment, the buyer gave 54 lots in 51st st, between 5th and 6th avs, which were later resold through the same brokers to a builder.

REVERE PL.—Ghegan & Levine sold the dwelling at 7 Revere pl for Isaac S. Douglas to Adelaide Terry, who will occupy.

SANFORD ST.—Walter T. Scott has sold the 3-sty flat at 102 Sanford st, near Myrtle av.

15TH ST.—A. Pease & Son have sold for G. M. Smith the 3-sty house at 268 15th st.

81ST ST.—Samuel Gallitzka Co. sold for Michele Piccio to Mary Kleindienst the one-family detached house at 462 81st st, on lot 25x100.

82D ST.—Frank A. Seaver & Co. have sold the one-family frame detached house 1210 82d st, Dyker Heights, on plot 60x100, for Fannie F. Quinn.

BROADWAY.—J. Jacobs sold to E. A. Schweizer, the 3-sty frame building with store on lot 20x80, at 1525 Broadway, between Jefferson av and Hancock st, for about \$28,000.

FORBELL AV.—Henry Rockmore, president of the Rockmore Realty Co., bought from the Boro Line Realty Co., 38 lots, comprising two block fronts on either side of Forbell av, between Atlantic av and Glenn st, for improvement. The company has been actively building in that section.

FOXHALL ST.—Schrieber & Westhall sold 173 Foxhall st, 2-sty dwelling, on lot 20x100, for Amelia Schurbel, and 1854 Cornelia st, 3-sty flat, on plot 27.6x100, for Bernard Nolan.

LAFAYETTE AV.—Collins, Toan & Co. and H. H. Esselstyn sold for the Bond and Mortgage Guarantee Co. the 4-sty apartment houses 333 to 339 Lafayette av to W. A. A. Brown, president of the Nassau Brewing Co. Mr. Brown gave in part payment four vacant plots, located at the northwest corner of Flatbush av and Clarkson st; the northwest corner of Bedford av and Robinson st; on Flatbush av, near Winthrop st, and on Flatbush av, near Parkside av.

MAPLETON PARK.—The Alco Building Co., associated with Realty Trust, reports the following sales of one-family houses, each on lot 25x100, in its 65-acre development at Mapleton Park: To I. Rosenholz, 3071 65th st; to John Macreay, 2072 66th st; and to L. Rosenholz, 2054 65th st.

SO. MARLBORO.—Wood, Harmon & Co. sold lots at South Marlboro to T. E. Bagnall, R. L. Branyon, H. A. Ligon, Jr., W. M. Dailey, R. E. Lincoln, N. P. Olney, Leon Fisher, W. S. Collins, C. S. McCants, F. W. Smitely and B. Hirsch.

MARCY AV.—Walter T. Scott has sold 716 Marcy av, a 3-sty dwelling at the corner of Clifton pl. for the Erasmus Realty Co.; also 1461 Fulton st, store and three flats, for Arthur O. Howard; 182-184-188 Sheffield av, three 3-sty flats near Glenmore av, for Elizabeth Meyer; the northeast corner of Liberty and Van Siclen avs, 2-sty frame building on lot 25x100, for Benjamin T. Hock and a plot, 75x127, in the south side of Park pl, near Rogers av, for William H. Behrmann.

ST MARKS AV.—Bulkeley & Horton Co. sold for W. J. Batley, 599 St. Marks av, a 3-sty residence on lot 20x128, near Bedford av.

UNDERHILL AV.—Henry Pierson & Co. have sold the 3-sty dwelling at 120 Underhill av, on lot 18x100, near Prospect pl.

Queens.

BAYSIDE.—The Sound View Realty & Construction Co., Thomas C. Bell, president, has purchased 103x119 at the northeast corner and 100x120 at the southeast corner of Bell and Warburton avs.

FLUSHING.—The Borough Asphalt Co., of Brooklyn, has purchased 5 acres on the North Hempstead Turnpike, adjoining Ireland Mill, near Flushing. The company will make extensive improvements.

ROSEDALE.—New York Suburban Land Co. sold to Wm. N. Harmon, 60x100, on Park av; to H. G. Gates, 60x100, on President av, and to Michael J. O'Conner, 40x100, on Kinsey av.

Richmond.

NEW DORP.—Cornelius G. Kolff sold for B. J. McCann, of Manhattan, 3 lots on Roma av, New Dorp, to L. Quituccio, who will build a residence for occupancy.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold to George Nelson, 160x150 on 5th av; to Henry S. Howard, 60x100, on Pine av; to Arthur F. Barlow, 40x100, on Spruce av; and to M. J. Sutton, 40x100, on South av; and at Westfield, N. J., to George C. Embler, 40x100, on Princeton av, and to Alfred P. Budd, 60x100, on South av.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to M. Petterson and G. Jost, 40x100, in Booth st; to M. W. Turnquist, 40x100, in Eotsford st; to B. McGough, 40x100, in Allen st; to J. Meistrick, 40x100, in Baldwin st; to J. Madden, 40x100, in Emery st; to D. J. Henderson, 40x100 on Nassau Parkway; to E. Crean and D. Bumpus each, 40x100, on Kennedy av; to C. Kilcommons, 80x125, on Willow av; to J. A. Callahan, M. L. Callahan and C. Strahan, 40x120, 40x120 and 40x100, respectively, on Homan blvd, and to H. Noble, 100x126, on Oak av; also at Rockville Centre to R. Kersten, 40x100, on Fortesque av.


GREENWICH, CONN.—Mrs. E. J. Laidlaw has sold, through Thomas N. Cooke, her Colonial residence with 3½ acres of land and garage at Brookridge Park, Greenwich, Conn., to H. W. Hamil of New York.

MADISON, N. J.—Pease & Elliman sold for Adolph deBary his country estate at Madison, N. J., consisting of about 35 acres. It was formerly owned by the late Hamilton McKay Twombly, and later by the late Frederick C. Bell. Some of the adjoining estates are owned by Arthur Curtis James, Charles W. Harkness, Richard H. Williams and the Hamilton McKay Twombly Estate.

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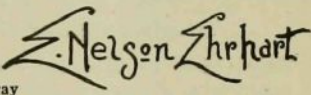
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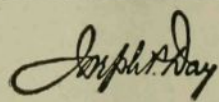
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MT. VERNON, N. Y.—Joseph P. Day sold for the Corn Exchange Bank to Lydia L. Stoeger a strip of land about 10x250 ft., on the easterly boundary line of a tract of 18 acres on California rd., Mt. Vernon, N. Y. The sale straightens out the boundary line between the Bank property and that of the purchaser. The same broker also sold for J. Frank Walters, of Los Angeles, Cal., to Ignatius A. Scannell 85 ft. on Alta av and 103 ft. on Lakeside dr, being the southeast corner. The parcel is located in the restricted Park Hill tract, owned by the American Real Estate Co.

PELHAM HEIGHTS, N. Y.—The Cooley Realty Co. sold for the estate of Benjamin F. Corlies a plot 134x125, corner of Nyac av and 2d st, Pelham Heights, N. Y., and for J. Edward Spurr the residence of 154 Nyac av with plot 100x125.

PELHAM MANOR, N. Y.—Van Norden & Wilson sold for Elizabeth G. Baner to George M. Sicard lots 6 to 10, block 7, and lot 15, block 10, on the east side of Pelham Manor rd; also for the Manor Heights Corporation to George M. Sicard lot 5, block 7, on Pelham Manor rd; to Paul L. Mottelay lots 18 and 19 and lot 20 in block 9, on the west side of Pelham Manor rd. The buyers will erect dwellings for their own occupancy.

ROSLYN ESTATES, L. I.—L'Ecluse, Washburn & Co. have sold to Mrs. Alice Barney a new dwelling located on Intervale rd. It occupies a plot of half an acre.

RYE, N. Y.—Charles Ewing, of Ewing & Chappell, architects, purchased for about \$20,000 from the London and Edinburgh Co. four acres of water front property on Milton Harbor, Rye, N. Y., for improvement with a residence. The property forms a part of the John Jay estate, which adjoins the residence of John E. Parsons. Charles D. Boynton and Pease & Elliman were the brokers.

LEASES.

Large Printing Firm Lease.

The Carey Printing Co., of 6 East 13th street, and the Friedman Print, of 424-438 West 33d street, have combined their plants and leased from the Hill Publishing Co. five floors, comprising the second to the sixth, inclusive, in the Hill Building, at the northwest corner of Tenth avenue and 37th street, which will be ready for occupancy about July 1. The space leased comprises about 90,000 square feet and is for a term of ten years at an aggregate rental of about \$500,000. The consummation of this lease, through the firm of M. & L. Hess, Inc., practically completes the renting of the building, the Hill Publishing Co. having taken the five top floors for their own plant.

L. & T. Bartholdi Lease Hotel.

Rice and Hill have leased for the Broadway Mortgage Investing Co. the ten-story hotel, 116-118 West 45th street, at an aggregate rental of approximately \$200,000. The building is known as the Hotel Maurice and contains about 120 rooms. The lessees are L. and T. Bartholdi who have for the last twelve years conducted the Bartholdi Inn at 163 to 177 West 45th street. Alterations will be made which will include the installation of about twenty additional bathrooms. The lease contains a privilege to the tenants to purchase the property at any time within three years.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in 105 West 40th st to the Architects' Bureau of Technical Service, of 101 Park av; also to Miner Chipman; in 665 5th av to Elysbeth Smedeker, of 546 5th av; in 452 5th av to Frank R. Aldrich, and an apartment in 39 West 67th st to Mrs. Clara W. Parrish.

ALBERT B. ASHFORTH, INC., leased for the Harrison Estate, the top floor at 362-364 5th av to "Sarony," photographers, now at 256 5th av; also the entire building at 150 West 31st st for the estate of Francis P. Field to Frank W. Loomis; in conjunction with the Fifth Avenue Bond & Mortgage Co., for Louise J. Appell, the 10th loft at 510-512 6th av to the Roth Embroidery Co., of 474 6th av; for the Metropolitan Life Ins. Co., the store at 5 East 23d st to Edward L. Seip, of 103 East 23d st; 4,000 sq. ft. at 333 East 26th st for the Bellevue Realty Co. to A. E. Ehrsman, of 439 East 22d st, and the 3d loft at 22-26 West 32d st for the Imperial Investing Co., to the Foreign Art Association, Inc.

THE BROADWAY CENTRAL BANK, a newly organized State bank, leased quarters at the southeast corner of Broadway and 97th st. The directors are Frank Williams, Bert McKevert, Lew C. Wallick, Jacob S. Bretz, David W. Armstrong, Jr., George Kern, Simon Meyer, Leopold Brown and Edward J. Dowling, all of New York City.

CARSTEIN & LINNEKIN, INC., leased space in 320 5th av to Edward Alexander; also in 341 to 347 5th av space to Richard M. Woods and the King Waist Co. of 200 5th av; the parlor store in 313 Madison av to the DeFance Mfg. Co. of the Flatiron Building; space in 35 West 34th st to the Lenox Garment Co. of 111 5th av; in 456 4th av to Charles W. T. Davies, of 456 4th av; the 1st and 2d lofts in 19 East 15th st to Clifford D. Babcock; the store and basement in 217 Lenox av to Mor-

ris Passman; space in 456 4th av to Arthur H. Du Bois, and 2,000 sq. ft. to Simpson, Walter & Barket in 221 4th av.

THE CLARK ESTATES rented the dwelling at 27 West 73d st to Charles G. Dodd.

THE CROSS & BROWN Co. leased the 3d floor in 250 West 54th st to Ernest D. Anderson, and in conjunction with Ewing, Bacon & Henry offices in 18 East 41st st to the International Peace Forum, of 185 Madison av.

CORN & CO. leased for Morris Newgold the store and basement at 206-208 West 43d st to William Kerr; also for Edward Margolies the store and basement at 27 West 33d st to Wilhelm & Decseny, and to Pester & Randell, 4,000 sq. ft. in 164-166 West 25th st.

THE CROSS & BROWN Co. leased for the Mitchell H. Mark Realty Corp. to Watterson, Berlin & Snyder, Inc., the corner store in the Strand Theatre Building at the northwest corner of Broadway and 47th st; also the westerly half of the 4th floor at 250 West 54th st to Samuel Landes, of 102 West 46th st.

CROSS & BROWN CO. leased offices in 18 East 41st st to the Value & Service League, M. Gottesman & Son, of 154 Nassau st, and the Wallace Novelty Co., Inc., of 299 Madison av.

O. D. & H. V. DIKE leased for the Harvey Realty Co. two 5-sty apartment houses at 2367 and 2369 8th av, northwest corner of 127th st.

DUFF & CONGER leased store in 1169 Madison av to Meyer Pogoda, and renewed the lease with Fred Bauer of his apartment in 17 East 97th st.

THE DUROSS CO. leased space for the Iveagh Realty Co. in 108 West 11th st to Israel Grabelsky and Herman Grabelsky; and in 5 West 14th st for the Schuyler Land and Building Corporation to S. Cooperman, of 14 East 13th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 13 rooms and 3 baths in the new building under construction at 755 Park av, on the site of the old Freundschaft Club, to Mrs. J. C. Havemeyer, and apartments of 11 rooms and 3 baths in the same building to Mrs. Annie M. Good and Douglas L. Elliman; for the estate of Dr. Charles McBurney sub-leased an apartment comprising the entire 9th floor in 3 East 85th st, and in the same building for the owner, Mrs. Robert B. Minturn, the 1st floor to Charles D. Norton, vice-president of the First National Bank. This combination will give Mr. Norton 18 rooms and 5 baths.

DOUGLAS L. ELLIMAN & CO. leased apartments in 103 East 86th st to Mrs. John J. Cocks; in 122 East 82d st to Thomas G. Machen and John McE. Ellis; in the new building at 980 Madison av, to Miss M. M. Agne; in 901 Lexington av to Mrs. Albert Frost, and in conjunction with Douglas Robinson, Chas. S. Brown Co., an apartment in 40 East 83d st to Mrs. Vincent Picabia.

J. ARTHUR FISCHER leased for Adna H. Miller, executor of the estate of James C. Miller, the 4-sty dwelling 361 West 34th st to William Flemming.

J. ARTHUR FISCHER leased to E. M. Joubert the building at 135 West 45th st and the 3d loft in 213 West 40th st to the Tri-borough Sporting Bulletin.

FREDERICK FOX & CO. leased for the Cross & Brown Co., representing the Seach Realty Co., the 4th and 5th floors, containing about 15,000 sq. ft. of space, in the Seach Building, at 38 to 42 East 32d st, to Charles J. Hirsch, manufacturer of costumes, waists and dresses, formerly of the firm of Hirsch & Cohen, Inc.

EDWARD S. FOLEY leased for the Rhineland estate 18 West 16th st to Mrs. M. A. Morrison; space in 73 8th av for the Barr estate to J. A. Olsen.

CHARLES E. HAMES leased for the Rockfall Apartments the store in 2860 Broadway to the Acker, Merrall & Condit Co.

HARRIS & VAUGHAN leased to Keen's Chop House the 5-sty building at 107 West 44th st, part of the former Burns restaurant, which will be operated as a branch to the present Keen establishment in 36th st.

M. & L. HESS, INC., leased the 3d loft in 135 and 137 West 27th st to Bazedonow Bros., of 56 East 11th st; 2d loft in 26 West 20th st to Joseph Marcolies; 2d loft to Ganin Cohen & Ganin and 4th loft to Drachman, Ball & Green, of 28 East 20th st.

M. & L. HESS, INC., and Rice & Hill leased for the Fifty-second St. Co. to the Heerman Printing Co., of 515 West 56th st, the 5th loft in 128 to 146 West 52d st, covering 15,000 ft., for 10 years at an aggregate rental of about \$70,000.

THE HOUGHTON CO. leased for Eugenia Rothschild the ground floor corner apartment of 10 rooms in the Welllesley, at 410 West End av, to Dr. James M. Kent.

JAMES KYLE & SONS leased the 3-sty dwelling at 584 Lexington av for George W. Bond, Jr., to Andrew E. Backstrom.

HARRY LEVY leased space in 240 East 37th st for Robert E. Kelly to L. Talgh, and the store in 609 1st av for Mrs. Loomam to the Marsala Co., of 225 5th av.

SAMUEL H. MARTIN leased the dwelling at 124 West 65th st to David P. Saltzman.

SAMUEL H. MARTIN leased for the General Synod Reformed Church in America the 3-sty dwelling at 124 West 65th st to David Saltzman.

A. W. MILLER & CO. leased for Felix Donnelly the 5-sty building 872 8th av near 52d st; also for W. Hoefer to the Handv Contracting Co., 259 West 53d st, and to the W. Lincoln McElravy Contracting Co., 243 West 43d st.

MOORE & WYCKOFF leased additional space on the 13th floor of the Passavant Building at 440 4th av to Boessneck, Broessel & Co., tenants of the 10th floor.

PEASE & ELLIMAN have leased for Mrs. George L. Cheney the 4-sty dwelling, at 131 East 57th st, to Miss May Lippincott.

PEASE & ELLIMAN leased for Phillips Thompson and Dexter Blagden to John W. Brett, the 5-sty house at 10 West 48th st; for Mrs.

Julia Draper McKeever, the 5-sty residence at 122 East 65th st to Henry W. Farnum; for Mrs. Catherine Boyle, the 3-sty house at 151 East 45th st to Mrs. E. L. Patterson; an apartment for George V. Foster in 138 East 40th st to Mrs. Margaretha H. Williams; for Mrs. F. B. Keech, her 4-sty residence at 14 East 65th st to Mrs. M. Dwight Collier; an apartment in 116 East 63d st for the Lenox Hill Realty Corporation to George Manson Prehn, and one in 145 East 35th st to Lemuel G. Benedict; for Robert Walton Goelet, the 3-sty stable, 25x100, at 140 East 53d st to Samuel W. Cole; 10 rooms and 4 baths in the new house now under construction at Park av and 77th st to Louis Auerbach; 7 rooms and 2 baths in 829 Park av to John F. Adams; 6 rooms and 2 baths in 104 East 40th st to Jacob London; for the Jones Estate, the 4-sty building just off Columbus Circle, known as 303 to 307 West 59th st, formerly occupied by the Cadillac Motor Car Co., to the A. Hartog Storage & Van Co.; apartments in 194 Riverside Drive for the Townsend-Odell Realty Co. to the Rev. C. M. Roome; in 640 West End av for Jesse M. Smith to J. H. Dunster; in 27 East 62d st to Joseph Dowd, of Bateson & Dowd, and in 110 Riverside Drive to W. H. Arnold.

RICE & HILL and George B. Corsa leased the store in 58 Church st for William P. Andrews to Theodore Laspites.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 500 Madison av to William R. Herrick; in 105 East 53d st to Hugh F. Criss and William G. Sickel; in 471 Park av to Mrs. M. F. Watkins, and in 40 East 83d st, with Douglas L. Elliman & Co., to Vincent Picabia.

WILLIAM J. ROOME & CO., INC., leased for the Palher Realty Co. the 2d floor store in the Palher Chambers at 179 Madison av to the Olmstead Corset Co., which has been established since 1860 and for the last 12 years has been located at 41 West 22d st.

LOUIS SCHRAG leased for Dr. Herman F. Kudlich, the 5-sty dwelling at 151 West 21st st to Patrick Conlon; and for the William A. Boyd estate 272 West 25th st to Anna Jones.

THE LOTON H. SLAWSON CO. and Worthington Whitehouse leased for Frederick W. Vanderbilt the 4-sty building at 6 and 8 East 40th st to the Antique Furniture Exchange, now at 13 West 28th st. The building has a frontage of 50 ft. and is directly opposite Rogers Peet Company's new building. The entire building will be used as salesrooms.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler to Louis Spiro, of 132 West 23d st, the store and basement in 26 West 38th st, and space in 29 to 33 West 38th st to L. A. Belier, of 398 5th av.

STEPHEN H. TYNG, JR., & CO. reports leases in the Madison Av Building, Madison av and 25th st, to the following concerns: To Strong Hewat & Co., of 79 5th av, large space on the 18th floor; space on the 11th floor to the Pontosse Woolen Mfg. Co., the Perseverance Worsted Co., William Stroud & Co. and H. M. Stockton & Co., all of 79 Fifth av; also in conjunction with Horace S. Ely & Co., the 19th floor to the Student Volunteer Movement for Foreign Missions, of 600 Lexington av; for Philip Braender the 8th floor in 104-112 East 25th st to Trippe, Barker & Co., of 73 Leonard st, dealers in white goods, etc.; for Carstein & Linnekin, space on the 10th floor of 225 4th av to Adolph Klar, of 621 Broadway, dealer in hair goods; for Brooke & Georger the 9th floor in 30 East 23d st to William Prym Co., of 621 Broadway, dealers in notions, and for Spear & Co. the 1st loft in 1141-1143 Broadway to the Binger Co., advertising signs, of 705 Broadway.

VAN NORDEN & WILSON leased through Heil & Stern the 2d loft at 28-32 West 27th st, to Nathan A. Rubin, formerly of Rubin Bros. This completes the renting of the building.

HENRY WACKER leased for the Betz estate of Philadelphia the store in 634 9th av to Patrick Parker for a grocery.

JAMES N. WELLS' SONS leased for the Bey-ins estate the 4-sty building at 528 West 22d st to O'Connor & Richman, Inc., of 524 West 24th st; for E. A. Fisher to F. S. Ferguson, Jr., of 95 Madison av, the 2-sty stable formerly occupied by Sheppard-Knapp at 344 West 24th st; to James Coffey the ground floor, basement and rear loft in 449 West 28th st; in 521 and 523 West 23d st the 6th floor to the Le Valley Vitae Compound Co., of 4123 Park av; the upper half of the new building at 504 and 506 West 24th st to the Lead Mould Electrotype Foundry, of 548 West 23d st; for J. H. MacDonald the ground floor of 357 West 16th st to Charles E. Matthews.

THE J. P. WHITON-STUART CO. rented for E. M. Teller the residence at 10 East 86th st to Mrs. Robert Struthers.

THE F. R. WOOD, W. H. DOLSON CO. leased the dwelling at 132 West 83d st for Walter A. Wells; 266 West 80th st for the estate of A. P. Bigelow; 135 West 87th st for Mrs. Lucille Dreyfus and 115 West 93d st for the estate of Alice M. Knapp.

Bronx.

THE DELAFIELD ESTATE leased for Jarvis P. Carter a residence at Riverdale-on-Hudson to J. P. Whiton-Stewart, of 8 East 54th st.

RICHARD H. SCOBIE leased for Mrs. Susie E. Piser to W. Goldberg the 3-sty building with large store in 3273 3d av for 10 years, aggregating about \$18,000. Mr. Goldberg will open a general market after extensive alterations are completed.

Brooklyn.

THE ALCO BUILDING CO. lease: To Henry Fox 6108 19th st; to Frank Lubbo 2059 63d st; to Dr. Siegmester 1902 63 st; to W. C. Weisberge 2172 64th st; to O. G. Peet 2164 62d st; to R. Zaconoid 2176 66th st; to O. H. Pine 2146 66th, and to Frank Osborne 1655 66th st.

CHARLES E. RICKERSON rented the dwellings, 137 6th av to John Lyons, and 108 Prospect pl for M. E. Finnigan to Mrs. Charlotte Poole.

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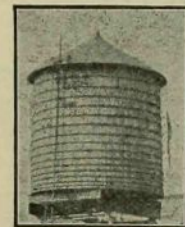
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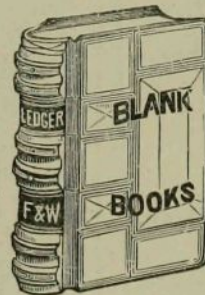
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Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway for S. G. Hess cottage on Hollywood av to Julius Cohen; for Frederick Haberman cottage on Reads lane to A. L. Strasser; for Henry Gipson cottage on Gipson pl to A. Marcus; at Arverne, for Max Ernst cottage on Jerome av to A. Liebovitz; for L. Hyman cottage on Jessica av to I. Miller; for Suburban Realty Co. on Remington av to Daisy W. Levy; at Edgemere, for A. A. Weigert cottage on Suri av to M. F. Loughman; for S. & L. Construction Co. cottage on Dickerson av to A. E. Lefcourt; for S. & L. Construction Co. cottage on Dickerson av to E. I. Oppenheimer; at Rockaway Park, for S. S. Campbell cottage on S. Columbus av to A. Gerstenzang; for Clara J. DeVose cottage on N. 7th av to Samuel L. Schwartz; at Belle Harbor, for John P. Hansen cottage on Essex av to Theo. W. Marburg; and for James T. Peto cottage on N. Oxford av to Fred F. Eisenman.

H. SCHUYLER CAMMANN leased Sunnicroft, comprising 2½ acres with a large 3-sty dwelling, on the southeast corner of Kirkwood av and Lindenmere drive, Merrick, L. I., fully furnished for the summer, to Arthur B. Satterlee.

LIEUTENANT H. P. HIRD, of New York, rented a summer cottage from the Halesite Co., Inc., at Port Washington, L. I.

W. K. MACDONALD rented for Allen S. Brower his house on Neptune av, Woodmere, to Dr. William A. Dunlop, of Manhattan, for 3 years; also for Daniel H. Cox his house at Woodmere Park to Leopold Weil, of Manhattan, for the summer, furnished.

S. OSGOOD PELL & CO. leased for Roland R. Conklin the Rosemary cottage on Lloyd's Harbor, Huntington, L. I.

JOHN F. SCOTT and Pease & Elliman rented for Arthur W. Connable his country place at Hewlett, L. I., to Edward Carpenter; and for M. Keller the house on Mistletow way at Cedarhurst, L. I., to Charles S. Sargeot, Jr.

ALFRED E. SCHERMERHORN leased at Southampton, L. I., for the season of 1914 for Mrs. Agnes K. Taylor "Gortmore," on the corner of Cow lane and First Neck lane, to L. du Pont Irving; for T. Marko Robertson cottage in the east side of Main st to Kurnal R. Babbitt; for the estate of James H. Pierson cottage in the west side of Main st to Mrs. Russell H. Hoadley, Sr.; for Edward J. Corrigan cottage on the north side of Shinnecock rd to Mrs. P. F. Collier; for Dr. George E. Brewer cottage on the corner of Great Plains rd and Cooper's Neck lane to H. M. Mackintosh; for Mrs. De Lancey Nicoll cottage in the east side of First Neck lane to William W. Willock; and for Mrs. Russell H. Hoadley, Jr., "Bonnie Bourne," on the east side of First Neck lane to Charles H. Sabin.

THE GAUMONT MOVING PICTURE CO. leased from John W. Rapp the old Graham mansion on Stratton's Hill, College Point, overlooking Flushing Bay, for a moving picture studio.

HERMAN FRANKFORT leased at Far Rockaway the Killgallon cottage to A. Mittleman, Spero cottage to E. Frowenfeld, Ellsworth cottage to Charles Steckler, Lewis cottage to Miss I. Lax, Angarola cottage to Arnold Brasch, Pedesta cottage to Arnold Reuben, Cassidy cottage to Marcus Loew, Brodek cottage to Harry Cohen, Roche cottage to Joseph W. Stein, Tack-a-pousha Hotel to Henry Prince, Fulton Realty Co. cottage to David Samuels, Donovan cottage to S. K. Jacobs, Soper cottage to George Katz, Toleman cottage to L. Dreifuss, Knight cottage to Leo Goldberger and Campbell cottage to L. R. Salomon.

THE LEWIS H. MAY CO. leased cottages at Rockaway Park, L. I., for Fred C. Benson on North Columbus av to Mrs. J. Distillator, and on 10th av to A. Franklin; at Belle Harbor, for Emma Hiler to Julius Oppenheim; for William C. Ormond to A. Gottlieb; for Dennis J. Healy, to Joseph F. Foise, on Montauk av; at Hammels, for B. D. Jacoby, 10 Wygand place, to L. Mussbeck; for Jacob Rosenthal, on North Fairview av, to Harry Seiden, and for Charlotte Weiss, on South Pleasant av, to Irving Winkel.

JOHN F. SCOTT and Andrew McTigue rented at Coronado Beach, between Lawrence and Far Rockaway, the McCall house to H. F. Hadden, Jr., and the McNamara cottage to Robert L. Strebeigh.

Suburban.

CARLEY REALTY CO. leased at Mount Vernon for Ida J. Moss the dwelling at 106 Urban st for two years; for Edmund G. Congdon 227 Summit av, and for Emil Ams 315 Tecumseh av.

PEASE & ELLIMAN rented for Max E. Schmidt his property at Convent, N. J., for the summer season. The property consists of about 4 acres with an extremely attractive situation facing the Morris County Golf Club, and rented, in conjunction with George Lane, for Percival Beresford, his property at Short Hills, N. J., for the summer.

THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. rented for Morgan Grace his country place at Great Neck, L. I., to George E. Dunscombe for the season.

FISH & MARVIN leased at Rye, N. Y., the Warner L. Churchill residence, in Highland rd, to Edwin K. Scheffel; at Chappaqua for Alfred Valentine, a residence and 27 acres to Herbert W. Morse, and the Ramorney cottage at Briarcliff Manor for Mrs. Frances Marshall to C. Austin Crane.

S. OSGOOD PELL & CO. rented for the season the property of Mrs. Jayne in Wilson Park, Tarrytown.

JOHN F. SCOTT leased at Lawrence for J. Howland Auchincloss the house in Breezy Way to E. S. Thurston, of Minneapolis, Tenn.

THE WESTCHESTER LAND EXCHANGE, Robert E. Parley, president, leased the house of the Bliss Realty Co. at 21 Midland av, White Plains, to a Mr. Levins, of Mount Vernon; the Frank M. Wilson residence in Prospect Park, White Plains, to James A. Ullman, of the Sigmund Ullman Co., ink manufacturers of Upper

Manhattan, and the house owned by the Westchester Syndicate to William Johnson.

TUCKER, SPEYERS & CO. leased a furnished house for the season at Woodmere, L. I., to John P. Kane.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914		1913
	May 8 to 14	May 9 to 15	
Total No.....	169	186	
Assessed value.....	\$11,546,700	\$10,916,730	
No. with consideration...	12	28	
Consideration.....	\$425,136	\$777,710	
Assessed value.....	\$516,500	\$666,000	

	Jan. 1 to May 14		Jan. 1 to May 15	
	Total No.	Assessed value.	Total No.	Assessed value.
Total No.....	2,730	3,179	2,730	3,179
Assessed value.....	\$173,979,837	\$193,045,502	\$173,979,837	\$193,045,502
No. with consideration	285	449	285	449
Consideration.....	\$10,648,356	\$20,538,366	\$10,648,356	\$20,538,366
Assessed value.....	\$11,393,171	\$19,476,062	\$11,393,171	\$19,476,062

Mortgages.

	May 8 to 14		May 9 to 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	101	120	101	120
Amount.....	\$2,620,366	\$4,875,332	\$2,620,366	\$4,875,332
To Banks & Ins. Cos.	20	28	20	28
Amount.....	\$1,522,250	\$2,217,200	\$1,522,250	\$2,217,200
No. at 6%.....	48	50	48	50
Amount.....	\$519,796	\$1,074,307	\$519,796	\$1,074,307
No. at 5½%.....	1	3	1	3
Amount.....	\$500,000	\$349,600	\$500,000	\$349,600
No. at 5%.....	29	36	29	36
Amount.....	\$695,950	\$1,954,925	\$695,950	\$1,954,925
No. at 4½%.....	2	9	2	9
Amount.....	\$630,000	\$224,600	\$630,000	\$224,600
No. at 4%.....	.....	1	.....	1
Amount.....	.....	\$97,000	.....	\$97,000
Unusual rates.....	.....	1	.....	1
Interest not given.....	1	16,500	1	16,500
Amount.....	\$1,770	\$16,500	\$1,770	\$16,500
Interest not given.....	20	20	20	20
Amount.....	\$272,850	\$1,158,400	\$272,850	\$1,158,400

	Jan. 1 to May 14		Jan. 1 to May 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	1,677	2,086	1,677	2,086
Amount.....	\$49,785,226	\$102,396,495	\$49,785,226	\$102,396,495
To Banks & Ins. Cos.	398	555	398	555
Amount.....	\$26,713,600	\$65,639,100	\$26,713,600	\$65,639,100

Mortgage Extensions.

	May 8 to 14		May 9 to 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	51	36	51	36
Amount.....	\$2,137,450	\$936,500	\$2,137,450	\$936,500
To Banks & Ins. Cos.	19	6	19	6
Amount.....	\$1,394,000	\$176,000.	\$1,394,000	\$176,000.

Building Permits.

	May 9 to 15		May 10 to 16	
	Total No.	Cost.	Total No.	Cost.
New buildings.....	14	12	14	12
Cost.....	\$821,100	\$1,143,400	\$821,100	\$1,143,400
Alterations.....	388,676	\$304,295	388,676	\$304,295

Bronx.

Conveyances.

	May 8 to 14		May 9 to 15	
	Total No.	No. with consideration.	Total No.	No. with consideration.
Total No.....	142	116	142	116
No. with consideration..	13	18	13	18
Consideration.....	\$102,650	\$130,085	\$102,650	\$130,085

Mortgages.

	May 8 to 14		May 9 to 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	83	70	83	70
Amount.....	\$632,690	\$888,010	\$632,690	\$888,010
To Banks & Ins. Cos.	9	9	9	9
Amount.....	\$162,300	\$217,500	\$162,300	\$217,500
No. at 6%.....	38	27	38	27
Amount.....	\$256,380	\$362,721	\$256,380	\$362,721
No. at 5½%.....	12	6	12	6
Amount.....	\$136,500	\$25,000	\$136,500	\$25,000
No. at 5%.....	13	14	13	14
Amount.....	\$117,965	\$202,500	\$117,965	\$202,500
Unusual rates.....	3	3	3	3
Amount.....	\$1,445	\$3,282	\$1,445	\$3,282
Interest not given.....	17	20	17	20
Amount.....	\$120,400	\$294,507	\$120,400	\$294,507

	Jan. 1 to May 14		Jan. 1 to May 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	1,358	1,706	1,358	1,706
Amount.....	\$12,552,338	\$18,107,974	\$12,552,338	\$18,107,974
To Banks & Ins. Cos.	155	180	155	180
Amount.....	\$3,097,251	\$3,495,679	\$3,097,251	\$3,495,679

Mortgage Extensions.

	May 8 to 14		May 9 to 15	
	Total No.	Amount.	Total No.	Amount.
Total No.....	14	13	14	13
Amount.....	\$452,000	\$218,000	\$452,000	\$218,000
To Banks & Ins. Cos.	4	3	4	3
Amount.....	\$172,000	\$46,000	\$172,000	\$46,000

Building Permits.

	May 8 to 14	May 9 to 15
New buildings.....	15	23
Cost.....	\$141,075	\$658,300
Alterations.....	\$57,160	\$25,875
Jan. 1 to May 14 Jan. 1 to May 15		
New buildings.....	307	430
Cost.....	\$6,530,467	\$11,087,791
Alterations.....	\$495,215	\$371,420

BROOKLYN.

Conveyances.

	1914 May 7 to 13	1913 May 8 to 14
Total No.....	475	485
No. with consideration..	35	51
Consideration.....	\$214,890	\$267,684
Jan. 1 to May 13 Jan. 1 to May 14		
Total No.....	8,480	9,209
No. with consideration..	895	723
Consideration.....	\$6,244,913	\$4,704,913

Mortgages.

	May 7 to 13	May 8 to 14
Total No.....	367	350
Amount.....	\$1,138,829	\$1,535,102
To Banks & Ins. Cos....	62	76
Amount.....	\$373,250	\$700,000
No. at 6%.....	187	202
Amount.....	\$339,869	\$806,148
No. at 5 1/2%.....	98	65
Amount.....	\$440,900	\$270,283
No. at 5%.....	61	53
Amount.....	\$288,250	\$326,262
Unusual rates.....	6	4
Amount.....	\$20,500	\$37,500
Interest not given.....	15	26
Amount.....	\$49,310	\$94,909
Jan. 1 to May 13 Jan. 1 to April 14		
Total No.....	5,957	6,635
Amount.....	\$24,594,632	\$26,495,082
To Banks & Ins. Cos....	1,226	1,562
Amount.....	\$9,667,891	\$10,311,043

Building Permits.

	May 8 to 14	May 9 to 15
New buildings.....	144	48
Cost.....	\$1,338,650	\$215,250
Alterations.....	\$87,330	\$73,404
Jan. 1 to May 14 Jan. 1 to May 15		
New buildings.....	1,701	1,499
Cost.....	\$15,832,535	\$12,476,494
Alterations.....	\$1,116,669	\$1,543,137

QUEENS.

Building Permits.

	May 8 to 14	May 9 to 15
New buildings.....	62	81
Cost.....	\$328,235	\$265,900
Alterations.....	\$30,993	\$30,100
Jan. 1 to May 14 Jan. 1 to May 15		
New buildings.....	1,699	1,903
Cost.....	\$7,442,232	\$6,144,073
Alterations.....	\$447,793	\$463,762

RICHMOND.

Building Permits.

	May 8 to 14	May 9 to 15
New buildings.....	54	47
Cost.....	\$69,980	\$180,065
Alterations.....	\$3,925	\$4,525
Jan. 1 to May 14 Jan. 1 to May 15		
New buildings.....	396	393
Cost.....	\$582,279	\$743,072
Alterations.....	\$91,202	\$95,538

REAL ESTATE NOTES.

CHRIS. SCHIERLOH has opened a branch office at 1351 St. Nicholas av, near 177th st.

GEORGE W. RUDDELL CO. has moved its offices to 30 East 42d st.

LOUIS BECKER CO. has been appointed agent by the Direct Realty Co. for 1945 and 1947 Amsterdam av.

DUFF & CONGER have been appointed agents for 1142 Madison av by Charles Gulden, the owner.

PORTER & CO. negotiated the recent sale of the dwelling 49 West 128th st for the East River Savings Bank to Rosalina Frandsen.

JOHN J. KAVANAGH has been appointed agent for the buildings at the southeast corner of Lexington av and 86th st.

ALLWIN REALTY CO., INC., of 259 3d av, will open a branch office in its newly erected building at 157 3d av for the transaction of a general real estate and brokerage business.

HOWARD GOULD has taken a mortgage of \$50,000 on the Globe Theatre, Broadway and 46th st, owned by the Dillingham Theatre Co., subject to a prior mortgage of \$655,000.

OCEANSIDE ESTATES of Rockville Centre, L. I., has been incorporated with a capital of \$500,000. The directors are: Moses Morris, Joseph G. Eichenbauer and William Schaumburg.

DUFF & CONGER have obtained for Oscar Hammerstein a loan of \$450,000 for five years on the opera house he recently completed on the east side of Lexington av, between 50th and 51st sts.

CO-OPERATIVE LAND CO. is the buyer of the 12-sty mercantile structure at 40-42 West 17th st, sold last week by M. W. Levine. In part payment the seller gave 385 plots in Litchfield terrace, Babylon, L. I. The transaction involved about \$150,000.

MANNING, MAXWELL & ---RE, one of the largest machinery concerns in the country, will pay \$20,000 a year for 10 years for the 20th and 21st floors of the Lewisohn Building at 119 West 40th st. The firm took possession of their new quarters several months ago, having moved from Liberty st.

A MORTGAGE for \$5,000,000, made by the Astoria Light and Power Co. to the Farmers' Loan and Trust Co., was filed in Jamaica last Saturday. It covers all property owned by the Astoria Co. and also the property of what was

formerly known as the Citizens' Mutual Gas and Light Co. of Long Island City. The recording tax fee was \$25,000.

A MASS MEETING under the auspices of the Real Estate Owners' Protective Association will be held at the Riverside Theatre Building, Broadway and 96th st, on Monday evening, May 18, for the purpose of advocating the construction of a subway along Central Park West, north of 59th st. Prominent speakers will address the meeting. Mrs. A. E. Ellison is chairman of the Mass Meeting Committee.

SMITH & PHELPS placed a first mortgage loan of \$90,000 on the 2-sty business building at the junction of Amsterdam av, Manhattan st and 126th st; also for Clara A. Miller a first mortgage of \$7,000 on property on Waterbury av, Throggs Neck; \$6,000 on the dwelling at the southeast corner of Hoffmann and 191st sts, and a second mortgage of \$5,000 on the 5-sty apartment house in the north side of 182d st, 303 ft. east of Crotona av.

BRYAN L. KENNELLY sold at auction last Saturday at White Plains the property of the late Reese Carpenter, known as Buena Vista at Valhalls, North White Plains, N. Y., consisting of 309 acres with residence, outbuildings, etc. The tract was sold in two parcels, a 301-acre piece going to John W. and James W. Daly for \$110,000, and the remaining 8 acres to the Lawyers' Realty Co. of New York for \$3,230.

GOODALE, PERRY & DWIGHT and Thomas L. Reynolds were the brokers in the sale of the 12-sty mercantile building at 41-43 West 25th st for the Gray Realty Co. to Florence Keller, who gave in exchange her beautiful country residence at Shelter Island, covering about 2 1/2 acres and including two cottages. The deal involved about \$475,000, the loft building having been held at \$375,000 and the out-of-town property at \$100,000.

JOHN C. PRENDERGAST, for seven years associated with Frederick Fox & Co., has formed a partnership with John V. Smith to conduct a general real estate business at 226 West 42d st. Mr. Smith is a newspaper man and made a study of New York real estate during his incumbency in the office of the Chamberlain under Mayor Gaynor's administration. The firm will be known as Prendergast and Smith.

QUEENS CHAMBER OF COMMERCE.—The following chairmen of the standing and special committees of the Chamber of Commerce of the Borough of Queens for the year 1914-1915 were appointed by the Board of Directors this week: Executive, Robert W. Higbie, president; Finance and Auditing, Henry L. Crandell; Commerce, Frederick Russell; Transit, John Adikes; Legislation, Clinton T. Roe; Manufacturing and Industrial, Jarvis Hicks; Arbitration, W. W. Gilen; Entertainment, Fred G. Randell; Highway, Treadwell D. Carpenter; Queens Boulevard, Frank W. Scutt, and Improvement of Rockaway Turnpike, Edward Roche.

THOMAS B. HIDDEN, who owns 14, 16, 20 and 22 East 45th st, has purchased the intervening parcel, 18, from Rose B. Scognamiglio. Mr. Hidden now controls a plot 102x100.5, improved with five 4-sty dwellings. Mr. Hidden is also the owner of the six abutting houses at 15 and 23 to 31 East 44th st at the northwest corner of Madison av. A 16-ft. dwelling at 21, owned by Samuel P. Colt, separates the six houses. The abutting dwelling at 350 Madison av also belongs to Mr. Hidden. The combined parcels form one of the largest properties under one ownership in the immediate vicinity, and may be improved in the near future with a tall structure.

FILING OF DEEDS on Monday made known further details regarding the \$1,300,000 purchase of B. N. Duke, reported last week. In part payment for the 12-sty apartment house at the southwest corner of 7th av and 58th st, he gave Dr. Charles V. Paterno, the two apartment house known as the "Marc Antony" and the "Prince Humbert" at 214-220 Cathedral Parkway, on plot 200x70, between Broadway and Amsterdam av. These structures were built by Dr. Paterno and were sold to Mr. Duke through A. C. & L. A. Marks, in May, 1913. In that deal Dr. Paterno took in exchange property at 5th av and 86th st, which he subsequently resold to V. Everit Macv and Carl D. Jackson.

JOSEPH P. DAY under the direction of William R. Willcox, as trustee, and Peter B. Olney, a referee in bankruptcy, sold on Thursday, in the Vesey Street Salesroom, 157 acres at Flushing, L. I., owned by the Interborough Realty Company. The properties were offered in three parcels and were disposed of as follows: The Hadley tract, of about 94 acres, on Willets rd, 11th av and Bayside rd, to A. P. Hilton, for the Rickert-Finlay Realty Co., for \$500 above a mortgage of \$104,443; the Bowne tract, of about 55 acres, running Bayside av to Mitchell av from 16th to 24th sts, for \$600 above a mortgage of \$75,090 to L. J. Phillips & Co., for a client, and the Carrahar tract, of about 7 acres, on Bayside av, from Murray lane to the center of proposed Boerum av, for \$2,000 above a mortgage of \$24,718 to Harry Goldolsky. The bids aggregated \$3,100 above the mortgage encumbrances of \$204,252.34.

OBITUARY

ARTHUR J. RIDLEY, for many years a prominent real estate broker, died of heart disease last Saturday, aged sixty, at his home, 118 East 64th st, where he had lived for forty years. He is survived by four sons and three daughters. The family has extensive real estate holdings in the Gravesend district of Brooklyn.

ELIHU J. GRANGER, president of the Brooklyn Real Estate Exchange, and a specialist in real estate law, died of diabetes last week at his home, 123 McDonough st, Brooklyn. Mr. Granger was eighty-two years old and began the practice of law in 1860. Besides practicing law he operated in New Jersey and Long Island real estate. He is survived by a widow and daughter.

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REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF HENRY J. GARNER—premises 822 Ritter pl. \$5,500.

LOUISE ACTON—118 W 118th st. \$21,000.

MARY E. WICKES—56 Bank st. \$4,500.

MARY A. DODWORTH—1193 Fulton av. \$10,000.

CATHERINE JONES—337 East 74th st. \$13,000.

MARY A. MCGILL—449 West 32d. \$20,650; 459 West 32d. \$25,200, and 386 West 32d. \$6,875.

PETER MCGINN—1415 5th av. \$53,500; 1452-1454 5th av. \$90,500; 541-543 West 144th st. \$52,500.

MATTHIAS ROCK—315 5th av. \$737,500; 13-15 West 27th st. \$375,000; and 31 East 57th st. \$81,250.

EUGENE A. LAKE—One-third interest in 44-46 Duane st. \$16,833; and one-third interest in 232 East 32d st. \$3,833.

PATRICK F. MCGOWAN—224 East 12th st. \$21,000; Mosholu Parkway North, s e c Hull av. 119.6x105.8x irreg. \$22,000; n s Briggs av. 150 ft. east of Bedford Park boulevard, 50x110. \$7,000; and the n s Briggs av. 250 ft. east of Bedford Park boulevard, 100x110. \$14,000.

BERNARD SHLANOWSKY—25 Monroe st. \$21,000; 95 Division st. \$28,000; 193 Madison st. \$35,500; 245 Broome st. \$40,000; 103 East Broadway. \$40,000; 126-130 Division st and 2 Orchard st. \$58,000; 294 Broome st. \$30,000; 164-166 East Houston st. \$70,000; 120 West 120th st. \$19,000; and 81 Stanton st. \$34,000.

HARRIET D. POTTER—308-310 West 15th st. \$40,000; 44 West 83d st. \$26,000; 810 6th av. \$43,000; 74 West 46th st. \$21,000; 76 West 46th st. \$24,000; 78 West 46th st. \$45,000; 98 Washington st. \$35,000; 58 West st. \$33,500; 30 Rector st. \$18,000; 93 South st. \$60,000; 58 Washington st. \$26,500; 33 West st. \$30,000; 57 West st. \$45,000; 99 front st. \$36,000; 12 Fulton st. \$21,000; 241 Water st. \$28,000; 146 Beekman st. \$12,500; 148 Beekman st. \$12,500; 106 Vesey st. \$26,000; 593 Broadway. \$125,000; 75 5th av. \$109,000; s e c 80th st and East End av. \$30,000; 1562-1568 1st av. \$118,000; 403 East 81st st. \$20,000; 141 Front st. \$22,000; 131 East 35th st. \$40,000; 106 East 36th st. \$36,000; 46 West 39th st. \$70,000, and 728 2d av. \$27,500.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Buying in the Manhattan and the Bronx sales-rooms was confined in the main to plaintiffs and other parties in interest, who obtained 34 of the 45 offerings. Five sales were withdrawn or adjourned, and six properties went to outside buyers. The Republic of Panama, under the title of the Fifty Central Park West Corporation, as plaintiff in foreclosure proceedings, became the owner of the 12-story apartment house at the south corner of Central Park West and 65th street, known as the Prasada. The sale came as the result of an action brought against the Apartment Holding Co. and others, to recover a judgment of \$729,907.90 and back taxes of \$23,885. Bidding started at \$635,000, and the property was finally struck down for \$711,000 by Henry Brady. Among the outside buyers at the voluntary sales held by Bryan L. Kennelly were William Lustgarten, who paid \$17,750 for the dwelling at 130 East 118th street; S. A. Jones, who bought 418 West 145th street, a four-story dwelling, for \$11,000, and Mary Wehnen, who obtained 409 East 169th street on a bid of \$13,400.

For the coming week, a number of valuable properties will be offered, including a miscellaneous assortment of holdings in nearly all sections of the city. Joseph P. Day will sell among other properties the Longacre Theatre in West 48th street, and loft buildings in West 22d street and East 41st street. Bryan L. Kennelly will offer an eight-story mercantile structure in West 4th street besides a number of Bronx lots.

The other auctioneers will sell the usual variety of holdings being foreclosed, with dwellings and tenements comprising the bulk of the offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 15, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Grand st. 59 (*), ss, 64 e W Bway, 22x 67, 4-sty bk loft & str bldg; due, \$17,430.84; T&c, \$489.30; U S Trust Co of N Y.

60TH st. 115 W (*), ns, 175 w Col av, 25 x100.5, 5-sty stn tnt; action 1; due, \$4,774.09; T&c, \$1,225.87; sub to mtg \$20,000; Annie E Wohlfrom. 25,333

60TH st. 117 W (*), ns, 200 w Col av, 25 x100.5, 5-sty stn tnt; action 2; due, \$3,636.54; T&c, \$213.60; sub to mtg \$20,000; Annie E Wohlfrom. 23,333

98TH st. 37 to 41 W (*), ns, 300 e Col av, 50x100.11, 6-sty bk tnt & str; due, \$17,320.82; T&c, \$218; Peerless Holding Co Inc. 60,000

124TH st. 531-3 W (*), ns, 283 e Bway, 52x100.11, 7-sty bk tnt; due, \$69,176.45; T &c, \$906.50; Carl Stein. 69,750

126TH st. 237 W (*), ns, 300 w 7 av, 25 x99.11, 4-sty stn tnt; due, \$15,465.36; T&c, \$1,601.16; J Leland Wells. 13,000

128TH st. 45 W (*), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; due, \$7,090.93; T&c, \$66.82; Chas A Sherman et al exrs & trstes. 6,500

Broadway, es. — n 185th, see Wadsworth av. 248-56.

Broadway (*), es, abt 65 n 185th, runs n 149.5xe176.4xs2.1xe35x154.4xw191, vacant; also WADSWORTH AV, es, 59.8 n 185th, 155.2x200x156x200, vacant; due, \$39,844.72; T&c, \$3,212.75; sub to pr mtgs aggregating \$100,000; Benj Blossom. 127,250

Wadsworth av. es. 59.8 n 185th, see Wadsworth av, 248-56.

Wadsworth av. 248-256, ws, 60.2 n 185th, 154.5x115, 3-5-sty bk tnts; withdrawn. —

BRYAN S. KENNELLY.

13TH st. 161 W, ns, 100 e 7 av, 20x103.3, 3-sty & b bk dwg (vol); Jos Butterweiser. 14,400

69TH st. 333 W (*), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; due, \$13,000.82; T&c, \$550; Mary N Agnew. 2,000

145TH st. 418 W, ss, 117 e Convent av, 16.6x99.11, 4-sty stn dwg (vol); S A Jones. 11,000

Lexington av. 1896, swc 118th (No 130), runs s17.7xw55x100.11xw20x100.11 to st xe75 to beg, 2 & 3-sty bk & fr dwgs (vol); Wm Lustgarten & Co. 17,750

M. MORGENTHAU JR. CO.

18TH st. 315 E (*), ns, 460 w 1 av, 20x 92, 3-sty & b bk dwg; due, \$2,779.83; T&c, \$10; Wilhelmina K Gronholz. 12,000

**Special Sales Day
Tuesday, May 26th**

At 12 o'clock noon, at Exchange Salesroom, 14 Vesey Street, N. Y. City.

96-98-100 Maiden Lane
(Bet. William & Pearl Sts.)

54-55 South Street
(Bet. Jones Lane & Wall St.)

908 Second Avenue
(Bet. 48th & 49th Sts.)

South Orange, N. J.
S. E. Cor. Fairview & So. Orange Aves.
N. E. Cor. Ward Pl. & So. Orange Av.
358 So. Orange Avenue.

Hackensack, N. J.
143 Summit Avenue.
(Near Beech Street.)

268 & 270 W. 131st St.
(Bet. Seventh & Eighth Avs.)
To be sold as one parcel.

235 West 30th St.
(Bet. Seventh & Eighth Avs.)

3367 Sedgwick Ave.
(Bet. Giles Pl. & Ft. Independence St.)

411-417-419 E. 134th St.
(Bet. Willis Av. & Brown Place)
To be sold as one parcel.

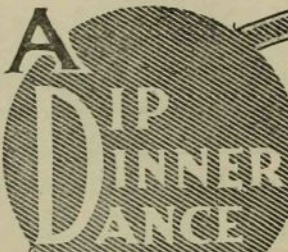
Richmond Hill, L. I.
1015 Birch Street
(Bet. Chichester & Beaufort Avs.)

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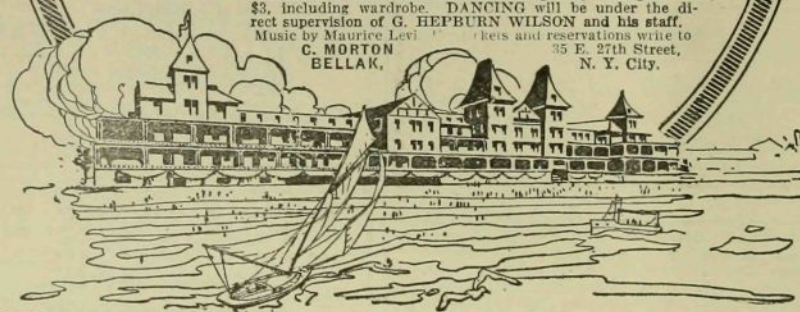
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49TH st, 125 W (*), ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; partition; Jeremiah Kavanagh. 36,400

107TH st, 65 W (*), ss, 100 e Col av, 48.9 x100.11, 7-sty bk tnt; due, \$7,039.29; T&c, \$1,356.60; sub to 1st mtg \$60,000; H Frank Darrow. 67,900

HERBERT A. SHERMAN.

Broome st, 42-4 (*), ns, \$6.3 e Lewis, 38.9x75, 6-sty bk tnt & str; due, \$36,441.48; T&c, \$2,087.62; Geo W Dibble. 35,000

HENRY BRADY.

65TH st W, swe Central Park W, see Central Park W, 50.

Central Park W, 50 (*), swe 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; due, \$729,907.90; T&c, \$23,885; Republic of Panama. 711,000

1ST av, 2354, es, 40.11 s 121st, 19.9x80, 4-sty bk tnt & str, 1-sty ext; due, \$8,280.43; T&c, \$240.15; Basilius Busch, party in int. 8,750

JACOB H. MAYERS.

Nichols pl, ss, abt 225.10 e Bolton rd, see Prescott av, ns, 225.10 e Bolton rd.

Prescott av (*), ns, 225.10 e Bolton rd, 100x297.10 to Nichols pl x104.7x293.8, vacant; due, \$15,563.58; T&c, \$300; Edw F Cole. 12,500

D. PHOENIX INGRAHAM.

126TH st, 63 W (*), ns, 213.7 e Lenox av, 17.10x99.11, 3-sty & b stn dwg; due, \$12,961.81; T&c, \$1,328.95; Chas G Moller et al. 12,000

CHAS. A. BERRIAN.

30TH st, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; due, \$9,569.69; T&c, \$258.35; adj May28.

SAMUEL MARX.

STH av, 2451 (*), ws, 49.11 n 131st, 24.9 x100, 5-sty bk tnt & str; due, \$20,866.20; T&c, \$560.15; Dora Schiffer. 20,000

SAMUEL GOLDSTICKER.

87TH st, 6 W (*), ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg, 1-sty ext; due, \$37,348.55; T&c, \$1,275.95; Julia G Lyle. 30,000

Total \$1,330,366
Corresponding week 1913..... 562,558
Jan. 1, 1914, to date..... 14,533,291
Corresponding period 1913... 19,648,853

Bronx.

The following are the sales that have taken place during the week ending May 15, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

Charlotte st, swe Boston rd, see Boston rd, ss, Whole front bet Wilkins av & Charlotte.

152D st, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & str; due, \$1,309.27; T&c, \$1,225; withdrawn to be re-advertised for May19.

Boston rd (*), ss, whole front bet Wilkins av & Charlotte, runs sw on curve, 244.4x31.9x100x25x100x n 111.9, vacant; due, \$49,687.12; T&c, \$411.77; Lawyers Title Ins & Trust Co. 48,000

Houghton av (*), ns, 400 w Olmstead av, 175x103.1; due, \$1,775.22; T&c, \$454; Frank Rauch. 3,300

Melrose av, 644, see 152d, 401 E.

Park av, 3710, es, 104 n 170th, 25x150x 30x150, 1 & 2-sty fr shop; due, \$2,602.83; T&c, \$186.72; sub to pr mtg \$1,250; withdrawn.

Wilkins av, see Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

BRYAN L. KENNELLY.

169TH st, 409 E, ns, 71.2 e Webster av, 27x73.10, 4-sty bk tnt; Mrs Wehnen. 13,400

Katonah av, nwc 240th, 40x85; bid in at \$2,300.

Katonah av, ws, 40 s 241st, 80x85; vacant; bid in at \$3,600.

Undercliff av, ws, 321.10 s Sedgwick av, 25x100, vacant; bid in at \$1,500.

Undercliff av, ws, 147.9 n 176th, 50x100, vacant; bid in at \$3,300.

Washington av, nwc 189th, 100x95, vacant; bid in at \$14,100.

Webster av, 1476, sec 171st, 25x99.6x31x 98.4; G M Flagaus. 31,000

JAMES L. WELLS.

233D st E (*), ss, 60 e Paulding av, 25x 13.6x40.6x45.6; due, \$320.88; T&c, \$18.73; Lillian W White. 370

Cedar av (*), ws, 509 s Corsa av, 25x 136.4x25x131.1; due, \$211.64; T&c, \$82; Lillian W White. 300

Cedar av (*), ws, 550 s Elm, 25x100; due, \$191.88; T&c, \$70; Lillian W White. 250

JACOB H. MAYERS.

Thwaites pl, ss, 107.8 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.

Thwaites pl (*), ss, 114.1 e Williamsbridge rd, runs se98.9xe56.2xn136.11 to Thwaites pl xw50xs111.4xnw78.7 to Thwaites pl xw26.1 to bg; also THWAITES PL, ss, 107.8 w Boston rd (old line), 50x175; due, \$1,632.91; T&c, \$345.57; sub to 1st mtg \$4,000; Lawyers Realty Co. 5,300

HERBERT A. SHERMAN.

Walton av, es, 51.4 s 172d, 32.7x19.1x—, gore, vacant; due, \$361.63; T&c, \$227.40; Geo T Wolff. 825

D. PHOENIX INGRAHAM.

Morris av, 999, ws, 123 n 164th, 23x105, vacant; due, \$1,496.38; T&c, \$—; Henry J Uderitz. 1,675

GEORGE PRICE.

180TH st, 880 E (*), ss, 65.2 w Honeywell av, 25.1x118.2, 2-sty bk dwg; due, \$2,693.27; T&c, \$305; Herman F Eppele. 3,200

Auction Sales, Bronx, Continued.

SAMUEL MARX.

Bay av, ss, 435 w Main, see Fordham av, ns, 450 w Main.
 Fordham av, ns, 450 w Main, 100x100; also BAY AV, ss, 435 w Main, 50x100, City Island; due, \$5,545.17; T&c, \$100; Chas P Hall's E&c. 6,005

Total \$113,625
 Corresponding week, 1913..... 252,400
 Jan. 1, 1914, to date..... 2,610,472
 Corresponding period 1913..... 2,559,938

Brooklyn.

The following are the sales that have taken place during the week ending May 13, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM H. SMITH.

STERLING PL, ns, 100 w Saratoga av, 175x110.1; adj June 2.....
 3D ST (*), ns, 220 w 7 av, 44x90; Mary L Beacon 20,000.00
 W 5TH ST, ws, 144 n Av T, 18x100; Sophia Gerdes..... 2,800.00
 W 8TH ST (*), es, 213.6 s Av R, 19.4x 82.6; Charlotte E Findlay et al..... 2,600.00
 E 9TH ST, es, 320 s Av C, 20x95; A B Roberts 2,000.00
 19TH ST, nes, 280.4 nw 10 av, 20x100; Stephen C Halstead..... 2,000.00
 60TH ST (*), s, w, Cowenhoven la, 39.8x 100.2; Jno A Voorhees et al..... 3,088.00
 61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x 100; also 61ST ST, nes, 325.10 se 18 av, 18x100; Chas A Rippmann..... 9,500.00
 61ST ST (*), nes, 397.10 se 18 av, 18x 100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also 61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 180 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x 100; also 61ST ST, nes, 54 nw 19 av, 18x100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; Chas A Rippmann..... 36,500.00
 63D ST, nec 5 av, 100x40; adj May 27...
 70TH ST (*), s, ws, 171.5 se 18 av, 20x 100; Robertine W Brown..... 3,000.00
 70TH ST (*), s, ws, 191.5 se 18 av, 20x 100; Kings County Trust Co; Action 1 3,000.00
 70TH ST (*), s, ws, 211.5 se 18 av, 20x 100; Kings County Trust Co; Action 2 3,000.00
 70TH ST (*), s, ws, 231.5 se 18 av, 20x 100; Kings County Trust Co; Action 3 3,000.00
 70TH ST (*), s, ws, 251.5 se 18 av, 20x 100; Kings County Trust Co; Action 4 3,000.00
 70TH ST (*), s, ws, 271.5 se 18 av; Kings County Trust Co; Action 5..... 3,000.00
 71ST ST, nes, 144.1 se 18 av, 18.5x100; also 71ST ST, nes, 125.7 se 18 av, 18.6 x100; adj May 27.....
 86TH ST, ss, 382 w Gravesend av, 60x 195; adj sine die.....
 AV H (*), ns, 40 e E 8th, 40x100; Mel- vin Brown 750.00
 CONEY ISLAND AV (*), es, 260.4 n Av S, 120x100; Albt Berry..... 2,500.00
 HOWARD AV, ws, 20.6 s Prospect pl, 19.6x90; Abr Schwartz 5,400.00
 PENNSYLVANIA AV (*), es, 120 n Dumont av, 20x100; Wm W Seymour, 3,001.00
 PENNSYLVANIA AV (*), es, 100 n Dumont av, 20x100; Wm W Seymour., 3,001.00
 5TH AV, sec 75th, 21.1x95.9x20.6x 103.8; withdrawn
 5TH AV, es, 21.11 s 75th, 21.5x88.1x20x 95.9; withdrawn
 12TH AV, sec 36th, 136.10x98.10; adj May 26

NATHANIEL SHUTER.

OAKLAND ST, ws, 100 n Calyer, 275x 100; also MILTON ST, nwc Manhat- tan av, 96.10x—; Wm M Taylor..... 106,400.00
 SACKMAN ST, es, 100 s Lott av, 135.7x 105.11; withdrawn
 N 8TH ST (*), ss, 277.8 e Havemeyer, 25.8x100; Nellie A Lowndes..... 5,000.00
 38TH ST (*), es, 258.10 s New Utrecht av, 20x90; Louise M Higham..... 1,000.00
 71ST ST (*), nes, intersec ses Ridge Blvd, 100x30.4; Miriam Morse..... 18,500.00
 78TH ST (*), nes, 240 nw 14 av, 20x 100; Leslie G King..... 3,900.00
 NASSAU AV (*), ns, 45 e Kingsland av, 19x100; Addie L Morine..... 3,600.00
 RIDGE BLVD (*), ses, 30.4 ne 71st, 35.8x100 19,000.00

WILLIAM P. RAE.

24TH ST (*), ns, 60 nw 4 av, 30.3x 100.2; Anna Werther 3,100.00
 72D ST, ns, 394.6 w 6 av, 20x117.5; adj May 27

CHAS. SHONGOOD.

72D ST, s, ws, 143.10 nw 6 av, 20x100; adj May 26

JAMES L. BRUMLEY

JAVA ST, 191, ns, 400 e Manhattan av, 25x100, 3-sty fr tnt (vol); J Jones., 3,600.00
 McDUGAL ST, ss, 300 e Saratoga av, 25x100; Jacob Lippstadt..... 2,100.00
 E 4TH ST, ws, 120 n Ditmas av, 40x 100; Saml Glazer 5,200.00
 Total \$289,740.00
 Corresponding week 1913..... 271,200.00

VOLUNTARY AUCTION SALES.

Brooklyn.

MAY 20.

BRYAN L. KENNELLY.
 AT 14-16 VESEY ST., MANHATTAN.
 WEST ST, es, 200 n Av J, 240x100, vacant (trste).
 AV J, nwc Gravesend av, 100x120, vacant (trste).
 BAY RIDGE PKWAY, nec 95th, 111.5x150xs 100xw130, vacant (extr).
 NECK RD, nwc E 17th, runs w42.3xw108.1xw 58.4xw60.6xw100xs149.6 to beg, vacant (vol).
 ST NICHOLAS AV, nec Willoughby av, 200 to Starr x116.4x200x114, vacant (extr).
 ST NICHOLAS AV, sec Suydam, runs s150.6xe 90.3x222.4xe—xw127.11xw109.4 to beg, vacant (extr).
 VANDERBILT AV, 623, ns, 191.10 e Prospect av, 16.8x150, 2-sty fr dwg (extr).
 19TH AV, nec 52d, runs n200 to 51st xe700 to 20 av xsl00xw360xs100 to 52d xw340 to beg, vacant (trste).

JAMES L. BRUMLEY.

ELMORE PL, 629, es, 400 n Farragut rd, 100x 100, 3-sty f dwg (extr).
MAY 21.
 WILLIAM H. SMITH.
 27TH ST, 156, ss, 200 e 3 av, 25x100, vacant (vol).
 ALBANY AV, 214, ws, 136.2 s Prospect pl, 16.7x 100, 2-sty & b bk dwg (extr).
 ALBANY AV, 216A, ws, abt 169.4 s Prospect pl, 16.6x80, 2-sty & b bk dwg (extr).
 ALBANY AV, 220, ws, 36.7 n Park pl, 16.7x80, 2-sty & b bk dwg (extr).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

MAY 16.
 No Legal Sales advertised for this day.
MAY 18.
 BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x 75, 2-2-sty bk tnts & str; Geo W Dibble—Josephine Emmerich et al; Thos F Keogh (A), 90 West Bway; Wm R De Lano (R); due, \$12,619.72; T&c, \$815; Joseph P Day.
 48TH ST, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); Black & Boyd Mfg Co—Frazier Realty Co et al; Feiner & Maass (A), 100 Bway; Powell Crichton (R); due, \$4,262.43; T&c, \$2,600; sub to 2 mtgs aggregating \$290,000; Joseph P Day.
MAY 19.
 CHRYSYIE ST, 67, ws, 50.4 s Hester, 25.2x84.5, vacant; Sarah E Furnal—Jos J O'Donohue Jr, exr; Richd Kelly (A), 233 Bway; Martin J Keogh Jr (R); due, \$15,990.43; T&c, \$576.50; D Phoenix Ingraham.
 MACDOUGAL ST, 115, nw cor Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; also MINETTA ST, 16-22, s, w, Minetta la (No 21), 8x72, 2-2 & 3-3-sty bk fr tnts & str; Han- nath Sullivan—Thos Rosson et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Wm W Pellett (R); due, \$7,823.71; T&c, \$875; mtg recorded Jan26'12; Joseph P Day.
 MACDOUGAL ST, 115, nwc Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; Soc for the Relief of Poor Widows with Small Children—Rosa Marasco et al; Miller, King, Lane & Trafford (A), 80 Bway; Ezekiel Fixman (R); due, \$25,790.83; T&c, \$1,218.27; Bryan L Kennelly.
 SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9 x151.4 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & str, 4-sty bk market & 2 & 3-sty bk stable; Moses Solomon—Fannie E D Story et al; Saml J Rawak (A), 256 Bway; Cecil B Ruskay (R); due, \$9,069.15; T&c, \$845.50; sub to two mtgs aggregating \$28,500; Joseph P Day.
 2D ST, 289-91 E, es, 60.6 w Sheriff, 40.4x65.8 to Houston st (Nos 398-400), 40x60.7, 6-sty bk tnt & str; Fischel Weintraub—Rialto Realty Co et al; David Drechsler (A), 140 Nassau; Hugo H Ritterbusch (R); due, \$7,341.28 T&c, \$593.70; sub to a prior mtg of \$42,000; Joseph P Day.
 4TH ST, 15-9 W, nwc Mercer st (Nos 265-7), 175x96.2, 8-sty bk loft & str bldg; N Y Life Ins & Trust Co—Guy Withaus et al; Emmet & Parish (A), 52 Wall; Jno T McGovern (R); due, \$255,883.35; T&c, \$5,724.70; Bryan L Kennelly.
 13TH ST, 107-9 W, ns, 125 w 6 av, 20x100, 6-sty bk loft & str bldg; Thos Develon, Jr—Sheppard, Knapp & Co et al; Ralph O L Fay (A), 53 John; Geo W Olvany (R); due, \$62,628.74; T&c, \$—; sub to two prior mtgs aggregating \$115,000; Joseph P Day.
 41ST ST, 9 E, ns, 166 e 5 av, 22x98.9 5-sty stn loft & str bldg; Frederic R Couderet et al—Wm Edw Fagan et al; Couderet Bros (A), 2 Rector; Lafayette B Gleason (R); due, \$64,699.24; T&c, \$—; sub to a 1st mtg of \$65,000; mtg recorded July6'12; Joseph P Day.
 54TH ST, 329 E, ns, 323.4 e 2 av, 23.2x100.5, 5-sty bk tnt & str; German Savgs Bank in the City of N Y—Markus Weil et al; Amend & Amend (A), 119 Nassau; Warren C Fielding (R); due, \$16,243.33; T&c, \$756.70; mtg recorded Mar3'06; Henry Brady.
 74TH ST, 106 W, ss, 62 w Col av, 18x102.2, 4-sty & b stn dwg; Arabella A Macfarland—Henry M Black et al; Couderet Bros (A), 2 Rector; Jno H Rogan (R); due, \$21,678.24; T&c, —; mtg recorded Oct24'99; Joseph P Day.
 77TH ST, 210 E, ss, 180 e 3 av, 25x102.2, 1 & 2-sty fr storage & 2-sty bk rear tnt; Francis F Robins—Andw Byrne et al; Theal & Beam

(A), 45 Wall; Abr G Meyer (R); due, \$6,485.48; T&c, \$475.14; M Morgenthau Jr Co.
 133D ST, 171 W, ns, 75 e 7 av, 25x99.11, 5-sty bk tnt & str; Albert Schaefer—Mirror Realty Co et al; Axel Josephsson (A), 141 Bway; Chas E Hughes Jr (R); due, \$15,503.16; T&c, 683.60; Joseph P Day.
 BROADWAY, 822-4, sec 12th st (No 60), 43.4x 124.8x8.10x114.7, vacant; Title Guar & Trust Co—822 & 824 Broadway Co Inc et al; Harold Swain (A), 176 Bway; Jno E Roeser (R); due, \$127,412.59; T&c, \$4,939.63; Jas L Wells. EDGECOMBE AV, 125, ws, 49.11 s 141st, 25x90, 5-sty bk tnt; Arnold Thayer et al—Magdalena O Heckman et al; Jas W McElhinney (A), 41 Park Row; Alfd D Lind (R); due, \$20,748.72; T&c, \$529.45; Joseph P Day.
 EDGECOMBE AV, 123, ws, 74.11 s 141st, 25x 90, 5-sty bk tnt; Arnold Thayer et al—Wm Oeters et al; Jas W McElhinney (A), 41 Park Row; J Gabriel Britt (R); due, \$20,757.23; T&c, \$562.45; Henry Brady.
 2D AV, 236.5, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; Albt Jarmulowsky et al—Otilie Hyams et al; Theo K McCarthy (A), 43 Exchange pl; Jno C Coleman (R); due, \$2,365.67; T&c, \$294.54; Herbert A Sherman.
MAY 20.
 No Legal Sales advertised for this day.
MAY 21.
 SOUTH ST, 40, nwc Old sl (No 36), 23x44.10, 4-sty bk tnt & str; Francis L Wandell et al—Margt C Feeter et al; Palmer & Serles (A), 46 Cedar; P Theo Davis (R); due, \$1,412.78; T&c, \$707.60; sub to three mtgs aggregating \$25,000; Joseph P Day.
 22D ST, 32 W, ss, 491.10 w 5 av, 32.8x98.9x31x 98.9, 6-sty stn loft str bldg; Seamen's Bank for Savgs in City N Y—Julius E Siegel et al; Cadwalader, Wickersham & Tait (A), 40 Wall; Jas W Hyde (R); due, \$125,492.76; T&c, \$3,349.95; Joseph P Day.
 127TH ST, 275 W, ns, 150 e 8 av, 25x99.11, 3-sty & b stn dwg; Rebecca I Dempewolf—Eliza I Jonas et al; Jno E Roeser (A), 128 Bway; Patk J Leahon (R); (partition); L J Phillips & Co.
 134TH ST, 267 W, ns, 162.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Rudolph Wallach Co—Hannah H Newton; Aug Weymann (A), 68 Wm; Edwin M Otterbourg (R); due, \$1,254.44; T&c, \$274.40; M Morgenthau Jr Co.
 EDGECOMBE AV, 165-7, ws, 515 s 145th, 40x 100, 5-sty bk tnt; Abr Rice—Nellie A Kelly et al; Saml Chugerman (A), 189 Montague, Bklyn; Myron Sulzberger (R); due, \$6,707.23; T&c, \$380.10; Joseph P Day.
MAY 22.
 103D ST, 150 E, ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & str; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & Clark- son (A), 50 Court, Bklyn; Hugh A McTernan (R); due, \$1,432.17; T&c, \$989.50; sub to prior mtgs aggregating \$33,000; Joseph P Day.
 125TH ST, 510 W, ss, 125 w Ams av, 25x100, 5-sty bk tnt; Isidor H Kempner—Morris Feder et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Geo L Lewis (R); due, \$2,613.09; T&c, \$805.20; M Morgenthau Jr Co.
 131ST ST, 35-7, on map 35 W, ns, 410 w 5 av, 50x99.11, 6-sty bk tnt; Wm L Condit et al—Jacob Moss et al; Elkus, Gleason & Proskauer (A), 170 Bway; Theo M Riehle (R); due, \$53,668.73; T&c, \$760.50; Herbert A Sher- man.
MAY 23.
 No Legal Sales advertised for this day.
MAY 25.
 CHRYSYIE ST, 155, ws, 50.7 n Delancey, 25.5x 69.9x25.9x69.7, 5-sty bk tnt & str; Ernest Plath—Lorenzo Ullio et al; Francis B Chad- sey (A), 320 Bway; Harry Harris (R); due, \$1,906.51; T&c, \$736.16; sub to two prior mtgs aggregating \$16,000; mtg recorded Nov23'11; Joseph P Day.
 DELANCEY ST, 268, ns, 25 e Columbia, 25x 100, 6-sty bk tnt & str; Julia Bachrach— Jacob Furmann et al; Albt R Lesinsky (A), 149 Bway; David C Hirsch (R); due, \$14, 237.18; T&c, \$1,225; sub to a prior mtg of \$21,000; mtg recorded Apr3'06; Bryan L Ken- nelly.
 136TH ST, 170-2 W, ss, 75 e 7 av, 25x99.11, 6-sty bk tnt; Walter S Gurnee et al; Sargold Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Morgan J O'Brien, Jr (R); due, \$52,923.88; T&c, \$2,097.25; Bryan L Kennelly.
 7TH AV, 1974, sec 119th (No 200), 26x100, 5-sty bk tnt & str; Bettie Rothfeld et al—Leona Goldberg et al; Seymour P Kurzman; (A) 25 Broad; David C Hirsch (R); due, \$46,725; T&c, \$1,080; Bryan L Kennelly.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 16 & 18.
 No Legal Sales advertised for these days.
MAY 19.
 MAIN ST, es, 127.10 n Cemetery la, 26x—, City Island; Wm Webber, &c—Thos W Larkin et al; Dominic L O'Reilly (A), 258 Bway; Geo E Welles (R); due, \$1,899.13; T&c, \$840; Henry Brady.
 152D ST, 401 E, nec Melrose av (No 644), 20x 100, 2-3-sty fr tnts & str; Tim Sullivan—Wm Davis Jr et al; Michl J Sullivan (A), Willis av & 148th, Bronx; Sidney Harris (R); due, \$1,309.27; T&c, \$1,225; sub to first mtg \$8,000; Joseph P Day.
 BEAUMONT AV, 2416, es, 133.3 n 187th, 33.3x 100, 4-sty bk tnt; American Real Estate Co—Baldassare Scordato et al; Jas C Meyers (A), 527 5 av; Geo V Mullan (R); due, \$8,690.81; T&c, \$185.85; sub to a prior mtg of \$16,000; M Morgenthau Jr Co.
 S BOULEVARD, 1150, es, 275 n 167th, 37.5x100, 2-sty fr dwg & 2-sty fr rear stable; Louise Ebling—Bertha Kramer et al; Eugene Cohn (A), 132 Nassau; Henry K Davis (R); due, \$2,993.25; T&c, \$300; sub to a prior mtg of \$8,000; Geo Price.

MAY 20.
 BELMONT AV, 2451, nwc 188th, 45x87.5, vac- ant; Saml H Kupferman—Liberty Brewing

Co et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, \$4,121.79; T&C, \$604.68; Saml Goldsticker.

BRONXDALE AV, nec Rhineland av, 28.6x 102.6x25x88.11; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 1; Alfd & Chas Steckler (A), 170 Bway; Wm Klein (R); due, \$1,791.44; T&C, \$—; Bryan L Kennelly.

BRONXDALE AV, es, 28.6 n Rhineland av, 28.6x116.2x25x102.6; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 3; A & C Steckler (A), 170 Bway; Wm Klein (R); due, \$1,316.05; T&C, \$—; Bryan L Kennelly.

DAVIDSON AV, 2344, sec North, 100x15, 5-sty bk tnt; May P C Gref—Fleischmann Realty Co et al; Geo E Coney (A), 100 Bway; Jos P Hennessy (R); due, \$12,808.22; T&C, \$819.89; Geo Price.

GRAND BOULEVARD & CONCOURSE, 1942, sec 178th st (No 200), 37.7x95.5x36x106.5; 2-sty fr dwg; American Swedborg Printing & Pub Soc—Hagemann Constn Co et al; Edmond C Brown (A), 233 Bway; Tim A McCarthy (R); due, \$12,119.78; T&C, \$2,225.50; Joseph P Day.

MULINER AV, nwc Neil av, 108.4x25x115.10x 26.1; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 2; Alfd & Chas Steckler (A), 170 Bway; Wm Klein (R); due, \$1,435.14; T&C, \$—; Bryan L Kennelly.

NEIL AV, ns, 78.3 w Muliner av, 26.1x138.4x 25x130.10; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 4; A & C Steckler (A), 170 Bway; Wm Klein (R); due, \$1,213.98; T&C, \$—; Bryan L Kennelly.

NEIL AV, ns, 52.2 w Muliner av, 26.1x130.10x 25x123.4 same—same; Action 5; same (A); same (R); due, \$1,213.98; T&C, \$—; Bryan L Kennelly.

NEIL AV, ns, 26.1 w Muliner av, 26.1x123.4x25x 115.10; same—same; Action 6; same (A); same (R); due, \$1,213.98; T&C, \$—; Bryan L Kennelly.

S BOULEVARD, ws, 475 n 187th, 117.6x102.4x 22.10x59.11, vacant; Saml Goldsticker—Jos A Flannery et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, \$2,262.96; T&C, \$781.57; Henry Brady.

MAY 21.
FOX ST, 1074, es, 656.11 n 165th, 20.6x100, 3-sty bk dwg; Clara Best—Martha Perna et al; Arrowsmith & Dunn (A), 261 Bway; Cornelius J Earley (R); due, \$8,670.88; T&C, \$375; Geo Price.

133D ST, 715 E, ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; Harlem Savgs Bank—Augusta Dillmann et al; Edw S Clinch (A), 41 Park Row; Jas J Foley (R); due, \$3,824.28; T&C, \$159.49; Henry Brady.

BROOK AV, 1216, es, 151.1 s 168th, 35x89.6, 1 & 2-sty fr shop; Max D Josephson—Henry Truberg et al; A M Wattenberg (A), 233 Bway; Maurice J McCarthy (R); due, \$3,033.58; T&C, \$377.80; sub to pr mtg \$2,000; Chas A Berrian.

INTERVALE AV, 1017, on map 1015, swc 165th, 111.3x84.9x126.11x40.3, 5-sty bk tnt & str; Jno Eggers et al—Interne Constn Co et al; Adolph & Henry Bloch (A), 99 Nassau; Richd H Clarke (R); due, \$9,513.26; T&C, \$700; sub to first mtg \$54,000; Joseph P Day.

JACKSON AV, 648-50, es, 41.10 s 152d, 50x 104, 6-sty bk tnt & str; Sol Hoffman—Proma Realty Co et al; Fleischman & Fox (A), 32 Liberty; Wm L Bowman (R); due, \$59,487.27; T&C, \$1,539.71; M Morgenthau Jr Co.

MAY 22.
171ST ST, 498 E, ss, 124 w 3 av, 16x100, 2-sty fr dwg; Lawyers Mtg Co—Max Tannenbaum et al; Cary & Carroll (A), 59 Wall; Fredk C Hunter (R); due, \$3,391.34; T&C, \$259.22; mtg recorded Apr19'10; Henry Brady.

MAY 23 & 25.
No Legal Sales advertised for these days.

Brooklyn.

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

MAY 16.
No Legal Sales advertised for these days.

MAY 18.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellen—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

MAY 19.
BEAUMONT ST, ws, 540 n Oriental blvd, 80x 100; Manhattan Beach Co—Frank J A Liston et al; Austin, McLanahan & Merritt (A), 135 Bway, Manhattan; Augustus J Koehler (R); Wm H Smith.

BRIDGEWATER ST, ss, 250.11 w Meeker av, 50x136.2x irreg; Geo W Sammis—Jacob Baar et al; M F McGoldrick (A), 189 Montague; Michl J Grady (R); Wm H Smith.

HALSEY ST, ns, 125 e Sumner av, 16.9x89.4; Sinclair Tousey—Wilfred Burr et al; Beard-sley, Hemmens & Taylor (A), 50 Wall, Manhattan; Dominick B Griffin (R); Wm H Smith.

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.

E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.

53D ST, svs, intersec es New Utrecht av, 81.6x 49.11x irreg; Margt McKibbin—Gracepek Trading Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

57TH ST, ss, 100 w 5 av, 20x100.2; Newburgh Home for the Friendless—Hannah M Hart et al; Harry L Thompson (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.

58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Elienor J Gillam et al; Chas A Hitchcock (A), 46 Cedar, Manhattan; W Ros-siter Redmond (R); Wm H Smith.

BLAKE AV, ss, 40 w Jerome, 20x60; Aaron Westheim—Sadie Friedman et al; Seley & Levine (A), 215 Montague; Louis Karasik (R); Nathaniel Shuter.

GREENE AV, nwc Sumner av, 20x80; Jno Nolly—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

MAY 20.
REMSEN ST, ss, 150 e Clinton, 25x100; Adiron-dack Trust Co—Apartment Holding Co et al; Edgar T Brackett (A), Saratoga Springs, N Y; Chas C Lockwood (R); Wm H Smith.

30TH ST, svs, 275 se 3 av, 25x100.2; Annie Quinlan—Thos Quinlan et al; Ignatius A Scannell (A), 31 Nassau, Manhattan; Francis B Mullin (R); (partition); Wm H Smith.

41ST ST, nes, 120 se 13 av, 20x100.2; Brooklyn Children's Aid Soc—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.

E NEW YORK AV, ss, 48 e Tapscott av, runs s120xw48xw14x54.10x102.8x50xw102.8x50 xe 102.8x50xw102.8x50xe102 xs150 xw102x50 xe 101.6x25xw101.6x50xe152.4xne207.6xw156.9 to beg; Home Life Ins Co—Bensonhurst Co et al; Harry L Thompson (A), 175 Remsen; Allen Robertson (R); Wm P Rae.

AV U, ns, 40 e E 4th, 20x100; Home Title Ins Co of N Y—Henrietta Snell et al; Henry J Davenport (A), 375 Pearl; David Hirshfield (R); Wm H Smith.

WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feiler (A), 44 Court; Alfred W Andrews (R); Nathaniel Shuter.

MAY 21.
BUTLER ST, ns, 75 w Hoyt, 25x100; Cath Cordes—Giuseppe Ricciardello et al; Joyce & Kavanagh (A), 375 Fulton; Jos F Maguire (R); Wm H Smith.

SMITH ST, nec Baltic, 20x75; also BALTIC ST, ns, 75 e Smith, 25x100; Arthur H Waterman—Margt Kelly et al; Bruce R Duncan (A), 189 Montague; Jno L Mitchell (R); Jas L Brumley.

STATE ST, ns, 120 w 3 av, 20x100; Edmund H Davis—Mansur W Davis et al; Wells & Sneider (A), 34 Nassau, Manhattan; Jno M Zurn (R); Wm H Smith.

E 7TH ST, ws, 130 n Av U, 20x125; also E 7TH ST, ws, 150 n Av U, 20x125; Christian M Shultheis—Mayhew Constn Co et al; Sadler & Knemeyer (A), 44 Court; W Rossiter Redmond (R); Wm H Smith.

N 8TH ST, ns, 175 W Wythe av, 25x100; Jas S Slavin—Ralph Lipschytz et al; Overend & Buchner (A), 26 Court; Jno B Stephens (R); Wm H Smith.

E 9TH ST, es, 160 n Av Q, 20x100; Metropolitan Associates of N Y—Barn Realty Co et al; Action 2; Isaac Roth (A), 261 Bway; Edwin C Morsch (R); Nathaniel Shuter.

E 10TH ST, ws, 140 n Av Q; 20x100; same—same; Action 1; same (A); John Klein (R); Nathaniel Shuter.

36TH ST, ns, 320 se 14 av, 20x100.2; Jno Schlegel, Jr et al—Laura Burt et al; Ed-wards & Levy (A), Freeport, L I; Alfd W Andrews (R); Wm H Smith.

58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzman & Schwartzman (A), 44 Court; Wm H White (R); Nathaniel Shuter.

THE PANIC OF 1907

Dullness of business since—

The delay in the adoption of the Rapid Transit System and in the completion of the N. Y., Westchester and Boston R.R., prevented the buyers of the Pearsall Estate from carrying out their intention of developing and building on the property.

SINCE THAT TIME

Ten of them have died—

Their heirs, executors and trustees insist on the sale of the property at once.

THAT IS WHY IT HAS GOT TO BE SOLD DECORATION DAY

May 30, 1914

70 per cent. can remain on mortgage

Send for maps to

J. Clarence Davies, 149th St. & 3rd Ave.
Joseph P. Day, 31 Nassau St.
Agents and Auctioneers.

Advertised Legal Sales, Brooklyn, Continued.

70TH ST, sws, 131.5 se 18 av, 20x100; Jas W McDermott—Jacob Kaiser Improvement Co et al; Action 1; Chas J McDermott (A), 2 Rector; Wm Watson (R); Wm H Smith.
70TH ST, sws, 151.5 se 18 av, 20x100; same—same; Action 2; same (A); Thos H Troy (R); Wm H Smith.
LOT 518, sectional map 4, Village of Fort Hamilton also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST ST, nws, 100 sw 86th, 100x96.8; also BAY 41ST ST, nws, 200 sw 86th, 96.8x80; Mechanics Bank of Bklyn—Jas P Graham et al; Owens, Gray & Tomlin (A); 189 Montague; Thos H Troy (R); Thos Hovendon.

MAY 22. PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al; Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

WARWICK ST, es, 190 s Dumont av, 20x90; Bertha Corlies—Thos Gray et al; Hunter & Hatch (A), 5 Beekman, Manhattan; Jay S Jones (R); Wm H Smith.

41ST ST, nes, 240 sw 13 av, 20x100.2; Dime Savgs Bank of Brooklyn—Saml Teplitz et al; Dykman, Oeland & Kuhn (A), 177 Montague; Jesse W Johnson (R); Jas L Brumley.

54TH ST, sws, 207.6 nw 3 av, 17.6x100.2; Union Trust Co of N Y—Emil Biele et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Edw Q Carr (R); Wm H Smith.

ATLANTIC AV, ss, 200 w Hopkinson av, 100x100; Collective Holding Co—M & J Constn Co et al; Action 4; Saml A Telsey (A), 44 Court; I M Lerner (R); Nathaniel Shuter.

5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

18TH AV, ses, intersec nes 71st, 20x88.11; Louis C Pabst—Jacob Kaiser Improvement Co et al; Kramer, Cohn & Meyer (A) 898 Park av; R Hunter McQuiston (R); Wm H Smith.

MAY 23. BERGEN ST, ss, 484.6 w Rockaway av, 58.1x110.11; Frances Kadans—Abr Silverman et al; Wm E Smith (A), 297 Stone av; Wm A Alcock (R); Wm H Smith.

MAY 25. AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al; Jacob Kruger et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Nathaniel Shuter.

ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weismann & Hertz (A), 391 Fulton; J Edw Schwerin (R); Nathaniel Shuter.

OAKLAND ST, sec Kent, 95x125; Citizens Trust Co of Brooklyn—Jno Gillies Co et al; Jonas, Lazansky & Neuberger (A) 115 Bway, Manhattan; A Deutsch (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

MAY 9. ORCHARD ST, 24; Marks Kirshbaum—Israel D Shlachetzki et al; J Gans (A).

16TH ST, ss, 388 w 5 av, 21x103.3; Chas C Bull et al—Julius B Fox et al; H Hasbrouck (A).

61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A).

RIVERSIDE DR, 145; Roman Catholic Orphan Asylum in the City of N Y—Ellen R Scott et al; J F Daly (A).

MAY 11. CANAL ST, 63; also ORCHARD ST, 23 & 24; Abr J Dworsky—Israel D Shaichetzki et al; amended; Strauss & Dworsky (A).

PINE ST, 7; Seamen's Bank for Savgs in the City of N Y—Felix Bertine et al; Cadwala-der, Wickersham & Taft (A).

31ST ST, ss, 600 se 10 av, 25x72.2; Jno Burns—Robt Gray et al; L S Goebel (A).

85TH ST, ss, 275 w West End av, 50.5x102.2; B Crystal & Son—Edith A Reiffert et al; Guggenheimer, Untermyer & Marshall (A).

MAY 12. ELDRIDGE ST, 236-44; Greenwich Savgs Bank—Minsker Realty Co et al; B A Sands (A).

141ST ST, 103-9 W; Rental Mtg Securities Corp—Inter-City Land & Securities Co et al; H S Mansfield (A).

PARK AV, ws, 75.11 s 107th, 25x75; Amalie De Vries—Nicholas C Seedorf et al; E Pitske (A).

MAY 13. 32D ST, 34-6 E; Fredk Lewisohn et al—Wm R McClellan et al; Hoadly, Lauterbach & Johnson (A).

116TH ST, ns, 316.8 w 1 av, 16.8x100.11; Sadie Bernard—Jennie Dellon et al; I L Broadwin (A).

MAY 14. E BROADWAY, 234; also DIVISION ST, 223; American Savgs Bank—Bertha Kremer et al; Irwin & Orr (A).

70TH ST, 22S-32 E; three actions; Mutual Life Ins Co of N Y—Jno H Bodine et al; F L Allen (A).

108TH ST, ns, 250 w Amsterdam av, 50x100.11; Sophie Wagner—Thos Realty Co et al; Rosansky & Goldberg (A).

115TH ST, 605-7 W; Abr Davis et al—Gertrude B R Smith et al; J H Zieser (A).

MAY 15. FORSYTH ST, 39-39 1/2; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A).

Bronx.

MAY 8. FOX ST, ws, 585.6 n 163d, 100x104.1x irreg; Hendrik Hudson Co—Fanny Ruomin et al; Ferriss & Storek (A).
BAILEY AV, 3460-62; Luigi Castaldo—Filomena Ventarola et al; action to foreclose mechanics lien; J Rosenzweig (A).

MAY 9. No Foreclosure Suits filed this day.

MAY 11. 141ST ST, ns, 100.2 w Beekman av, 75.1x113.1; Wm Crawford—Geo H Jacob Constn Co et al; Bowers & Sands (A).

224TH ST, ns, 160 w White Plains rd, 20x114; Anna Young—David M Mayerson et al; Shaw & Landon (A).

WASHINGTON AV, 1718; Isaac Leader—Rebecca Goldberg & ano; O Englander (A).

MAY 12. 145TH ST, ss, 150 w St Anns av, 24.6x99.9; Caroline M Behnken—Andw Kitchen Realty Co, Inc, et al; Elfers & Abberley (A).

239TH ST, ns, 91.7 e Fulton, 50x100; Emma Laul—Mercedes Boesche et al; O E Davis (A).

239TH ST, ws, 41.7 e Fulton, 50x100; Emma Laul—Mercedes Boesche et al; O E Davis (A).

LOT 58, block B, on map of Mapes Estate; Fredk H St John—Jos Wm Krauer et al; J Levy (A).

MAY 13. 175TH ST, swc 3 av, 100.6x101.9; Corn Exchange Bank—Ayrshire Realty Co, Inc, et al; Bowers & Sands (A).

203D ST, ns, 120.7 e Grand Blvd & Concourse, 25x127.5; Anna B Dyer—Jennie F Michelena et al; Niles & Johnson (A).

MOTT AV, ws, 50 s 150th, 25x98; Chas A Sherman—Eliz De Grauw et al; Bowers & Sands (A).

LOTS 263, 264, 265 & 266, May of portion of the Hunts Estate, Van Nest; Jno Foy—Edw N Lynch & ano; G Squieres (A).

LOT 39, Map of 120 lots known as Daily Estate, property of Hudson P Pose; Mary A Palmer—Maria Vinciguerra et al; H A Herold (A).

MAY 14. 176TH ST, E, ss, 62 w Marmion av, 50x100; Corporate Mtg Co—Geo K Mathewson et al; H D Patton (A).

BAINBRIDGE AV, 2781; Anton Szilgye—Lillian Fox et al; T P Conlon (A).

MOSHOLU PKWAY S, ws, 36.4 n 203d, 64.6x76.3; Peter Keber—Elise Levy; G A Steinmuller (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAY 7. 144TH ST, ns, 155 e Convent av, 20x99.11; Germania Life Ins Co; Theo M Killian et al; Dulon & Roe (A); Isidor Niner (R); due.....16,597.28

144TH ST, ns, 136 e Convent av, 20x99.11; same—same; same (A); same (R); due.....16,709.10

MAY 8. 131ST ST, 64 W; Matthew McNamara—Sarah McCormick et al; Jno McLaren (A); Jno T McGovern (R); due.....8,366.66

158TH ST, ss, 768.10 w Bway, 18.8x100; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A); Roger Sherman (R); due.....2,846.17

MAY 9. No Judgments in Foreclosure Suits filed this day.

MAY 11. 34TH ST, ss, 132.10 w 3 av, 23.8x98.9x9.11x99.7; Ludin Realty Co—Jas Corkery et al; Deyo & Bauerdorf (A); Nathan Burkan (R); due.....5,722.89

63D ST, 147 W; Amy A C Montague—Patk J Cosgrove; Gilbert T Montague (A); — (R); due.....2,447.08

101ST ST, ns, 100 w Bway, 54.9x100.11; Aug Ruif—Sender Feldman et al; Gettner, Simon & Asher (A); Saml Strasbourger (R); due.....14,142.33

MAY 12. 134TH ST, ns, 340 w Park av 25x99.11; Chas T Dotter—Sarah McCormick; Davison & Underhill (A); Joseph E Davidson (R); due.....15,055.83

MAY 13. COLUMBUS AV, swc 79th., 76.8x18.6; Josiah H De Wilt—Leon Levy et al; Kiddle & Margeson (A); Jos Ullman (R); due.....38,889.21

LENOX AV, es, 75.8 n 119th, 18x85; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A); Albt Blumenstein (R); due.....15,391.46

Bronx.

MAY 7, 8 & 9. No Judgments in Foreclosure Suits filed this day.

MAY 11. VALENTINE AV,** es, 100 n 187th, 101.11x135; Mortimer Smith—Marie J C Carey; Salter & Steinkamp (A); Wm T Quinn (R); due.....16,095.42

MAY 12 & 13. No Judgments in Foreclosure Suits filed these days.

**Recorded in N. Y. County

LIS PENDENS.

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

Manhattan.

MAY 9. 118TH ST, 70-2 W; Isaac Stern—Jennie Stern et al; partition; Cohen Bros (A).

MAY 11. 18TH ST, ss, bet 7 & 8 avs, Lot 47; Louis Pines—Robt Kennedy et al; foreclosure of tax lien; T I Schwartzman (A).

35TH ST, ns, bet 2 & 3 avs, Lot 9; Rudolph Wallach Co—Lewis Neumann et al; foreclosure of tax lien; A Weymann (A).

MAY 12. 114TH ST, 37 W; Bi State Realty Co—Isaac Deutsch et al; specific performance; D J Goldstone (A).

MADISON AV, sec 108th, 25.11x83; Benj H Bearman—Jacob Stone; action to recover 1/4 part of store and basement; Myers & Schwarsenski (A).

MAY 13. 109TH ST, ss, bet 2 & 3 avs, Lot 30; Rudolph Wallach Co—Threshold Realty Corp et al; foreclosure of tax lien; A Weymann (A).

MAY 14. FT WASHINGTON AV, sec 181st, 173.10x140.6x irreg; Louis Fagin—Brown-Weiss Realities; action to foreclose mechanics lien; W Hauser (A).

MAY 15. MONROE ST, ss, 125.5 w Jackson, 25x83.8; Raphael Prager—Wm Miller et al; foreclosure of tax lien; Lind & Pfeiffer (A).

7TH AV, nwc 48th, 112.6x104.5x irreg to Broadway; Emanuel Rosenberg—Helen C Juilliard et al; action to foreclose mechanics lien; Stroock & Stroock (A).

28TH ST, 202-4 W; also 50TH ST, 309 W; also 9TH AV, 730, and other property in Kings County; Abr Silberberg—Wm J Cregan et al; action to foreclose lien; A A Silberberg (A).

115TH ST, ns, bet 1 & 2 avs; Lots 13 & 14; Rudolph Wallach Co—Sarah J Imperatori; amended foreclosure of tax lien; A Weymann (A).

Bronx.

MAY 8. No Lis Pendens filed this day.

MAY 9. No Lis Pendens Filed this day.

MAY 11. 172D ST, ns, being lot 78, on tax map; Caroline C Back—Jas A Woolf et al; action to establish validity of tax lien; Reed & Pallister (A).

MAY 12. MARCY PL, 143; Simeon M Barber—Lloyd D Waddell et al; action to foreclose tax lien; H Swain (A).

MAY 13. 181ST ST, swc Valentine av, 54.1x139.7; Anton Larsen & Son, Inc—Tobruk Constn Corp et al; action to foreclose mechanics lien; F E M Bullowa (A).

MAY 14. HEWITT PL, es, being Lot 5 1/2; Wm Mellich—Geo F Johnson et al; action to foreclose transfer of tax lien; A & H Bloch (A).

Brooklyn.

MAY 7. COOPER ST, ses, 120 w Knickerbocker av, 17x100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A).

COOPER ST, ses, 141 w Knickerbocker av, 17x100; same—same; same (A).

DECATUR ST, ses, 126 w Hamburg av, 18.6x100; Jno Bischoff—Louis G Trautwein et al; S H Boyce (A).

LAKE ST, es, 86th, 72.6x42x58x45; also 86TH ST, nec Lake, runs n50xe108xs100xw42.2xnw93.3 to beg; Maurice Kahn—Rose Nowak; S O Brien (A).

VAN BUREN ST, ss, 300 w Reid av, 14.3x100; Adaline Lamb—Thos Foxton et al; G F Alexander (A).

WITHERS ST, ns, 300 e Lorimer, 18x170.5x13x163.6; Jno L Witte—Chas H Sackmann & wife; Halbert & Quist (A).

WITHERS ST, nwc Leonard, 25x80.10x25x80.2; same—same; same (A).

74TH ST, ss, 220 e 10 av, 20x100; Emma Cavanagh—Millicent G Martin et al; G W Pearsall (A).

AV P, ss, 40 e 9th, 40x100; Fredk Opolinsky—Chas Weeber et al; J M Peyser (A).

ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Moses Benstein—Mancorn, Inc, et al; J J Schwartz (A).

BEDFORD AV, sec Clifton pl, 90x120; Mutual Life Ins Co—Moses H Moses et al; F L Allen (A).

GRANT AV, es, 161.4 s Ridgewood av, 20x100; Title Guar & Trust Co—Wm H Wanser et al; T F Redmond (A).

HOPKINSON AV, ws, 140.7 s Hegeman av, 20.2x100x20.5x100; Lelia P Cowhill—Sarah Edelist et al; C F Corner (A).

MAY 8. MARTEENSE ST, 353; Dora Boleg & ano—Arno H Koch; to set aside deed; Squiers & Lee (A).

WARWICK ST, es, 170 n Sutter av, 20x90; Laura Hechler—Isaac Brown et al; Rosansky & Goldberg (A).

W 3D ST, es, 100 n Sea Breeze av, 40x100; Sea Beach Iron Works—Rachel Rosenberg et al; foreclosure of mechanics lien; I Solomon (A).

E 12TH ST, es, 260 s Av P, 20x100; also E 12TH ST, es, 280 s Av P, runs e100xs17.2xsw10.2xw90.2xw20 to beg; Michl E Fuchs—Hollow Wall Constn Co et al; foreclosure of mechanics lien; J J Metzger (A).

E 49TH ST, ws, 240 n Snyder av, 20x100; Albt Berry—Rugby Investors Bldg Co et al; G C Case (A).
 E 49TH ST, ws, 220 n Snyder av, 20x100; same—same; same (A).
 ALBEMARLE RD, nec Rogers av, runs n110.2 xe26.10xs110.1xw27.7 to beg; Annie F Wallace—Valentine Goetz et al; H L Thompson (A).
 CHURCH AV, ss, 80 w New York av, 22.6x90; Albt Berry—Ideal Realty Co et al; G C Case (A).
 DE KALB AV, nwc Adelphi, runs n106.3xw13.11 xs26.2xs32xs45xe27.1 to beg; Peekskill Savgs Bank—Evelynn E Dunn et al; T F Redmond (A).
 LOTS 131-2, block 7297, map 358 lots of M L Towns; Philip Ritzheimer—Ralph Stout et al; Reynolds & Geis (A).

MAY 9.
 MARTENSE ST, 353; Dora Boleg—Arno H Koch; to set aside deed; Squiers & Lee (A).
 VAN SICLEN ST, es, 460.6 s Av T, 18x100; S Bklyn Savgs Inst—Mary F Jeffards et al; Coombs & Whitney (A).
 E 4TH ST, es, 125.4 n Church av, 30x100; U S Trust Co—Kraslow Constn Co et al; Stewart & Shearer (A).
 E 4TH ST, es, 80 n Church av, 45.4x100x17.10x 103.10; same—same; same (A).
 65TH ST, ss, 434.9 w 19 av, 35x100; Danl J O'Connor—Jno T Haskell et al; Gannon, Seibert & R (A).
 65TH ST, ss, 264.9 w 19 av, 35.1x100; Danl K O'Connor—Jno T Haskell et al; Gannon, Seibert & R (A).
 HARRISON AV, es, 25 s Middleton, 20x75; Jos Schulman—Fanny Kittner et al; P A Katske (A).

MAY 11.
 CAMBRIDGE PL, ws, 172 n Fulton, runs n49.3 xw44xn.03xw55.11xs50xe—xn.03xe— to beg; Josephine F Brown—H B Hill Co et al; P P Smith (A).
 UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw—Gertrude Savage et al; E R Vollmer (A).
 16TH ST, sws, 220.2 nw 3 av, 17.7x51.6x17.7x 52.4; Donald Rathbun—Richd Bogardus et al; foreclosure of tax lien; Hovell, McChesney & Clarkon (A).
 68TH ST, sws, 300 se 20 av, 60x100; Gustave Liebscher—Bertha A Mergenthaler et al; H J Davenport (A).
 79TH ST, ns, 220 e Bay Pkway, 60x100; Muncy Purdy—Abram F Bucher et al; H J Davenport (A).
 BUSHWICK AV, ne Gates av, runs ne100xw100 xsw6xw50xsw94xe150 to beg; also RALPH ST, sc Knickerbocker av, 25x100; also PROP in Queens Co; Laura J Abbott—Annie M Wilson et al; to determine validity of will; G M Schinzel (A).
 CHRISTOPHER AV, ws, 275 n Newport av, 25x 100; Chas C Lewis—Guiseppe Capo et al; Neu, Gilchrist & S (A).
 JOHNSON AV, ss, 109.3 e Bushwick av, 20x70; Barbara Hock—Geo Stamm et al; partition; J Linde (A).
 ST NICHOLAS AV, sc Jefferson, 50x90; Oswego City Savgs Bank—Parshelsky Bros et al; T F Redmond (A).
 ST MARKS AV, ns, 180 e Hopkinson av, 116.7x 49x44.6x89; Conrad N Pitcher—Jno Schreyer et al; R Link (A).

MAY 12.
 AMES ST, ws, 477.11 s Pitkin av, 20x100; Barnett Levingson—Wolf Feldman et al; G Wiener (A).
 HERKIMER ST, ns, 331 e Nostrand av, 20x100; Frank H Tyler—Sus S Ausenger et al; T P Peters (A).
 HERKIMER ST, ss, 163 w New York av, 20.6x 185.6; Jos Podhorzer—Clara Firestone et al; N Friedman (A).
 LEONARD ST, nwc Consolvea, 22x77; Jno Calligan—Carolina Sartori; to impress a lien; L J Altkrug (A).
 PACIFIC ST, ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky—F Donberger Realty Co et al; M Sulzberger (A).
 3D ST, ss, 260 w Bond, 20x100; Kings Co Trust Co—Fannie G Lynch et al; G V Brower (A).
 BAY 24TH ST, ws, 57.6 s Bath av, 57.6x71.11x 57.6x73.11; Thos B McNickle—Jas Wright et al; A F McNickle (A).
 MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan—Della Kelly et al; J H Lack (A).
 ROCKAWAY AV, ws, 105 s Lott av, 20x100; Nettie B Anchell—Basonio Constn Co et al; M Reizenstein (A).
 ROCKAWAY AV, ws, 125 s Lott av, 20x100; Rebecca Levine—same; same (A).
 VAN SICLEN AV, ws, 195 n Liberty av, 20x100; Wilhelmine C Schimpf—Marks Myzel et al; Kiendl, Smyth & G (A).

MAY 13.
 DOUGLAS ST, es, 417.11 s Pitkin av, —x—; Public Constn Co—Saml Witlin; specific performance; J Spanisky (A).
 8TH ST, ns, 75 w 8 av, 18x100; 5th Av Savgs & Loan Assn—Eliz G McGowan & ano; J P Judge (A).
 E 38TH ST, es, 137.6 n Av I, 40x100; Isabella Berwick—Kath Martin et al; O A Samuels (A).
 53D ST, sec 6 av, 32.8x100; Saml Bloomberg—Francis D Winslow et al; L & M Blumberg (A).
 54TH ST, nec 6 av, 32.8x100; Saml Bloomberg—Francis D Winslow et al; L & M Blumberg (A).
 FLATBUSH AV, ws, 19.9 s Dorchester rd, 19.9 x99.1x19.8x97.6; Sarah F Mead—Public Constn Co et al; W H Orr (A).
 FLATBUSH AV, ws, 39.5 s Dorchester rd, 19.8 x101x19.8x99.1; same—same; same (A).
 KENT AV, 899; Nathan Shostack—Harry Aronson et al; foreclosure of mechanics lien; G M Moscovitz (A).
 NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Getteys et al; A C Asche (A).
 SURF AV, ns, 101.6 e W 32d, 20.4x118.11x20x 115.9; Brettschneider Realty Co—Theodora Kutyn et al; foreclosure of mechanics lien; Phillips & Avery (A).

MECHANICS' LIENS.

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

Manhattan.

MAY 9.
 45TH ST, 7-11 W; Fordham Cornice Works, Inc—45th St Realty Co & Fleischman Bros Co (27) 271.56
 121ST ST, 302 W; Benj Schuman—Daisy B McCloskey & J A McCloskey (29) 254.25
MAY 11.
 46TH ST, 46 W; Jandous Electric Equipment Co—Arthur Brisbane & Anton Strand (33) 420.00
 136TH ST, 124-6 W; Stephen Wilcox—Fourth Moravian Church (35) 1,182.59
 137TH ST, 121-3 W; Frank Lee—Albt B Gross, Max Gross, Wm N Engel Agnes K & Jno A Taylor (36) 161.61
 LENOX AV, 438; Green & Lebowsky—Harry Jacobs & Joshua B Wood (34) 100.00
 7TH AV, 421; Peter J Ryan Building Co—Frank J Cassidy (32) 345.00
MAY 12.
 29TH ST, 39-41 W; Hirschhorn, Schoenberger & Krieger—Rockbridge Realty Co, Inc, Victoria Bldg & Constn Co & Theo C Klein (41) 900.00
 46TH ST, 46 W; Gross & Shulman—Arthur Brisbane, A B S Co, Inc & Anton Strand (38) 206.00
 49TH ST, 9 E; J L Keating & Co—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co, Inc (42) 37.50
 53D ST, 115-9 E; Abr Hahr et al—118 E 54th St Realty Co & A Rosenberg, recr (37) 235.91
 109TH ST, 102 E; Max Savedoff—Minnie Levien & Louis Walenn (40) 90.00
 111TH ST, 29 E; Wm Hoffman—Jafoa Realty & Holding Co, Inc & Frank Locker (39) 51.25

MAY 13.
 3D ST, 22 E; Joe Greenberg—Ignatz M Rottenberg & Henry Sohn (45) 70.00
 42D ST, 250-2 E; H H Vought & Co—Geo H Earle Jr, Horn & Hardart Co, Elsrotte Amusement Co, Mrs Leslie E & Leslie E Hanning & Harold Graff (47) 1,085.00
 BROADWAY, 1710; Max Zudek—Tye Realty Co & Zwerling & Weitz (48) 175.00
 BROADWAY, 2633-5; Jno F Ferguson—Wm E D Stokes & Quincy Amusement Co & Leslie Bros Engineering Co (46) 129.00
 9TH AV, 736; J H Levin—Julia Colberg (44) 29.65

MAY 14.
 45TH ST, 119 W; Christian Bauer, Jr —Jas Hebron & Frank N Reilly (63) 860.00
 57TH ST, 557 W; Bennie Kulick—Maurice D Barry & Danl J Dowdney exrs & Geo Dann (68) 38.25
 66TH ST, 42 E; Jno H Parker Co—Jackson Realty Co (67) 9,883.36
 114TH ST, 29 E; Sol Jaffe—Frank & Julius Locker (65) 78.50
 123D ST, 304 E; Sol Jaffe—Frank & Julius Locker (64) 49.50
 125TH ST, 551 W; Abe Lifson—Saml H Hunter & J J Clancy & Co (62) ... 50.50
 201ST ST, Academy st & Harlem River; Geo Reid—United Electric Light & Power Co & F T Nesbit & Co (49) ... 30.00
 SAME PROP; Michl Heider—same (50) 22.00
 SAME PROP; Fredk H Hackett—same (51) 22.00
 SAME PROP; Jno Hollaway—same (52) 22.00
 SAME PROP; Frank Careagno—same (53) 16.50
 SAME PROP; Salvatore Mollo—same (54) 16.50
 SAME PROP; Lazzaro Dughi—same (55) 17.87
 SAME PROP; Alex Wood—same (56) 22.00
 SAME PROP; Jas Delmore—same (57) 22.00
 SAME PROP; Geo Magill—same (58) ... 24.00
 SAME PROP; Richd Tobin—same (59) 22.00
 SAME PROP; Wm McMullen—same (60) 22.00

BROADWAY, 2633-35; Leslie Bros Engineering Co—Wm E D Stokes & Quincy Amusement Co (61) 2,533.10
 ST NICHOLAS AV, sec 118th, 118.5x 123.11; Benj Rosengarten—Franke Realty Co & Cecil Co (66) 290.20
 5TH AV, ws, whole front bet 38th & 39th; Herrman & Grace Co—Frank V & Jno H Burton & Lord & Taylor (69) 1,868.83
MAY 15.
 32D ST, 22-6 W; Herrmann & Grace Co—Midwest Realty Co (70) 2,828.00
 WAVERLY PL, 202-4; Abr Moritzky—Margt M Fritz, Kings County Plumbing Co & Nathan Wexler (71) 85.00
 PARK AV, 1665-71; Saul Jacobs—Saml Williams (72) 84.00
 63D ST, 225 W; Reid, King & Co—Sallie Ellison & W D Ellison (73) ... 129.02
 46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co & Arthur Brisbane & Anton Strand (74) 420.00

Bronx.

MAY 8.
 226TH ST, 824-6 E; Jno Martocella—Maria Viscardi Felicia Bernaocchio & C Guidoni (4) 90.00
MAY 9.
 AUGUSTA PL, 118; Builders Brick & Supply Co—Louis Boucha & Theresia Boucha (5) 340.70

185TH ST,** ns, bet Washington & Bathgate avs; Carl Reiger—Maurice Frank & Jno K Vaughan; renewal (30) 83.41
 LAFONTAINE AV, 2086-88,** Carl Reiger—O'Grady Est & Jno H Vaughan; renewal (31) 48.01
MAY 11.
 INTERVAL AV, 1133; Julius Riesmuller—Geo Grazzidio, Jno Doe & Angelo Alteri (6) 62.50
MAY 12.
 TINTON AV, 777; Nicholas Gregoria & Co, Ihe—Lena & Nathan Kravitz (7) 10.00
MAY 13.
 161ST ST, 700-2 E; Frank Goldman—Agnes G Pragnellown & R M Buge (8) 65.00
MAY 14.
 No Mechanics Liens filed this day.
 **Recorded in N. Y. County.

Brooklyn.

MAY 7.
 COURT ST, swc Joralemon, —x—; M Glasser—Weinbro Realty Co & John H Parker Co 1,083.38
 SAME PROP; same—Weinbro Realty Co 490.00
 FULTON ST, nwc Jerome, 82.2x89.8x Irreg; E M Pilzer—Fulton Jerome Theatre Molding Co & Abr Frankel .. 300.00
 HUMBOLDT ST, 357; R B Hutchins—Louisa Castellana 121.11
 SUYDAM ST, ec Central av, 25x90; Hyman Wolovitz—Jacob Annenberg & Frank Vitale 132.20
 74TH ST, ns, 140 w 7 av, 140x100; F Lee—John Finkelstein 217.60
 CENTRAL AV, 161; J Rockmore—Jacob & Rebecca Annenberg & Fran Vitale 66.00
 CLINTON AV, 80, N Robin—Ida & Carl Feinstein 111.50
 SAME PROP; M Barry—same 270.00
MAY 8.
 AMES ST, ws, 125.5 s Newport av, 50x 100; J Silverstein—Harry Finkelstein 133.50
 W 29TH ST, es, 380 s Mermaid av, —x —; J A McDonald—Mathilde B Jelstrup 433.75
 CATON AV, sec Stratford rd, 100x 195.10; R C Purns—Plandome Constn Co & Morris Fine 600.00
 PUTNAM AV, nwc Downing, —x—; General Gas Appliance Co—Absol Constn Co; Benj & Meyer Solomon ... 432.30

MAY 9.
 FULTON ST, 2019-21, M Fish—Geo & Ethel Potts & John Donnelly 57.00
 ST JOHN'S PL, 1685-89, Moses Annenberg—St Mark's-Howard, Inc; A Koepple 1,300.00
 SCHOLES ST, 49, L Tow—Meyer & Abr Silberman 108.30
MAY 11.
 HICKS ST, ws, 50 n Rapalyea, 18.9x 80; Nathan Pintchik—Wm N De Forest & Raymond A De Forest 185.00
 WEBSTER AV, ses, 335.4 ne 3 av, 25x 112; Robt Kloiber—Elsa Arit 65.00

MAY 12.
 AMES ST, ws, 125 s Newport av, 50x 100; United House Wrecking Co—Annie Weisman & Harry Finkelstein 131.00
 SUMNER AV, 265-71; A Moritzky—Kings Co Plumbing Co & Nathan Wexler 55.00
 SURF AV, ns, 81 e W 32d, 20x100; S Fioto—Jacob Sommer & Simon Bros Holding Co 65.00
MAY 13.
 QUINCY ST, 283; M Zudek—Max Kessler & Zwerling & Weitz 365.00
 QUINCY ST, ns, 350 e Nostrand av, 50x 100; Empire City Lumber Co—Max Kessler & Thrall Constn Co 153.03
 E 15TH ST, ws, 101 n Neck rd, 180x 100; Hudson Mantel & Mirror Co—Van Adrian Bldg Co 90.00
 CATON AV, sec Stratford rd, 100x100; M I Davidson—Plandome Constn Co. 47.88

SATISFIED MECHANICS' LIENS.

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

Manhattan.

MAY 9.
 84TH ST, 168 W; Peter Serringer et al—Fredk F Brueck et al; Aug1'13.. 20.00
 SAME PROP; Peter Doerr—same; Aug'13 56.50
 SAME PROP; Phillip Reilly—same; Sept27'13 165.00
 BROADWAY, nec 94th; Morris Wolfinger et al—Harry Schiff et al; Nov 25'13 3,750.00
MAY 11.
 CANAL ST, 133-7; Mayer Schaa—J H Taylor Constn Co Inc et al; May6'14 155.00
 44TH ST, 11 E; M Abbotts Sons—Chas C Beaman Estate et al; Apr21'14 351.92
 AUDUBON AV, 109; H G Sillock, Jr—Gustav Boehme et al; Apr17'14 184.54
 SAME PROP; Henry H Meise & Son Inc—same; Apr1'14 112.50
 SAME PROP; Bierach & Co—same; Apr18'14 500.00
 3D AV, 802; Abr H Backer—Robt Main et al; Apr29'14 56.61
MAY 12.
 25TH ST, ns, 134.8 w Bway; Pascal Cohn—11 W 25th St Co, Inc; Nov 12'13 310.00
 48TH ST, 168 W; Adolf Meyersburg—Fredk F Brueck et al; July25'13 237.25
 SAME PROP; Adolf Weiss—same; July17'13 25.00
 SAME PROP; Morris Levi & Co—same; July30'13 67.00

Satisfied Mechanics' Liens, Continued.

Table listing mechanics' liens with columns for address, creditor name, and amount. Includes entries for 48TH ST, 168 W; Harry Ginsburg; 105TH ST, ns, bet Bway & W End av; 95TH ST, 156-66 W; Passaic Structural Steel Co; 65TH ST, 323 E; Oriental Fireproof Sash & Door Co; 3D AV, swe 65th; Norman Lipsky; 55TH ST, 231-41 W; J P Duffy Co.

Bronx.

Table listing mechanics' liens in the Bronx. Includes entries for 161ST ST, nec Westchester av, 25x100; 173D ST, nwc Southern blvd, 50x100; 172D ST, 856-60-64 E; Frank O Brunnett.

Brooklyn.

Table listing mechanics' liens in Brooklyn. Includes entries for PROSPECT PL, 1063; Benj J Firth & Son; STERLING PL, sec Rochester av, 100x120; W 29TH ST, es, 380 s Mermaid av, 120 x118.10; W 29TH ST, ws, 380 s Mermaid av, 120 x118.10; 55TH ST, swe 7 av, 100x122.14; HUDSON AV, 374; ST MARKS AV, 970-4; HAVEMEYER ST, 43; MARLBOROUGH RD, sec Church av, 52.5x105.10; Temple Beth Emeth & Peter Guthy Inc; 25TH ST, ws, 43.9 n Foster av, -x -; ROCHESTER AV, sec Sterling pl, -x -; ROCHESTER AV, sec Sterling pl, -x -; COURT ST, 46-50; also JORALEMON ST, 200; ROSS ST, 164; MARLBOROUGH RD, sec Church av, 52.5x105.10; PITKIN AV, nwc Powell st, 50x100; MELROSE ST, ss, 200 e Bremen, 25x100; 1ST ST, nec Roebing, 50x77; W 31ST ST, ws, 192 n Surf av, 40x100; HUDSON AV, nwc Front, -x -; NOSTRAND AV, 718-20; BROOKLYN AV, 427-13.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan. Includes entries for AMERICAN BANK OF TORREON, S A; SCOTT, Geo C & Jas S; DE KAY, Henry E; SOUTHERN STATES PHOSPHATE & FERTILIZER CO; CAIRE, Gabrielle.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan. Includes entries for Beaumont Bldg Co, 189th st, nec Cambreling av; Beaumont av, Reisler & Klein; Beaumont, Chas A, 24th st, 129 E.; Bianco, Alfonso, 10th st, 282 E.; Cortlandt Iron Works; Dunham, M L, 52d st, 136 W.; Guggenheimer, Eliza, 20th st, 40-6 W.; Same, Walker st, 9-13, same; Juno Realty Corpn, 110th st, 45-53 W.; Otis Elevator Co, Elevator; Lewisohn, Philip, 17th st, 243-7 W.; Manhattan Av Theatre Corpn; Pagano, Emilio, 6th st, 344 E.; Sweetman, Jacob, Orchard st, 26.; Reisler & Klein, Iron Work.

Bronx.

MAY 7, 8, 9, 11, 12 & 13.

Table listing chattel mortgages in the Bronx. Includes entries for Beaumont Building Co, Cambreling av, nec 189th, -x-; Di Marco Carmelo, 1010 Intervale av.

Brooklyn.

MAY 7, 8, 9, 11, 12 & 13.

Table listing chattel mortgages in Brooklyn. Includes entries for Almont Holding Co, Inc, Dumont av, c Hinsdale; Harker, Wm, Livonia av & Barbey Mantels, &c; St Marks-Howard Co, St Johns pl, nr Howard av; Sunshine Constn Co & Prudential Savgs Bank; Tarpey, Mary A, 11th av, bet 49th & 50th; Webster Development Co; Weisberg Co, Ashford st nr Livonia av.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan. Includes entries for ST NICHOLAS PL, es, intersec cl 153d, runs s75x100x75x100 to beg; BRADHURST AV, es, 119.9 s 153d, 39.11 x100; STATE ST, 1-3; also PEARL ST, 18 1/2-20; Thompson-Starrett Co loans South Ferry Realty Co, Inc, to erect a 12-story & basement & a 2-story bldg.

Bronx.

Table listing building loan contracts in the Bronx. Includes entries for BATHGATE AV, ws, 103.3 s 175th, 54x114.4x irreg; TIFFANY ST, sec Beck, 148.5x187.5; City Mortgage Co loans Kermit Realty Co, Inc, to erect 5-story apartment; 10 payments.

Table listing building loan contracts in Manhattan. Includes entries for MAY 13, 232D ST E, ss, 220.3 w Laconia av, 25x114.8; LACOMBE AV, ss, 50 e Beach av, 25x100; 173D ST, ns, 58 e Webster av, 50x92; 14TH AV, es, from 77th to 78th, -x-; MAY 8, 74TH ST, ns, 395.11 e Stewart av, 140x100; MAY 11, STERLING PL, sec Rochester av, 95x100; WEBSTER AV, ses, 335.5 - 3d, 25x112; MAY 12, BRISTOL ST, es, 100 n Dumont av, 100x100; GOLD ST, 353; SAME PROP; same on same to pay Wm Ericsson, Inc.

ORDERS.

Brooklyn.

Table listing orders in Brooklyn. Includes entries for Title Inc Co to pay S Savedoff; Natl Bridges Works to pay Jas Mason; Wm Ericsson, Inc.

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Table listing Manhattan orders served. Includes entries for East Broadway, 123-Aaron Cohen Estate; 74th st, 443 E-Jos Tauber; 96th st, 206 W-Chas E Neier; 105th st, 251 E-Julia Gildenberg; 135th st, 306 W-Howe Realty Co.

Named Avenues.

Table listing named avenue orders served. Includes entries for Av A, 1404-Lawrence E Brown; Park av, 1501 1/2-Joseph Miller.

BRONX ORDERS SERVED.

Named Avenues.

Table listing Bronx orders served. Includes entry for Concord av, 468-Daniel Altieri.

BROOKLYN ORDERS SERVED.

Named Streets.

Table listing Brooklyn orders served. Includes entries for Fulton st, 12-16-Bklyn Union Gas Co; Fulton st, 29-33-Bklyn Union Gas Co; Fulton st, 35-45-Bklyn Union Gas Co; Fulton st, 281-85-Bklyn Union Gas Co; Garden st, 44 (rear)-Harry Goldberg; Grand st, 134-Bklyn Union Gas Co; Humboldt st, 266 (rear)-Bklyn Union Gas Co; Joralemon st, s s, bet Court & Fulton sts-Bklyn Union Gas Co; Pearl st, 355-Bklyn Union Gas Co; Rock st, 2-8-Bklyn Union Gas Co; Summit st, 2-18-Amer Metal Cap Co; Summit st, 2-18-Bklyn Union Gas Co; Washington st, 21-27-Bklyn Union Gas Co.

Named Avenues.

Table listing named avenue orders served in Brooklyn. Includes entries for Atlantic av, 1191-Brooklyn Union Gas Co; Flushing av, 919-21-Brooklyn Union Gas Co; Hamilton av, 80-Brooklyn Union Gas Co; Johnson av, 18-30-Brooklyn Union Gas Co; Throop av, 427-Edward Vrooman.

QUEENS ORDERS SERVED.

Table listing Queens orders served. Includes entry for Ford av, 44 (Glendale)-Bernard Koernan.

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

BUILDING MANAGEMENT

NEEDS IN LOWER BROADWAY LOFT SECTION

By AARON RABINOWITZ, President of Spear & Co.

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

IF the wholesale section is to realize its possibilities, the old structures must be replaced by thoroughly modern new buildings of large area. The requirements of the new building, factory and labor laws are such that only large buildings can meet the new demands satisfactorily and justify the large initial cost.

The changes and reforms that the new Tenement House Laws have brought about in the construction of tenements and modern apartment houses have their parallel in buildings intended for manufacturing purposes. The construction of such buildings is needed for a complete rehabilitation of the district, and should be the means of steadily enhancing values.

Precedents are not lacking on the main line of travel, of prosperous growth, depression, and a renewal of activity. As far back as 1863 upon the site of the St. Paul Building at the corner of Broadway and Ann streets, stood Barnum's Museum. It was then the center of a great retail trade. This trade moved to Canal street and as a consequence Barnum applied for a reduction of the assessment of \$250,000. The land alone is at present assessed at \$950,000—almost four times the amount of the old assessment. It is not intended to predict a like soaring of values, but it is not unreasonable to expect the old law of readjustment to assert itself.

The district calls for the erection of buildings for manufacturing purposes. It must remain distinctly a mercantile district. The shipping and transportation facilities, the accessibility to labor, and other elements are the decisive factors in fixing its character.

The model loft building is as much in demand as the model tenement. Its essentials can be best provided in large buildings. It is a matter of common knowledge that the larger the building, the lower the proportionate cost of operation. The large building makes possible small and large units and lends itself to the meeting of the expanding needs of tenants. It attracts the large tenant, and such as are financially responsible. Modern scientific business management demands thorough supervision. Labor and commodities must be kept under such close observation as can be assured only by single large areas.

Loft Building Requirements.

The essentials of the model loft building are: (1) light and air, (2) heavy construction (3) large single areas that can be easily adjusted to the needs of smaller tenants, (4) elimination of columns, (5) ample utilities such as elevators, etc., properly arranged, (6) fire protection, (7) adequate coal bunkers, (8) proper placing of boilers and machinery, (9) roof space available for employees.

Light and air are the factors surpassing all others in importance. Where there is sufficient light there will be ample air. Natural light is important not only from the standpoint of economy but also because it commands the higher grade of employees. It reduces the problem of renting to a minimum. It is not necessary to sacrifice either architectural beauty or space; but where this is done, it may be considered fully justified. A contrast is afforded by the old Post Office building in New York and the Packard Building in Long Island City. In the one case the numerous pillars in-



AARON RABINOWITZ.

tended to give architectural beauty only serve to cut off light and air, and to make the building hideous within and without. In the other case, as much of the façade as possible is given up to windows, kept flush with the building wall. Only tradition limits large windows to the studio building.

The heavy construction would be designed to meet the varying needs of the tenants, it would make the building suitable for the housing of heavy machines and would prevent vibration and incidental damage to the property. The carrying capacity of floors per square foot should be increased from the usual 120 lbs. to 250 lbs. per square foot. The greater initial cost is offset by the economy in the upkeep of the building as well as the increased possibilities in the matter of renting.

The large single areas are necessary to meet modern business requirements of

adjusted subdivision of lofts. A suitable and easily adjusted subdivision of lofts will also require that the utilities, that is to say the elevators, stairways, halls and toilets, be so arranged that access to them will not be cut off by subdivision.

The problem of arrangement of columns and elevators has been met in a building of one hundred foot front in the following manner: Two complete sets of utilities, including passenger and freight elevators, are ranged on either side of the building. Twelve columns are placed in three rows of four columns each, the centre row running through the center line of columns where the loft division of the loft fireproof partition required by law can be placed along the centre line of columns where the loft is subdivided, the sprinkler system and sprinkler heads can be so arranged as not in any way to be interfered with by such partition. In effect, we have two buildings, distinct units, complete, as nearly perfect as possible. For the purposes of illustration we submit a floor plan of a building in our charge that is always kept fully rented. Such a plan makes every square part of space available.

The new building should have installed a sprinkler system of the most approved type, acceptable to the New York Fire Insurance Exchange and for which they will allow a reduction of one-half of the insurance rates. Every tenant shares in the saving accruing from this large reduction of insurance rates. This arrangement should include the fire alarm which automatically and promptly notifies the central station of the opening of a sprinkler head. This reduces damage by water as well as by fire to a minimum. The lessening of the danger to human life as well as property is as great as it is obvious.

A conscientious compliance with the requirements of the building and labor laws in the proper provision for means of egress, use of fireproof material in construction, etc., does not add materially to the cost of construction and yet in some cases are distinct factors in the saving of cost of maintenance.

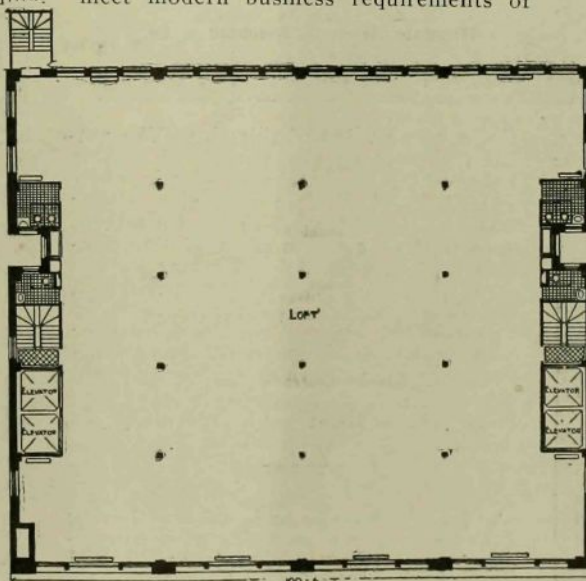
Coal Supply.

There are few buildings in New York with coal bunkers that will hold more than one week's supply of coal. The lesson of recent experience is plain. There were numerous instances where the heavy snowfall delayed the delivery of coal, crippling plants, and forcing them to shut down. It should be a comparatively simple matter to provide bunkers that will hold at least a month's supply of coal.

The boiler room and machinery formerly as a rule placed, as a matter of course, in the rear, should be placed in the front of the building.

As in the case of the model tenement, the space on the roof should be utilized. The disastrous experiences of lower Fifth avenue can be avoided by an attempt to meet the social requirements of the employees and thus relieve as far as possible the noon-day crowding on the business thoroughfares.

In our opinion there can be no intelligent planning without the advice and assistance of the building manager. The day has passed when the owner and architect can exclude him from their councils. His advice is needed in matters affecting the arrangement of floors, columns and elevator plant,



MODEL LOFT FLOOR PLAN.

substantial firms. Economy in time and in supervision are thus obtained by the tenant. Tenants will not occupy two or more floors when it is possible to obtain the requisite space on a single floor. These large floor spaces are adapted to the use of smaller tenants wherever necessary and greatly simplify the renting problem.

Elimination of Columns.

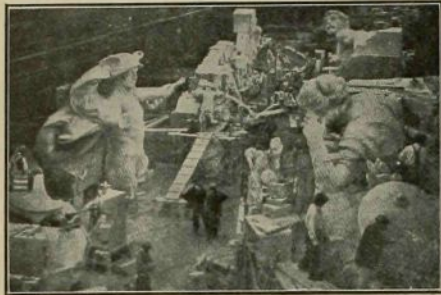
The advantages of large single areas can only be fully availed of by the elimination of columns, or by such an arrangement of columns as will enable the owner to meet the changing requirements of tenancy through suitable and easily

USEFUL APPLIANCES

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

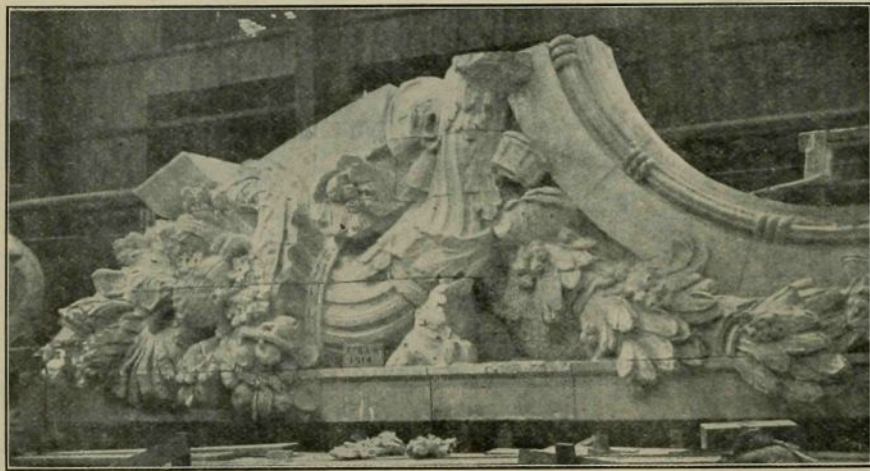
World's Largest Statuary Here.

HERE is being completed at the plant of William Bradley & Son, in Long Island City, the last figures of a group of statuary that is said to outclass in size any piece of stone carving of its kind ever done in any part of the world in modern times. Some of these pieces



of statuary are illustrated herewith by courtesy of "Stone," but a description of the colossal pieces is necessary in order that the reader may obtain a proper perspective of the scope of this piece of stone carving.

This group is being carved out of rough Indiana limestone and ultimately will form the adornment of the huge clock that will find its place in the 42d street facade of the great Grand Cen-



tral terminal, opposite Park avenue. This clock is expected to surpass in size that of any other in the city, with the exception of the one in the Metropoli-



tan tower. It will measure 13 feet across its face. The Metropolitan clock measures 15 feet. This clock will rest upon an elaborate floral decoration, and will be surmounted and surrounded by three symbolic figures, all of which were modeled by Jules Coutan, of Paris. The models, though huge themselves, will only be one-third the size of the finished group which is indicated by the comparatively diminutive model just seen in the background of the cut depicting the figure "Industry."

The center figure in the group will be Mercury, the ancient god of Travel, and behind him will tower an enormous eagle whose outstretched wings form the

background of the entire group. Opposite "Industry" on the right of the clock will be a heroic statue of a woman in a thoughtful attitude, symbolizing intelligence. Near her are compasses, a globe, book and pencil.

Looked at close at hand in the Bradley shops the figures tower what seems to be like stories above the head of the visitor. The blocks of stone and the ladder in the background give some comparative size of the figure "Industry." As a matter of fact, the extreme length and height of the group are 66 by 48 feet. The height of the central standing figure of Mercury is 27 feet 6 inches, while the length of his right arm is 11 feet. The wings of the eagle measure from tip to tip 34 feet 4 inches, and the weight of the entire group is 1,500 tons, which is the equivalent of more than 20,000 feet of stone.

No marble is employed in the figure at any part. It is all Indiana limestone of exceptionally fine quality, which is the same material that the entire exterior of this terminal is laid up with. On the authority of the Bradley company the largest block of stone used in executing this remarkable piece of statuary was 12 feet 4 inches by 4 feet by 12 feet 4 inches. The stone came from the quarries of the Indiana Quarries Company at Bedford, Ind. The final carving is being done by Donnelley & Ricci under a sub-contract.

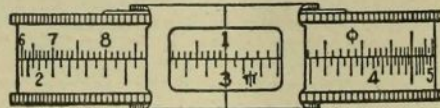
Hollow Building Block Patent.

THE Patent Office at Washington has awarded to Ferdinand Buchartz, 17 Battery place, a patent on a new hollow building block and method of making it. The patent has been assigned to the Building Improvement

Co., a corporation of this city. The patent rights cover the method of making hollow building blocks of plastic material which consists in extruding plastic material through a die to form a tube of polygonal or circular cross section, cutting said tube into desired lengths and then cutting away a portion from each end of the severed lengths to form integral extensions of the polygonal or circular body portion, and then, while the material is still plastic, bending said extensions over the open ends of said body portion, then baking or firing the block.

A Convenient Calculator.

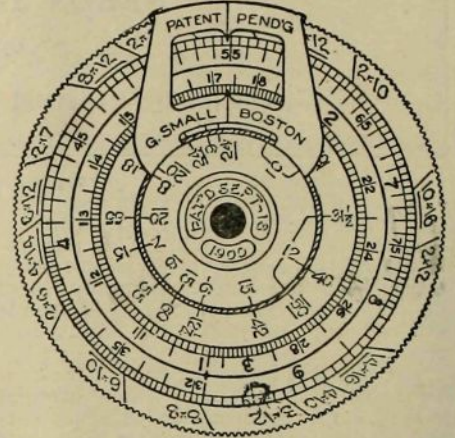
ARCHITECTS and others having calculations to make of a complicated mathematical character will find convenient a small calculator being introduced by Small, Small & Co., of Waltham, Mass. The fundamental principle



in its design is that for a slide rule or a logarithmic graduation of the scales. This arrangement and shape are shown in the circular illustration.

The letters indicate the different scales, which are as follows: S, 6-in. scale for distances on plans, obtained by rolling the instrument along the line. The scale is graduated in eighths of an

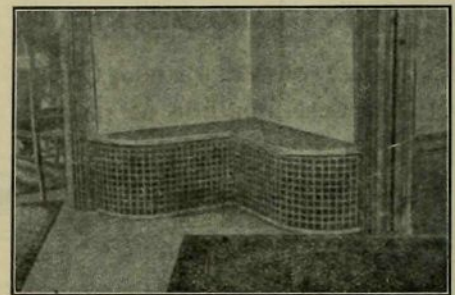
inch, while the milling on the edge is in thirty-seconds of an inch; A, sines of angles greater than 5 deg. 44 min.; B, reciprocals of numbers on C-scale, used for polyphase short-cuts; C and D, ordinary scales for multiplication and division, similar to those on straight slide



rules; E, square roots of numbers on D-scale having even numbers of digits; F, square roots of numbers on D-scale having odd numbers of digits; G, rectangular wooden beams. When the right-hand edge runner coincides with the slant line on the beam-scale the cross hair is on the corresponding section modulus on the D-scale, and vice versa. H and I are standard steel I-beam scales, H, giving the depth in inches and I the weight in pounds per linear foot. Read section modulus in the same manner as for wooden beams.

Ventilating Through Furniture.

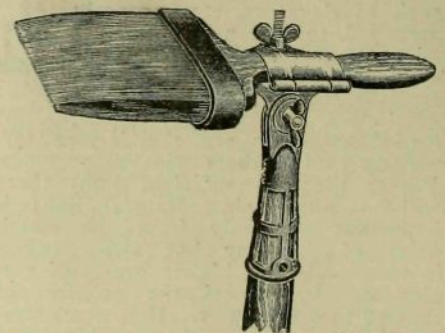
HERE are always waste surfaces in living-rooms that might be put to beneficial use, and it has remained for the Wooden Ventilator Company, of East Palestine, Ohio, to commercialize it. This company's specialty is the manufacture of wooden ventilators, as its name implies, but instead of putting the ventilator in the wall, where it constantly advertises its presence by its



conspicuousness, the vent is cleverly placed in a corner seat, in the ornamentation of a sideboard, a china closet, a music-rack, bookcase or in a grill over or under the bathroom window. The illustration shows how a corner window-seat in a living-room has been made to serve two purposes, a snuggle-nook and a source of fresh air.

An Extension Paint Brush.

WHEN renovating work has to be executed in a space of time so short that it does not permit of the erection of a scaffold, quick painting



work can be done in inaccessible places without the use of horses, ladders or platforms by the use of an extension brush holder that is being introduced by Samuel Nelson, 1748 Grace street, Chicago.

CURRENT BUILDING OPERATIONS

MODEL OFFICE AND LOFT STRUCTURES

Improvement of Old Victoria Hotel Site a Notable Addition to Fifth Avenue Colony—Building in 31st Street Embodies all Latest Devices.

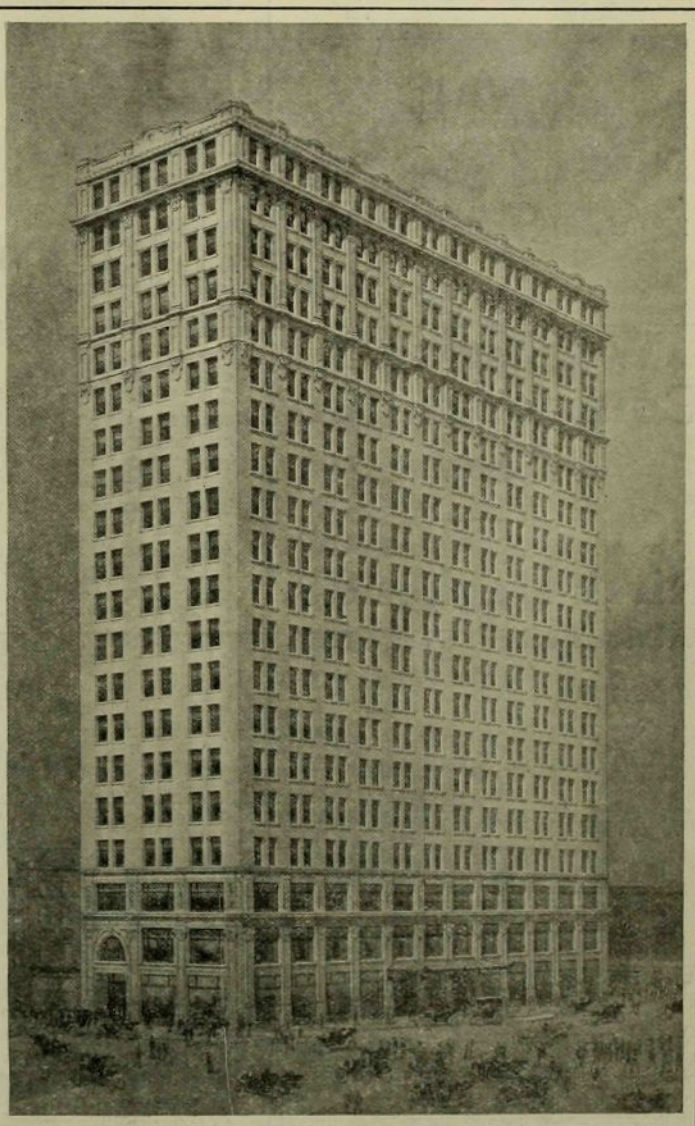
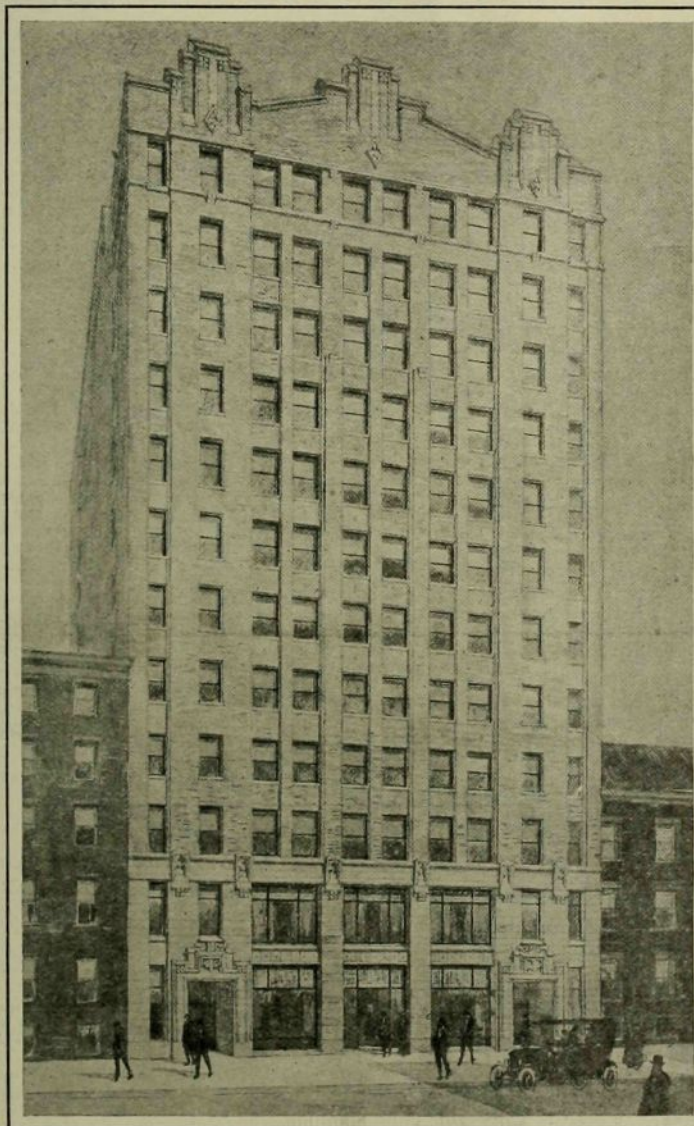
SOME remarkable calculations have been devised by Frank Goodwillie, of Wallis & Goodwillie, architects, 56 West 45th street, for the twelve-story mercantile building to be erected at 31-37 East 31st street, by the 31 East 31st Street Realty Company, Inc., George Backer, president. The plot has ground dimensions of 85.8 x 98.9 feet, and will occupy the entire area less a 14.9 foot court in the rear. The façade is of Gothic design, with limestone up to the third story, light colored face brick and limestone trimmings above.

Mr. Goodwillie believes that the factory regulations, affecting the construction, which are included in the recent State Labor Law, are proper and use-

owing to insufficient light and ventilation from bulkhead windows. Light generally coming from the rear of the building is very much more useful for the tenant. Boiler and coal storage being in the front is more economical in the use of space and reduces the necessity for handling. The congestion on the streets at noon, which has in some localities become unbearable, would be reduced if the owners of loft buildings would provide a proper lunch and rest room on the roof of buildings for the occupants and provide for open-air recreation.

By a slight enlargement in the size of the stair landings, utilizing otherwise useless space, Mr. Goodwillie adds to

into an outside vestibule, which is open to the outside air; from this vestibule to the fire-tower platform descending to the exit on the first floor, which is outside the main entrance doors of the building. There is no objection to making these buildings fireproof, as the additional cost of fireproof material over the old method of wood floors and trim is so slight that the difference in cost is soon absorbed in the cost of maintenance, the entire fireproof building being cheaper to maintain. This plan allows under the law an occupancy to 176 persons per floor, which is within two persons of the total number that might be employed under any circumstances for the total given floor area of



Wallis & Goodwillie, Architects. LAST WORD IN LOFT CONSTRUCTION.

Schwartz & Gross, Architects. OFFICES ON OLD VICTORIA HOTEL SITE.

ful; that factory and light manufacturing buildings can be designed to meet these requirements without entailing extra cost or loss of rental area. That the development of the fire tower or fire-escape in any form at the rear of the building is extravagant, as it necessitates a waste of space on the first floor for a fire passage to the street, and loss of daylight in each loft where it is most required.

In planning loft buildings machinery can be placed with the aisles opening at right angles to the light (in the rear) so that operators may have proper light. The boiler room should be in front of the cellar as this is the least desirable space for the tenant,

the number of operatives allowed by law for each floor. The owner is benefited by this new law, provided he takes the necessary precautions, and provided further that his architect uses his best efforts to solve the problem, recognizing the bread and butter necessities of good return on investment, the safety necessity of protecting the working people, and adding to the pride or credit of the tenant in occupying a good building. A tenant occupying a building so designed is relieved from the constant annoyances of making incessant changes due to frequent demands of the departments hitherto having jurisdiction.

The fire tower is so planned that those wishing to leave the building pass

the loft, allowing 32 square feet for each person as required by the law. Provision is made on the roof of over one-half the area of the building for a rest and lunch room with kitchen attached, also a room for exercising, with necessary toilets. Elevators and staircases are carried to the roof and the balance of the roof is open to the air, and tiled for open-air recreation. The cost is placed at \$300,000.

The twenty-story mercantile building which is to occupy the site of the old Victoria Hotel at the corner of Broadway and 27th street, will be in all respects a creditable addition to this section. The owner of the new building

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is the 230 Fifth Avenue Corporation (Johnson-Kahn Company), which last year built a similar structure on the site of the old Martin Restaurant one block below.

The building under construction was designed by Schwartz & Gross, architects, 347 Fifth avenue, and occupies practically the entire plot with an area of about 20,000 square feet. This plot has a frontage of 62 feet on Fifth avenue, 254 feet in 27th street and 106 feet on Broadway. Manufacturing of any kind will not be permitted in the building.

The structure has been designed with a minimum of columns. On the Fifth avenue front there is a clear floor space of 40 by 40 feet, with a similar arrangement on the Broadway side. The structural steel for the building was designed by Laurence A. Ball, consulting engineer, who estimates the amount of steel necessary to be in the neighborhood of about five thousand tons. The foundations of the building, consisting of reinforced concrete piles, were installed in a most unusual manner, while the old building was being demolished.

In design the building is Gothic, and the fronts will have a base of Quincy granite and the stories above will be of matt glazed terra cotta and glazed brick. Eleven high-speed electric elevators will be installed and the car doors, and all hatchways will be provided with the latest safety devices for the control of elevator cars and the prevention of accidents. In the 27th street front a driveway sixty feet in width is being provided, so as to allow for the speedy and economical handling of freight, and also to reduce as far as practical sidewalk obstruction. Four additional elevators will connect this driveway with the cellar. In addition to these, the latest designed package chutes and freight-handling devices will be installed.

The driveway and shipping-room in the cellar, directly beneath, will be enclosed on all sides with enamel brick. The first floor will be arranged for stores. Upon this floor there will be an entrance and arcade, extending from Broadway, through to Fifth avenue, which will be nineteen feet in width. The entrance hall will be finished in rich marbles and mosaics and the elevator doors and enclosures will be of bronze. The building will have five stairways, four of which will be entirely enclosed and arranged in smokeproof towers, and one outside stairway reached from two different points of the building. A sprinkler system with one hundred per cent. efficiency will be installed, and all doors and window frames and sash will be of steel or copper. Floors throughout the building are to be of cement and will be coated with approved dust-proofing compound.

Low Bid For Tri-Borough Subway.

The Public Service Commission, 154 Nassau street, opened bids this week for section 2, route 20, of the Tri-Borough Subway route. The Underpinning & Foundation Co., 290 Broadway, Manhattan, submitted the lowest bid at \$1,815,000. There were five other bids submitted from Smith, Hauser & McIsaacs, 18 East 41st street, \$2,045,000; O'Rourke Engineering & Construction Co., 345 5th avenue, \$2,051,000; Degnon Contracting Co., 30 East 42d street, \$2,195,000, alternate bid \$2,435,000; Oscar Daniels Co., Woolworth Building, \$2,349,000, and P. McGovern Co., 1 Madison avenue, \$2,472,000, alternate bid \$2,496,000.

A Large Contract Awarded.

National Fireproofing Co., Broadway and 23d street, has received the general contract to erect an eight-story factory and warehouse building at Long Island City. This building will cost about \$200,000 and is being built for the American-Every-Ready Co., from plans by Maynicke & Franke, architects, 25 East 26th street. The structure will cover a full city block (200 x 300 feet). Turner Construction Co. has the contract for foundations which are now underway.

Seventeen Tenements for 166th Street.

John J. Tully, 730 North Oak Drive, is having plans prepared by the Kreymsborg Architectural Company of 1029 East 163d street, for the improvement of the north side of 166th street between College and Findlay avenues, Bronx, with seventeen five-story, semi-fireproof tenements with stores, 38 x 68 and 42 x 90 feet. The total cost will call for an expenditure of nearly \$550,000.

Activity on University Avenue.

William C. Bergen, 130 West 180th street, has commissioned Walter Martin to prepare plans for the improvement of the west side of University avenue, opposite Public School 26, including the southeast corner of Burnside avenue, with five apartment houses.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—A client of Daniel Birdsall & Co., 317 Broadway, contemplates the erection of a 4-sty brick and stone garage at 528-540 West 162d st for which tentative sketches have been prepared, but no architect selected.

BRONX.—Excavating is under way for a 5-sty brick tenement on the west side of Fulton av, about 50 ft. south of 168th st, for William J. Diamond, 336 East 166th st, owner. An architect will probably not be selected for some time.

AUBURN, N. Y.—Sketches are being received for alterations to the store owned by the Y. M. C. A. for bank purposes for the Auburn Trust Co., Genesee st, M. R. Keeler, president, lessee.

BROOKLYN.—The South Fifth Construction Co., 683 Willoughby av, contemplates the erection of a 6-sty apartment, 62x100 ft., in the west side of South 5th st, 200 ft. north of Hooper st. An architect will probably be selected soon.

KINGSTON, N. Y.—The Board of Supervisors of Ulster County, C. K. Loughran, clerk, Court House, contemplates the erection of a surrogate's office in John st. No architect selected.

WEST ONEONTA, N. Y.—H. H. Buckley, Oneonta, N. Y., and 107 West 41st st, Manhattan, contemplates the erection of a summer residence and garage at Old Goodsell pl, to cost about \$5,000. No architect selected.

STAMFORD, CONN.—The Town of Stamford, care of J. J. Looney, First Selectman, contemplates the erection of a grammar school on Adams av, to cost about \$80,000. No architect selected.

BUFFALO, N. Y.—The Buffalo Academy of Medicine, care of Dr. P. F. Donovan, 153 Delaware av, contemplates the erection of a medical building on Linwood av, between North and Summer sts, to cost about \$25,000. No architect selected.

UTICA, N. Y.—The Westminster Presbyterian Church, 116 Washington st, Rev. Dr. J. Howard Hobbs, 31 Rutger st, pastor, contemplates the erection of a 1-sty brick and stone chapel in Washington st, on the church grounds. No architect selected.

LOCKPORT, N. Y.—The Knights of Columbus, Hodge Opera Building, Lockport, Joseph Eilers, chairman of building committee, is receiving competitive sketches for remodeling the 3-sty brick and stone clubhouse at Pine and Walnut sts. No architect selected.

YONKERS, N. Y.—The Masonic Guild, F. & A. Masons, E. M. Yerkes, 32 North Broadway, Yonkers, contemplates the erection of a masonic temple at the southeast corner of Guion st and South Broadway to cost about \$60,000. Funds are being raised. No architect selected.

DELHI, N. Y.—The Board of Education, H. J. Jewitt, president, J. A. Thompson, chairman of building committee, is receiving competitive sketches for a 2-sty brick, stone and concrete school to cost about \$60,000.

LOCKPORT, N. Y.—Mrs. Amasse Taylor, 38 Spaulding st, contemplates the erection of a 2-sty residence in Spaulding st, near Locust st, to cost about \$5,000. No architect selected.

IRONDEQUOIT, N. Y.—The School Board of Trustees of District No. 2, Edward J. Brookman, president, contemplates the erection of a 2-sty brick addition to the school. No architect selected.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Lavery, president, contemplates the erection of a 2-sty brick school at Chatterton Hill to cost about \$20,000. No architect selected.

MOUNT VERNON, N. Y.—J. A. Stager, 49 Fletcher av, contemplates the erection of a residence on California rd. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Dr. J. Prager, 309 East 4th st, owner, is taking bids on the general contract for a 6-sty brick and stone apartment, 46x96 ft., at 307-309 East 4th st, from plans by Samuel Sasse, 32 Union sq, architect. Cost, about \$50,000.

MANHATTAN.—Knapp & French, Inc., builders, 868 East 162d st, owners, are taking bids on subs for two 5-sty brick and stone apartments in the west side of Academy st, 120 ft. north of Broadway, from plans by George F. Pelham, 30 East 42d st. Cost, about \$90,000.

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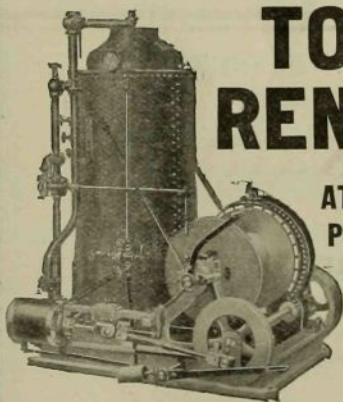
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Plans Figuring (Continued.)

BANKS.

ST. GEORGE, S. I.—Plans are being figured for the 4-sty bank and office building for the Corn Exchange Bank, 13 William st, Manhattan. Harrie T. Lindeberg, 2 West 27th st, Manhattan, architect. Gunvald Aus, 11 East 24th st, Manhattan, steel engineer. Cost, about \$30,000.

CHURCHES.

HOBOKEN, N. J.—Max J. Beyer, 2d National Bank Building, Hoboken, is ready for bids for a 2-sty brick, stone and terra cotta synagogue, 40x90 ft., at Park av and 1st st for the Star of Israel Association, Solomon Lubash, president, 108 Washington st. Cost, about \$25,000.

BROOKLYN.—Potach Tikvah Congregation, 1515 Lincoln pl, owner, is taking bids on general contract for a 2-sty temple, 100x100 ft., at the northeast corner of Rochester av and Lincoln pl, from plans by E. M. Adelson, 1776 Pitkin av. Cost, about \$75,000.

GLEN RIDGE, N. J.—Plans are being figured for an addition to the church and Sunday school southwest corner of Ridgewood av and Clark st, for the Glen Ridge Congregational Church, Rev. Claude Hall Wilson, 187 Ridgewood av, pastor. Wilbur S. Knowles, East Orange, N. J., architect. Cost, about \$35,000.

187TH ST.—McDermott & Hanigan, 103 Park av, are figuring the rectory building at 187th st and Belmont av, for the Church of Our Lady of Mt. Carmel and desires bids on all subs. A. F. A. Schmitt, architect. Bids are to be in May 19.

DWELLINGS.

PORT WASHINGTON, L. I.—A. M. Gray, 1170 Broadway, Manhattan, supervising architect, is taking bids for alterations and additions to the 2½-sty hollow tile and stucco residence here for Dr. Forbes Hawkes, 124 East 65th st, Manhattan, and Sands Point, Port Washington. George Herbert Gray and Herman Wischmeyer, 1417 Starks Building, Louisville, Ky., architects. Cost, about \$18,000.

WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, architect, is taking bids for a 2½-sty frame and brick residence for Robert L. Bacon, 105 East 53d st, Manhattan.

WEST NEW YORK, N. J.—John Knobloch, 20th st and Bergenline av, owner, is taking bids for a 2-sty brick residence in 7th st, near Bergenline av, from plans by William Mayer, Jr., 693 Bergenline av, architect. Cost, about \$5,000.

MUNICIPAL WORK.

NEW JERSEY.—Bids will close May 27 at 2 P. M. for the construction of a bridge over the Passaic River between Wallington and Passaic, for the Board of Chosen Freeholders of Passaic and Bergen Counties. Ralph D. Earle, Court House, 281 State st, Hackensack, engineer. Cost, about \$80,000.

NEW JERSEY.—Bids will close May 27 at 2 P. M. for the construction of a wooden block roadway on the Union Av Bridge over Passaic River, between Passaic and Rutherford, N. J., for the Board of Freeholders of Passaic and Bergen Counties.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—W. T. Fanning, Colt Building, architect, is taking bids for a 2-sty brick school on Sherman av, for St. Mary's Church, Rev. Father F. M. McGuinness, 410 Union av, owner. Cost, about \$30,000.

MANHATTAN.—Joseph L. Steinman and Rouse & Goldstone, 38 West 32d st, architects, are taking bids for a 6-sty addition to the school at the intersection of Stuyvesant st and 9th st, for the Hebrew Technical School, 34 Stuyvesant st, owner. Edgar S. Barney, principal. Cost, about \$125,000.

DEPOSIT, N. Y.—The Board of Education of Deposit, E. D. Cumming, president, is taking bids to close May 27 at 5 P. M. for a 2-sty brick, stone and steel school at 2d and Centre sts, from plans by J. H. Phillips, Bank Building, architect. Plans and specifications may be seen at the office of the Record and Guide, 119 West 40th st, Manhattan.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Y. Lavery, president, is taking bids to close May 26 at 8 P. M. for a 2-sty terra cotta block and brick school, 40x70 ft., on the east side of Post rd, between Sterling and Sound View avs, from plans by Beverly S. King, 103 Park av, Manhattan, architect. Cost, about \$45,000.

SOUTH RIVER, N. J.—Bids will close May 26 at 8 P. M. for a 2-sty brick addition to the public school, 60x105 ft., in the north side of Prospect st, near William st, for the Board of Education of South River, Joseph Mark, president. W. H. Boylan, 390 George st, New Brunswick, N. J., architect. Cost, about \$35,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Salvatore Bonagura, 1815 Eastern Parkway, owner and builder, is ready for bids for a 4-sty brick loft, 26x100 ft., on the south side of Atlantic av, 80 ft. east of Eastern Parkway, from plans by Charles Infanger & Son, 2634 Atlantic av. Cost, about \$18,000.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, is figuring the general construction for the theatre at 110th st and Park Circle from plans by S. S. Sugar, architect.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for the theatre building 300 Livingston st and 265 Schermerhorn st from plans by Wm. E. Lehman, architect, and desire bids on all sub-contracts.

MISCELLANEOUS.

JAMAICA, L. I.—Bids will close May 19 for the sub-station, garage and storage building on Van Wyck av, near L. I. R. R. terminal, for the Queens Electric Light & Power Co., 444 Jackson av, L. I. City, owner. C. J. M. Thomas, president. W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owners, engineer. Cost, about \$150,000.

JAMAICA, L. I.—The Queens Electric Light & Power Co., 444 Jackson av, L. I. City, C. J. M. Thomas, general superintendent, owner, is

taking bids to close May 25 for a sub station, garage and storage building on Van Wyck av, near the L. I. R. R. Terminal, from plans by W. W. Knowles, 1133 Broadway, Manhattan. J. Deved, care of owner, engineer. Cost, about \$150,000.

GOVERNOR'S ISLAND.—Bids will be received until May 28 at 10.30 A. M. at the office of Capt. John B. Bellinger, Department Quartermaster, Governor's Island, for the erection of a hanger and guard house for hydro aeroplanes.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—The Walters Piano Co., Julius Bellman, president, on premises, contemplates the erection of a 6-sty brick tenement, 50x100 ft., at 226-228 East 63d st from plans by Browne & Almiroty, 220 5th av. Mr. Pollak, 230 East 63d st, superintendent.

84TH ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a 9-sty apartment house at 114-118 East 84th st for Samuel Herzog, 299 Madison av.

175TH ST.—Excavating is under way for three apartments in the north side of 175th st, 100, 150 and 200 ft. east of St. Nicholas av, for the Moses Goodman Corporation, 117 West 119th st, owner and builder. George F. Pelham, 30 East 42d st, architect. Corrects error of May 9, when owner's address was given as 287 Broadway.

NAGLE AV.—B. W. Levitan, 20 West 31st st, has completed plans for two 5-sty apartments, 50x92.8 ft., on the east side of Nagle av, 296 ft. south of Hillside av, for the Central Building, Improvement & Investing Co., 149 Church st. Cost, about \$100,000.

62D ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for the 9-sty apartment at 43-7 East 62d st, for the 62d St. Co., Inc., 30 East 42d st. Cost, about \$250,000.

45TH ST.—Tracy & Swartwout, 244 5th av, have completed plans for the 6-sty apartment at 305-17 West 45th st, for Wm. Vincent Astor, 23 West 26th st, to cost about \$165,000.

82D ST.—E. H. Janes & E. W. Cordes, 124 West 45th st, have completed plans for alterations to the 4-sty apartment 160 East 82d st, for Jacob H. Schiff, 965 5th av. Cost, about \$10,000.

77TH ST.—The Snare & Triest Co., 233 Broadway, has completed plans for alterations to the 14-sty apartment 44 West 77th st, for the Manhattan Sq. Apartments Association, 44 West 47th st.

CHERRY ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement 152 Cherry st, for Max Zion, 336 East 4th st.

134TH ST.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty apartment 134 West 134th st, for J. F. Alpaugh, 1723 Loew av. Cost, about \$20,000.

GROVE ST.—Wortmann & Braun, 114 East 28th st, have completed plans for alterations to the tenement 61 Grove st and 76 Christopher st, for Jenning Messing, French Lick Springs, Indiana.

97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment house at the northwest corner of 97th st and West End av, for Isaac Polstein, 30 East 42d st, owner and builder.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty apartment house, 87x100 ft., on the west side of Haven av, 75 ft. north of 171st st, for the Filrose Construction Co., P. Krulwich, 412 West 148th st, owner and builder. Cost, about \$80,000.

HOSPITALS AND ASYLUMS.

99TH ST.—Arnold W. Brunner, 101 Park av, is preparing plans for four hospital buildings at 99th to 100th sts, Madison to 5th avs, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president. C. E. Knox, 101 Park av, electrical engineer.

STABLES AND GARAGES.

72D ST.—William H. Gompert, 171 Madison av, is preparing plans and will take bids about May 20 for a 3-sty reinforced concrete garage, 125x200 ft., in the south side of 72d st, between Av A and Exterior st, for George H. Storm & Co., 521 East 72d st. The Automobile Club of America, 247 West 54th st, Frederick Whitridge, president, is lessee.

20TH ST.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 4-sty garage, on a plot 175x92 ft., in the south side of 20th st, between 10th and 11th avs, for K. T. Moore, owner. Samson Selig, lessee, will turn it over to a new corporation known as the 20th St. Garage, Inc.

16TH ST.—James S. Maher, 431 West 14th st, has about completed plans for alterations to the 5 and 6-sty stable at 445-447 West 16th st, for James S. Hannen, Inc., 449 West 16th st. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

4TH AV.—Frederick Zobel, 35 West 39th st, has preliminary plans for a 12, 14 or 16-sty loft building and store at the northwest corner of 4th av and 28th st for Robert Zobel, 35 West 39th st.

LEXINGTON AV.—Gross & Kleinberger, 75 Bible House, are preparing plans for alterations to the 5-sty office, store and tenement 1275 Lexington av for the Aude Realty Co., 2 Rector st. Cost, about \$8,500.

MADISON AV.—Warren & Wetmore, 70 East 45th st, have tentative sketches for the 12 or 16-sty store and office building at the northeast corner of Madison av and 28th st for the Robert Goelt estate, 9 West 17th st.

86TH ST.—Harrie T. Lindeberg, 2 West 47th st, has been commissioned to prepare plans for a 1-sty brick bank building at 126 East 86th st, for the Corn Exchange Bank, 13 William st, Walter E. Frew, president.

6TH AV.—Albert Joseph Bodker, 62 West 45th st, has sketches for an 8-sty store and loft building at 874 6th av for Alexander Brown, Jr., 33 East 20th st, Robert E. Moss, 126 Liberty st, steel engineer.

23D ST.—Renwick, Aspinwall & Tucker, 320 5th av, have completed plans and will take bids about May 25, for an 8-sty addition to the office building southeast corner of 23d st and 4th av, for the Society for the Prevention of the Cruelty to Children, 297 4th av. Cost, about \$30,000.

HAMILTON PL.—Maximilian Zipkes, 220 5th av, has been commissioned to prepare plans for converting the moving picture theatre at 3-5 Hamilton pl into stores, for the Birchwood Realty Co., John Palmer, president. Cost, about \$10,000.

THEATRES.

1ST AV.—T. R. Smith Realty & Construction Co., 151 West 125th st, contemplates altering the police station at 79-81 1st av, for moving picture theatre purposes, from plans by L. A. Sheinart, 192 Bowery.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
CHISHOLM ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty tenement, 60x90 ft., at the northwest corner of Chisholm st and Stebbins av for the Joseph Cousin Co., 1344 Bristow st. Cost, about \$60,000.

LORING PL.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 5-sty apartment on the east side of Loring pl, 150 ft. south of Fordham rd, for John Beckmann.

FORDHAM RD.—Neville & Bagge, 215 West 125th st, are preparing plans for a 5 and 6-sty tenement at the southwest corner of Fordham rd and Sedgwick av, for Ernest Wenegman, 1078 Teller av, owner and builder. Cost, about \$60,000.

159TH ST.—Edward S. Napolis (Apex Construction Co.), 149th st and 3d av, contemplates the erection of a 6-sty apartment house at the northeast corner of 159th st and Mott av, from plans by Edward J. Byrne, 3029 3d av. Cost, about \$125,000.

BECK ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 114x148x158 ft., at the southeast corner of Beck and Tiffany sts, for the Kermit Realty Co., Inc., 1053 Southern Boulevard. Cost, about \$85,000.

INTERVALE AV.—Frank Galotta, mason, 2289 2d av, contemplates the erection of two 5-sty apartments on the west side of Intervale av, 144 ft. north of 165th st, for the Kreymborg Architectural Co., 1029 East 163d st.

FACTORIES AND WAREHOUSES.
3D AV.—Harry T. Howell, 149th st and 3d av, is preparing plans for alterations to the 2-sty brick wagon manufacturing building 3476 3d av, for Frank B. Hill, on premises.

STORES, OFFICES AND LOFTS.
CLAREMONT PKWAY.—Maximilian Zipkes, 220 5th av, has been commissioned to prepare

plans for converting the moving picture theatre at the corner of Claremont Pkway and Park av into five stores. The basement will be converted into a large modern bakeshop in conformity with the latest rulings of the Labor Bureau and Industrial Board. Louis E. Kleban, owner. Cost, about \$10,000.

THEATRES.

JACKSON AV.—Paul B. LaVelle, 507 5th av, is preparing plans for a terra cotta and brick theatre and two stores, 70x175 ft., at the intersection of Jackson and Westchester avs, for the Harthill Realty & Mortgage Co., Inc., 25 West 42d st, Joseph Hersberg, president. Cost, about \$100,000. Bids will be taken on general contract about May 20.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BRIDGE ST.—Horace Greeley Knapp, 111 Broadway, Manhattan, is preparing plans for the 12-sty apartment house on the block bounded by Bridge st, Mack pl and High st for W. Myron Reynolds, 31 Nassau st, Manhattan. Plans will be ready early in June.

WARWICK ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 4-sty brick tenement, 25x86 ft., at the southwest corner of Warwick st and Belmont av for the General Contracting & Building Co., Benj. Tashoff, president, 338 Wyona st. Cost, about \$16,000.

SUTTER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 40x90 ft., at the southeast corner of Sutter and Miller avs, for the Rubin Building Co., Hyman Rubin, president, 1933 Clinton av. Cost, about \$35,000.

OCEAN AV.—Harde & Short, 3 West 29th st, Manhattan, have completed plans for a 4-sty apartment, 125x160 ft., at the southeast corner of Ocean av and Newkirk av, for the Kirkness Realty Corporation, 450 Audubon av, Manhattan, owner and builder. Cost, about \$80,000.

9TH ST.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on a plot 50x144 ft., in the south side of South 9th st, 96 ft. west of Driggs av, for the Keap Construction Co., owner. Cost, about \$60,000.

PEARL ST.—Malafsky & Rappaport, contractors, 333 Sheffield av, contemplate the erection of a brick and stone apartment house at 253-257 Pearl st. Cohn Bros., 363 Stone av, will, in all probability, be the architects.

32D ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing new plans for the 4-sty apartment in the east side of West 32d st, 220 ft. south of Mermaid av, for Marion S. Adler, 134 Henry st. Cost, about \$25,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for four 4-sty tenements on the west side of Williams av, 100 ft. south of Dumont av, for The Crisfit, Inc., H. Friedland, president, 743 Saratoga av, owner and builder. Cost, about \$27,000 each.

DWELLINGS.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for

eight 3-sty brick residences, 20x55 ft., at the southwest corner of Myrtle av and Madison st, for the Lancaster Realty Co., 44 Court st, Brooklyn. Total cost, about \$57,500.

65TH ST.—C. O. Olsen, 1314 70th st, Brooklyn, is preparing plans for a 2-sty brick residence, 20x45 ft., in the north side of 65th st, 160 ft. east of 13th av, for Nick Burozzes, 1362 63d st, owner and builder. Cost, about \$3,000.

39TH ST.—C. A. Olsen, 1314 70th st, is preparing plans for a 2-sty frame residence and store in the north side of 39th st, 80 ft. east of 13th av, for Harry Vhalvadesky, 39th st and 13th av, owner, who will take bids on general contract.

15TH ST.—Brook & Rosenberg, 350 Fulton st, are preparing plans for five 2-sty brick residences, 20x38 ft., in East 15th st, near Av H, for Gragvano Construction Co., Gragvano, president, 63 Withers st, owner and builder. Cost, about \$3,500 each.

FACTORIES AND WAREHOUSES.
PRINCE ST.—A. Ullrich, 367 Fulton st, has about completed plans for the 5-sty reinforced concrete furniture warehouse, 68x80 ft., in Prince st, near Johnson st, for C. F. Rohmann Sons & Co., 343 Adams st. Cost, about \$55,000.

HOSPITALS AND ASYLUMS.
DE KALB AV.—Revised plans have been completed for a power house, east and west pavilions and nurses' home at DeKalb av and Raymond st, for the Brooklyn Hospital, premises, owner, Harold I. Pratt, president, Lord, Hewlett & Tallant, 345 5th av, Manhattan, architects. Griggs & Holbrook, 3 South William st, Manhattan, steam and electrical engineers. Irons & Todd, 101 Park av, Manhattan, general contractors.

SCHOOLS AND COLLEGES.
BROOKLYN.—The Board of Education opened bids May 11 for the general construction of additions and alterations to P. S. 36. All bids were laid over.

THEATRES.

SUTTER AV.—Farber & Markwitz, 189 Montague st, are preparing plans for a 1-sty brick moving picture theatre and stores at the southwest corner of Sutter and Miller avs, for M. Lesselbaum, 432 Ashford st, owner. Cost, about \$18,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Cannella & Gallo, 60 Graham av, Brooklyn, are preparing plans for a 4-sty brick tenement, 25x88 ft., at 34 Paynter av for Frank Paladino, 1079 3d av, Manhattan. Cost, about \$20,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for nine 3-sty tenements, 27x68 ft., in the south side of Woodbine st, 35 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Total cost, about \$72,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for seven 3-sty tenements with stores on the south

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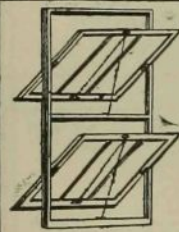
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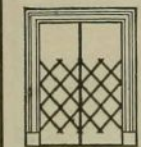
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Contemplated Construction Queens (Continued).

side of Myrtle av, 21 ft. west of Madison st, for the Lancashire Realty Co., 44 Court st, owner and builder. Cost, about \$5,500 each.
RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a tenement, 35x90 ft., at the southeast corner of Woodbine st and Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about \$30,000.
L. I. CITY.—R. George Smart, Richmond Hill, L. I., has completed plans for five tenements at the southeast corner of Grand st and 11th av for the Mathews Building Co., 349 12th av, Astoria, L. I. Cost, about \$6,000.
JAMAICA, L. I.—H. T. Jeffrey & Son, Leferts av, Morris Park, are preparing plans for a 3-sty brick tenement, 19x56 ft., for Ignatz Wohl, Wyckoff st, owner and builder. Cost, about \$6,000.
RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a 3-sty tenement, 27x72 ft., in the south side of Woodbine st, 277 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about \$8,000.

DWELLINGS.
FLUSHING, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2½-sty frame residence, 23x32 ft., in the east side of 30th st, 240 ft. south of State st, for George C. Banker, Wilcox av, owner. Cost, about \$6,000.
ELMHURST, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for two 2-sty frame residences, 20x46 ft., in the east side of Mannheim st, 265 ft. north of Jefferson st, for Charles Burkhardt, Koerner st, owner. Cost, about \$5,000.

ELMHURST, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for a 2½-sty hollow tile and brick veneer residence for John C. Young, Jr., Grant st, Maspeth. Cost, about \$6,000.
FLUSHING, L. I.—Work has not yet been started on the 2-sty frame residence, 33x38 ft., on the north side of Myrtle av, 200 ft. west of Erewster av, for Thomas Cleary, Covert pl, Flushing, owner. G. A. Cooper, 75 Whitestone av, Flushing, L. I., architect. Cost, about \$5,000.

ROSEDALE, L. I.—Hans Liebau, Fulton st, Jamaica, L. I., is preparing plans for a 2½-sty hollow tile and stucco residence, 24x30 ft., for John E. Minhen, care of architect. Cost, about \$6,000.
JAMAICA, L. I.—Henry Haugaard, 3206 Jamaica av, Richmond Hill, L. I., has completed plans for a 2½-sty frame residence, 18x42 ft., on Hillside av, for Sarah V. Ryder, Leferts av, Richmond Hill, owner. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—R. W. Johnson, Corona, L. I., is preparing sketches for a 1 or 2-sty fireproof brick factory, 92x83 ft., for Thomas Daly, Corona, L. I., owner. Cost, about \$20,000.

SCHOOLS AND COLLEGES.
QUEENS.—Bids were opened by the Board of Education May 11 for installing heating and ventilating apparatus in P. S. 45, E. Rutzler Co., low bidder at \$7,378, and for installing temperature regulation in same school, Johnson Service Co., at \$1,542.

STORES, OFFICES AND LOFTS.
RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a 2-sty frame carpenter shop, 20x75 ft., in Palmetto st, near Fairview av, for John Kull, 638 Palmetto st, owner and builder. Cost, about \$4,000.

THEATRES.
RIDGEWOOD, L. I.—C. P. Cannella, 60 Graham av, has completed plans for a 1-sty brick and stone moving picture theatre, 50x100 ft., at the northwest corner of Covert and Greene avs, for Baldessane Livotta, 691 Knickerbocker av, Brooklyn, owner. Cost, about \$15,000.

Richmond.
DWELLINGS.
STATEN ISLAND, N. Y.—Edward Jackson, Jamaica av, Jamaica, has completed plans for a 2½-sty hollow tile and stucco residence for William Mayer, 2609 Jamaica av, Jamaica, L. I., owner. Cost, about \$6,000.

THEATRES.
PORT RICHMOND, S. I.—Work is about to start on the 2-sty brick theatre and stores, 53x123 ft., on the west side of Richmond av, 164 ft. north of Grove av, for Mrs. Emma DeHart, Richmond av, Port Richmond, owner. Harry W. Pelcher, National Bank Building, Port Richmond, architect.

Nassau.
DWELLINGS.
OYSTER BAY, L. I.—Charles A. Platt, 11 East 24th st, Manhattan, is preparing plans for a 2½-sty frame residence, stable and garage, on the south side of North Hempstead Turnpike, for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Cost, about \$30,000.

GREAT NECK, L. I.—Foundations are under way for a 2½-sty terra cotta block and stucco residence at Kings Point, 30x45 ft., for Mrs. Alfonso Alker, this place, owner. J. W. O'Connor, 3 West 29th st, Manhattan, architect. Smull & Walsh, Port Washington, L. I., general contractors. Cost, about \$15,000.

PLANDOME, L. I.—F. E. Truesdale, Diamond Point, Warren County, is preparing plans for a 2½-sty frame residence on Manhasset Bay, Central Drive, for R. D. White, care of Harris Forbes & Co., 56 William st, Manhattan. Cost, about \$7,000.

HALLS AND CLUBS.
LONG BEACH, L. I.—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 1-sty frame auditorium and hall on the Boardwalk for the Long Beach Estates, 50 Church st, Manhattan. Edward Johnson, care of owner, superintendent. Cost, about \$40,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
BRONXVILLE, N. Y.—George H. Olphert, Williamsbridge, Manhattan, has been commissioned to prepare plans for a 4-sty brick, stone and steel bachelor apartment house on Pondfield rd, for Frederick H. McGrath, this place, owner. Cost, about \$50,000.

DWELLINGS.
RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, has plans for a 2½-sty frame residence in Purchase st for Chas. Greer, Purchase st, Rye. Cost, about \$75,000.

PELHAM MANOR, N. Y.—L. L. Barnard, 46-48 Lawton st, New Rochelle, is preparing plans for a 2½-sty brick residence on Boston Post rd and Highland av for M. D. Rogers, of Rogers & Thompson, Inc., 357 4th av, Manhattan.

WHITE PLAINS, N. Y.—Carl W. Johnson, 42 Robertson av, has had plans prepared for a 2½-sty frame residence, 34x40 ft., at Chatterton Hills, to cost about \$6,500.

WHITE PLAINS, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, is preparing plans for a 2½-sty frame residence at Gedney Farms for W. A. Bours, Jr., 660 Pelham rd, Pelham Manor.

HARTSDALE, N. Y.—Mrs. Vernie Russell, Babylon, L. I., has had plans prepared for a 2½-sty frame residence, 26x36 ft., on Columbia av, to cost about \$6,000. J. E. Walker, Columbia av, general contractor.

MAMARONECK, N. Y.—Charles T. Oakley, 54 West Boston rd, has about completed plans for a 2½-sty frame residence, 30x40 ft., to cost about \$9,000. Owner's name for the present withheld.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.
86TH ST.—Neptune B. Smyth, Inc., 413 East 34th st, has received the general contract to alter the 12-sty apartment 350 West 86th st, for Wm. R. Hearst, on premises. Chas. E. Birge, 29 West 34th st, architect. Cost, about \$30,000.

CHURCHES.
199TH ST.—A. H. Hillers, 11 East 59th st, has received the general contract to erect a 1-sty brick and terra cotta church at 199th st and Valentine av for the German Evangelical Lutheran Church, care of architect. A. F. Bernhardt, 11 East 24th st, is architect. Cost, about \$10,000.

DWELLINGS.
GARDEN CITY, L. I.—E. T. Abbott Co., 1133 Broadway, Manhattan, has received the general contract to erect a 2½-sty brick residence and garage from plans by Robert Helmer, 286 5th av, Manhattan.

MANHATTAN.—J. R. Bremner Co., 680 Madison av, has received the general contract without competition for alterations to the residence 75 West 74th st, for Joseph H. Wise, 35 West 74th st, owner. Herbert M. Baer, 665 5th av, architect.

MAMARONECK, N. Y.—Alexander Clarke, 295 Railroad av, has received the general contract to erect a 2½-sty frame and stone residence on Cortlandt av, for Augustus Mosser, 83 Palmer av. Chas. T. Oakley, 54 West Boston Post rd, Mamaroneck, architect. Cost, about \$9,000.

HARTSDALE, N. Y.—The general contract has been re-awarded to Chas. F. Richards, Midland av, White Plains, to erect a 2½-sty brick, stucco and marble residence on the north side of Walworth av, corner of Colvin pl, for Livingston Middleditch, care of architect, owner. Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

PERTH AMBOY, N. J.—M. J. Dinesen, 519 Amboy av, has received the general contract to erect a 2½-sty brick and stucco residence in the east side of Water st, 300 ft. south of Gordon st, for Mrs. Margaret C. Ciani, care of John W. Ingle, 527 5th av, Manhattan, architect.

SCARSDALE, N. Y.—John B. Mitchie, 5 Concord av, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence and garage for Jay Downer, Pine st and Circle rd, Scarsdale, from private plans. Cost, about \$20,000.

SCARSDALE, N. Y.—Thomas Mahoney, 5 Summit av, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence at Murray Hill for H. M. Lydenberg, 158 So. Broadway, White Plains, owner. Eddy Fairchild, 224 5th av, Manhattan, architect. Cost, about \$9,500.

BRONXVILLE, N. Y.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2-sty brick veneer and terra cotta block or stucco residence at Lawrence Park for Thomas E. Wing, 14 Wall st, Manhattan, owner. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$30,000.

ENGLEWOOD, N. J.—William H. Whyte, 382 Railroad av, Hackensack, has received the general contract to erect a 2½-sty brick residence in Lydecker st for Henry Blake, 239 West 39th st, Manhattan, and Englewood, owner. Hays & Headley, Broadway and 68th st, Manhattan, architects. Cost, about \$15,000.

JERSEY CITY, N. J.—Harry Hansen, at site, has received the general contract to erect two residences on the east side of Hudson boulevard, near Bayview av, for William H. Walkenburgh, at site, owner. Cost, about \$12,500. C. H. Ziegler, 75 Montgomery st, architect.

MONTCLAIR, N. J. (sub).—E. B. Brown, Fairview av, Verona, N. J., has received the carpenter work for the 2½-sty frame and stucco residence, 64x40 ft., on Inglewood rd, for Maud P. Tupper, this place, owner. Dudley S. Van Antwerp, 44 Church st, architect. Cost, about \$13,000.

MANHATTAN.—A. J. Schlesinger, 264 West 34th st, has received the general contract to alter the 4-sty stone and residence 67-69 East

59th st, for the C. I. C. Co., Solomon S. Carvalho, president, 50 Church st. George McCabe, 96 5th av, architect. Cost, about \$5,000.

BROOKLYN.—M. Cannella & Son, 2984 Atlantic av, have received the general contract to erect two 3-sty brick residences at 192-194 27th st, for N. Loverdi, 700 4th av, Brooklyn. C. P. Cannella, 60 Graham av, architect. Cost, about \$18,000.

WESTHAMPTON BEACH, L. I.—William H. Chapman, East Moriches, L. I., has received the general contract to erect a 2½-sty terra cotta block and stucco or stud stucco residence for H. H. Butts, care of J. H. Richardson & Co., 1 Maiden lane, Manhattan. Hiss & Weeks, 452 5th av, Manhattan, architects.

FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—The Flynt Building & Construction Co., Palmer, Mass., has received the general contract to erect a 1-sty addition to the manufacturing plant along the Pennsylvania Railroad for Merck & Co., 45 Park pl, Manhattan, owner. J. F. Cyphers, care of owner, engineer. Cost, about \$45,000.

11TH AV.—Alex List & Sons, 105 West 40th st, have received the general contract to erect a 3-sty brick warehouse at 591-595 11th av, for Chas. F. Bauerdorf, 111 Broadway. Edward C. Striffler, 674 9th st, lessee. Mulliken & Moeller, 103 Park av, architects. Cost, about \$30,000.

PASSAIC, N. J.—C. Whitenour, 45 Burgess pl, Passaic, has received the general contract to erect a 3-sty brick weave shed and warehouse for Samuel Hird & Sons, Inc., Garfield, N. J., owners and lessees. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., and 101 Park av, Manhattan, architects and engineers. Cost, about \$40,000.

EDGEWATER, N. J.—John H. Dunn & Sons, Firemen's Building, Newark, have received the general contract for rebuilding the storage shed and dock along the water front for the Valveline Oil Co., on premises. Dunn Bros., Firemen's Building, architects. Chas. Goeller Construction Co., 45 Clinton st, Newark, has the steel contract. Cost, about \$30,000.

L. I. CITY.—John T. Woodruff & Sons, Academy st, have received the general contract to erect a 2-sty brick factory, 136x100 ft., in the north side of 6th st, 200 ft. west of Vernon av, for Frederick Russell, 51 6th st, owner. Cost, about \$45,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—The Thompson-Starrett Co., 49 Wall st, has received the general contract to erect the 12-sty office building at 1-3 State st, northwest corner of Whitehall st, for the South Ferry Realty Co., Inc., Wm. H. Cheseborough, president. Goldwin Starrett & Van Vleck, Everett Building, architects. E. E. Ashley, Everett Building, steam, electrical and plumbing engineer. Cost, about \$700,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—The Libman Contracting Co., 126 West 46th st, Manhattan, has received the general contract to erect the two wings to the court house for the Board of Supervisors of Nassau County, Court House. W. E. Tubby, 81 Fulton st, Manhattan, architect. Wells & Newton Co., Av B and 17th st, Manhattan, plumbing; J. H. Merritt, 48 Cliff st, Manhattan, heating and ventilating, and the Commercial Construction Co., 8 Bridge st, Manhattan, electric work. Cost, about \$225,000.

SCHOOLS AND COLLEGES.

BOUND BROOK, N. J.—J. N. Appar, New Market rd, Dunellen, N. J., has received the general contract to erect a public school at Vossler and 2d sts for the Board of Education of Bound Brook. George Stryker, chairman of building committee. J. N. Pierson & Son, 95 Smith st, Perth Amboy, architects. Cost, about \$45,000.

BROOKLYN.—Hermanns Madden Co., 103 Park av, Manhattan, has received the general contract to erect the 2-sty brick and reinforced concrete school, 100x160 ft., at East 17th st and Beverly rd for the Church of the Holy Innocents, Rev. Father Wm. J. Castello, pastor. Frank J. Helmle, 190 Montague st, architect.

STORES, OFFICES AND LOFTS.

WEST BROADWAY.—Concordia Contracting Co., 44 Court st, Brooklyn, has received the general contract for fire repairs to the 5-sty brick office building 390 West Broadway for the Estate of Samuel Louis, on premises. Cost, about \$5,000.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract to alter the loft building 118 Duane st for Morse & Rogers, Duane and Hudson sts. Lazrus Fried & Sons, 116 Duane st, lessees. B. E. Stern, 56 West 45th st, architect. Cost, about \$20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
45TH ST, 305-317 West, 6-sty brick tenement, 115x87; cost, \$165,000; owner, Vincent Astor. Rhinebeck, N. Y.; architects, Tracy & Swartout, 244 5th av. Plan No. 172.

DWELLINGS.

VAN CORLEAR PL, 38, 1-sty frame dwelling, 25x44; cost, \$3,000; owner, Mrs. Emma M. Bormann, 27 Van Corlear pl; architect, John G. Michel, 323 45th st, Brooklyn. Plan No. 164.

FACTORIES AND WAREHOUSES.

76TH ST, 420 East, 1-sty brick storage, 22x102; cost, \$1,500; owner, Margaret Oliver Sage, 111 Broadway; architects, Frankfort & Krischner, 830 Westchester av. Plan No. 167.

STABLE SAND GARAGES.

69TH ST, 259-261 West, 3-sty brick garage, 50x96; cost, \$40,000; owner, Frederick G. Bowne, 149 Broadway; architect, Isaac H. Green, Sayville, N. Y. Plan No. 171.

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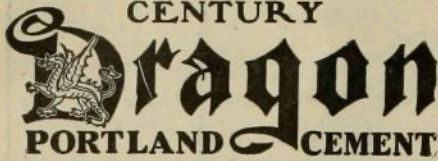
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Plans Filed, New Bldgs., Manhattan (Continued)

137TH ST, 324 West, s e cor Edgecombe av,
1-sty brick garage, 21x19; cost, \$600; owner,
Henrietta Bruner, 328 West 137th st; architect,
Kren N. L. Jensen, 147 East 125th st. Plan
No. 165.

STORES, OFFICES AND LOFTS.

38TH ST, 57-61 West, 12-sty brick stores and
lofts, 55x93; cost, \$250,000; owner, Arthur
Realty Co., 11 East 26th st; architects, Rouse
& Goldstone, 38 West 32d st. Plan No. 169.

STORES AND TENEMENTS.

62D ST, 43-47 East, 9-sty brick tenement, 75x
83; cost, \$250,000; owner, Sixty Second St. Co.,
Inc., 30 East 42d st; architects, Rouse & Gold-
stone, 38 West 32d st. Plan No. 170.ST. NICHOLAS AV, n e c 175th st, three 6-sty
brick tenements, 56x86; cost, \$110,000; owner,
175th St. Holding Co., 180 Broadway; architects,
Nast & Springsteen, 21 West 45th st. Plan No.
163.

MISCELLANEOUS.

110TH ST, 412 to 422 East, 1-sty frame lum-
ber shed, 100x18; cost, \$500; owners, Mrs. Min-
nie Michel et al, 9 Ellison av, Bronxville, N.
Y.; architect, John G. Michel, 323 45th st,
Brooklyn. Plan No. 168.EXTERIOR & 73D STS, s w cor, three 1-sty
frame sheds, 17x91 1/2 irreg; cost, \$500; owner,
Geo. H. Storm, 521 East 72d st; architect, Wm.
H. Gompert, 171 Madison av. Plan No. 166.

Bronx.

CHURCHES.

187TH ST, n s, 70 w Belmont av, 3-sty brick
church, slag roof, 23x70; cost, \$12,000; owner,
R. C. Church of Our Lady of Mt. Carmel, Rev.
D. Burke, 2418 Hughes av, rector; architect,
Anthony F. A. Schmitt, 604 Courtlandt av. Plan
No. 233.

DWELLINGS.

226TH ST, s s, 155 e Carpenter av, 2-sty
frame dwelling, shingle roof, 31.6x47.6; cost,
\$4,200; owner, Martha Cole, 168 State st, Brook-
lyn; architect, Geo. P. Crosier, 223d st and
White Plains av. Plan No. 241.

FACTORIES AND WAREHOUSES.

223D ST, n s, 130 e White Plains av, 1-sty
frame storage, 15x25; cost, \$50; owner, Selema
J. Johnston, on premises; architect, Geo. P.
Crosier, 223d st and White Plains av. Plan No.
242.

STABLES AND GARAGES.

EDGEWATER RD, e s, 228 s Garrison av, 2-
sty frame stable, tin roof, 30x80; cost, \$2,000;
owners, Burns Bros., 50 Church st; architect,
Guarantee Con. Co., 140 Cedar st. Plan No.
240.

STORES AND TENEMENTS.

LORING PL, e s, 170.5 s Fordham rd, 5-sty
brick tenement, slag roof, 50x97.8; cost, \$40,-
000; owner, Beckmann Realty & Con Co., John
H. Beckmann, 401 West 23d st, Pres.; architect,
Paul C. Hunter, 191 9th av. Plan No. 236.188TH ST, n w cor 3d av, 1-sty brick stores,
101.5x65.75; cost, \$12,000; owner, Riville
Siesel Co., P. J. Riville, 1559 So. Boulevard,
Pres.; architect, Kreymborg Archtl. Co., 1029
East 163d st. Plan No. 237.190TH ST, s s, 118.6 e Morris av, 5-sty brick
tenement, plastic slate roof, 50x110; cost, \$50,-
000; owner, Arthur Realty Co., Arthur J. Mc-
Sorley, 335 East 142d st, Pres.; architect, Tre-
mont Archtl. Co., 401 Tremont av. Plan No.
234.BEAR SWAMP ROAD, w s, 45.49 n Van
Nest av, two 2-sty frame tenements, slag roof,
25x65; cost, \$10,000; owner, Edw. A. Schill, 760
Van Nest av; archt, Fred Hammond, 391 E
149th st. Plan No. 243.TREMONT AV, s s, 112 e Prospect av, 1-sty
brick store, slag roof, 25x80; cost, \$10,000;
owner, Otto Silberman, 391 East 149th st; ar-
chitects, Goldner & Goldberg, 391 East 149th st.
Plan No. 232.

MISCELLANEOUS.

HUNTS POINT AV, n e cor Randall av, 1-sty
frame cafe, plastic slate roof, 28x50; cost, \$5,-
000; owner, Julia M. Broderick, 6 W. Burnside
av; architect, J. J. Vreeland, 3 W. Burnside av.
Plan No. 235.PELHAM BAY PARK, e s, Shore rd, cor Or-
chard Beach lane, two 1-sty frame bath houses,
17x40; cost, \$400; owner, City of New York;
architect, W. G. Waldraon, Claremont Park.
Plan No. 239.PELHAM PAY PARK, s e cor Baychester
Beach and Huntington estate, two 1-sty frame
bath houses, 17x48; cost, \$425; owner, City of
New York; architect, A. G. Waldraon, Clare-
mont Park. Plan No. 238.

Brooklyn.

CHURCHES.

DUMONT AV, s w cor Barbey st, 1-sty brick
synagogue, 25x81.4, gravel roof; cost, \$4,500;
owner, Hebrew Inst. of E. N. Y., 842 Dumont
av; architect, L. J. Frank, Jr., 206 Crescent st.
Plan No. 3031.

DWELLINGS.

75TH ST, n s, 150 w 15th av, 2-sty brick
dwelling, 20x52, gravel roof, 2 families; cost,
\$4,500; owner, Patrick J. Maher, 1719 75th st;
architect, M. D. Foot, 1432 75th st. Plan No.
2977.77TH ST, s s, 141.7 n 6th av, thirteen 2-sty
brick dwellings, 18.5x44, slag roof, 1 family
each; total cost, \$45,500; owner, New Style
Home Bldg. Co., 741 Howard av; architects, S.
Millman & Son, 1780 Pitkin av. Plan No. 2980.AV J, s e cor East 39th st, two 2-sty brick
dwellings, 20x55, tin roof, 2 families each; total
cost, \$7,000; owner, Chas. Kappelman, 12 Lewis
av; architects, C. Infanger & Son, 2634 Atlantic
av. Plan No. 2960.AV L, s s, 40 w Schenectady av, 2 1-sty frame
dwellings, 16x36, shingle roof, 1 family each;
total cost, \$4,000; owner, United Realty Alliance,
350 Fulton st; architect, J. L. Brassington,
2006 East 47th st. Plan No. 2962.AV M, s s, 80 e East 23d st, 1-sty frame
dwelling, 24x32, shingle roof, 1 family; cost,
\$4,500; owner, William Bordfeld, 638 East 34thst; architect, R. T. Schaefer, 1526 Flatbush av.
Plan No. 2958.BARBEY ST, e s, 60 s Dumont av, four 2-
sty brick dwellings, 20x52, slag roof, 2 families
each; total cost, \$14,000; owner, Arvintz Bldg.
Corporation, 1522 Eastern Parkway; architects,
S. Millman & Son, 1780 Pitkin av. Plan No.
3111.WEST 9TH ST, w s, 140 s Av U, 2-sty brick
dwelling, 20x40, tin roof, 1 family; cost, \$4,500;
owner, Rocco Motta, 232 Mott st, Manhattan;
architect, F. Savignano, 260 Bay 11th st. Plan
No. 3090.EAST 13TH ST, w s, 480 s Av U, 2-sty frame
dwelling, 21x33.6, shingle roof, 1 family; cost,
\$3,000; owner, Michael M. Foley, 2251 Home-
crest av; architect, same. Plan No. 3087.WEST 35TH ST, w s, 290 n Neptune av, 1-sty
frame dwelling, 11x21.4, copper roof, 1 family;
cost, \$350; owner, Robt. Dueller, on premises;
architect, Geo. H. Suess, 2966 West 29th st.
Plan No. 3083.76TH ST, s s, 331.10 e 6th av, five 2-sty brick
dwellings, 20x38, gravel roof, 1 family each;
total cost, \$20,000; owner, Patrick J. Carley, 600
76th st; architects, Eisenla & Carlson, 16 Court
st. Plan No. 3076.76TH ST, n s, 290.2 e 6th av, five 2-sty brick
dwellings, 20x38, gravel roof, 1 family each;
total cost, \$20,000; owner, Patrick J. Carley,
600 76th st; architects, Eisenla & Carlson, 16
Court st. Plan No. 3077.WATKINS ST, e s, 125 s Riverdale av, 2-sty
brick dwelling, 20x54, slag roof, 2 families;
cost, \$4,000; owner, David Weiss, 356 Christo-
pher st; architects, S. Millman & Son, 1780
Pitkin av. Plan No. 3032.SAME PREMISES, 2-sty brick stable, 45x26,
slag roof; cost, \$2,500; owner and architect,
same as above. Plan No. 3033.39TH ST, w s, 100 w 5 av, two 2-sty frame
dwellings, 20x77.6, slag roof, 2 families each;
total cost, \$13,000; owner, Sherman Holding
Co., 1480 38th st; architect, Maxwell A. Cantor,
39 West 38th st, Manhattan. Plan No. 3035.65TH ST, n s, 160 e 13th av, 2-sty brick
dwelling, 20x45, tin roof, 2 families; cost, \$3,-
000; owner, Nicola Burzesso, 1362 63d st; ar-
chitect, Chas. A. Olsen, 1314 70th st. Plan No.
3062.AV M, s e cor East 23d st, 2-sty frame dwel-
ling, 24x36, shingle roof, 1 family; cost, \$9,000;
owner, Wm. Bordfeld, 638 East 34th st; archi-
tect, R. T. Schaefer, 1526 Flatbush av. Plan
No. 3047.WINDSOR PL, n s, 24 w 11th av, 32 2-sty
brick dwellings 18x38, gravel roof, 1 family
each; total cost, \$128,000; owner, Wm. M. Cal-
der Co., 1648 11th av; architects, Eisenla &
Carlson, 16 Court st. Plan No. 2988.WINDSOR PL, n w cor 11th av, 3-sty brick
dwelling, 24x44.6, gravel roof, 2 families; cost,
\$5,000; owner, Wm. M. Calder Co., 1648 11th
av; architects, Eisenla & Carlson, 16 Court st.
Plan No. 2986.11TH AV, w s, 49.6 n Windsor pl, 3-sty brick
dwelling, 50.6x24, gravel roof, 2 families; cost,
\$4,800; owner, Wm. M. Calder Co., 1648 11th
av; architects, Eisenla & Carlson, 16 Court st.
Plan No. 2987.MALTA ST, w s, 195 s Hegeman av, seven
2-sty brk dwgs, 20x44, gravel roof, 2 families
each; total cost, \$18,200; owner, Abr. Tabori-
sky, 453 Stone av; architect, Morris Rothstein,
627 Sutter av. Plan No. 3142.OSBORN ST, e s, 275 n Vienna av, 2-sty
brk dwg, 20x45, gravel roof, 2 families; cost,
\$3,500; owner, Guiseppe Masone, 37 Montauk
av; architect, Chas. A. Mele, 37 Liberty av.
Plan No. 3115.E 15TH ST, e s, 200 s Av J, five 2-sty brk
dwgs, 20x38, gravel roof, 1 family each; total
cost, \$15,000; owner, Dragono Consn. Co., 63
Withers st; architect, Brook & Rosenberg, 350
Fulton st. Plan No. 3151.SIST ST, s s, 210.7 w 5th av, 2-sty brk dwg,
21x55, gravel roof, 2 families; cost, \$4,800;
owner, Edw. Edwards, 424 81st st; architect,
W. H. Harrington, 510 57th st. Plan No. 3119.SIST ST, s s, 80 w 5th av, 2-sty brk dwg,
21x45, gravel roofs, 2 families; cost, \$4,800;
owner, Edw. Edwards, 424 81st st; architect,
W. H. Harrington, 510 57th st. Plan No. 3120.SIST ST, s s, 110.7 w 5th av, five 2-sty brk
dwgs, 20x33, gravel, 2 families each; total
cost, \$16,000; owner, Edw. Edwards, 424 81st
st; architect, W. H. Harrington, 510 57th st.
Plan No. 3121.E 92D ST, e s, 102 n Av L, 2-sty frm dwg,
20x47, shingle roof, 1 family; cost, \$3,500;
owner, Fredk. W. Krier, 1383 E 92d st; archi-
tect, Chas. Infanger & Son, 2634 Atlantic av.
Plan No. 3118.

FACTORIES AND WAREHOUSES.

CONKLIN AV, s s, 115 w Rockaway av, 1-sty
brick storage, 50x24, gravel roof; cost, \$800;
owner, Henry Abrahms, 133 Conklin av; archi-
tects, Chas. Infanger & Son, 2634 Atlantic av.
Plan No. 2959.BOND ST, n e cor Sackett st, 1-sty brick
storage, 25x48, gravel roof; cost, \$2,000; owners,
Z. O. Nelson & Son, 490 Degraw st; architects,
Slee & Bryson, 154 Montague st. Plan No. 2990.GRATTAN ST, n s, 100 w Morgan av, 2-sty
brick storage, 25x96, tin roof; cost, \$5,000;
owner, Simon Green, 21 Grattan st; architect,
Lew Koen, 9 Debevoise st. Plan No. 3011.WEST 10TH ST, w s, 245 s Surf av, 1-sty
frame storage, 31x31, shingle roof; cost, \$350;
owner, Chas. Feltnan, 130 8th av; architect,
Abram D. Hinsdale, 96 Coney Island av. Plan
No. 3023.HERBERT ST, n w cor Monitor st, 3-sty brk
factory, 50x129, slag roof; cost, \$21,000; owner,
John Kroeder & Henry Reubel Co., 108 Meeker
av; architect, Richard Berger, 309 Bway,
Manhattan. Plan No. 3137.38TH ST, n w cor 14th av, 4-sty brk mfg,
166x138.6, composition roof; cost, \$125,000;
owner, Phoenix-Hermetic Co., 194 Chambers
st, Manhattan; architect, Smith & Miller, 1181
Bway, Manhattan. Plan No. 3122.

SCHOOLS AND COLLEGES.

STEUBEN ST, w s, 80 s Willoughby av, 4-sty
brick school, 112.11x61, copper roof; cost, \$95,-

000; owner, Pratt Institute, 207 Ryerson st; architects, Howells & Stokes, 100 William st, Manhattan. Plan No. 2993.

STABLES AND GARAGES.

ARGYLE RD, 286, 1-sty frame garage, 15x17, shingle roof; cost, \$200; owner, Arthur L. Hatch, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3012.

3D AV, n w cor 6th st, 1-sty brick garage, 80x100, tile roof; cost, \$10,000; owner, W. H. Nicolay, 357 3d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2996.

8TH ST, s s, 25 e 2d av, 1-sty brick garage, 48.9x101; pitch roof; cost, \$7,500; owner, Thos. Roulston, 100 9th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3048.

BAY 20TH ST, e s, 60 s 86th st, 1-sty frame garage, 20x20, shingle roof; cost, \$900; owner, Wm. C. Ritter, 13 Bay 20th st; architect, C. Schubert, 13th av and 86th st. Plan No. 3043.

LINDEN AV, n w cor East 49th st, 1-sty frame garage, 15x24, shingle roof; cost, \$500; owner, Mrs. Henry Hession, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3046.

EAST 15TH ST, w s, 160 s Av H, 1-sty frame garage, 10x18, shingle roof; cost, \$200; owner, Lena Wilson, on premises; architect, Harold G. Dangler, 215 Montague st. Plan No. 2951.

56TH ST, s s, 100 w 15th av, 1-sty frame garage, 15x14, shingle roof; cost, \$500; owner, Max Baron Bldg. Co., 49th st and New Utrecht av; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2949.

WOODRUFF AV, s w cor Kenmore pl, 1-sty brick garage, 18x18, tin roof; cost, \$500; owner, Herbert Leonhardt, 784 Flatbush av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2987.

HINSDALE ST, w s, 285.4 s New Lots av, 2-sty frame stable, 27x52, gravel roof; cost, \$700; owner, Sam Okum, on premises; architect, Louis Dananher, 370 Fulton st, Jamaica. Plan No. 3067.

MARLBOROUGH RD, 448, 1-sty frame garage, 12x12, shingle roof; cost, \$450; owner, Mrs. Henry B. Cohen, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3091.

OCEAN AV, w s, 90 s St Paul's Church, 1-sty brk garage, 17x17, shingle roof; cost, \$500; owner, Paul Ibrig, on premises; architect, Henry K. Tully, 637 E 3d st. Plan No. 3136.

STORES AND DWELLINGS.

43D ST, n w cor 15th av, 3-sty brick store and dwelling, 25.2x100, slag roof, 2 families; cost, \$11,000; owner, J. J. Lack Construction Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3100.

STORES AND TENEMENTS.

BARRETT ST, 84, two 4-sty brick tenements, 50x88, gravel roof, 24 families each; total cost, \$50,000; owner, I. & J. Inc., 1512 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2972.

SOUTH 2D ST, s s, 100 w Havemeyer st, 6-sty brick store and tenement, 50x102, slag roof, 35 families; cost, \$40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3109.

15TH AV, w s, 125.6 n 43d st, four 4-sty brick tenements, 27.6x88, slag roof, 8 families each; total cost, \$88,000; owner, J. J. Lack Construction Co., 44 Court st, Manhattan; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3099.

ROGERS AV, s e cor Beverly rd, 4-sty brick tenement, 49.3x85.6, slag roof, 20 families; cost, \$35,000; owner, I. Stanhope Co., 341 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3029.

PACIFIC ST, s s, 60 e Boerum pl, four 5-sty brick tenements, 47.9x88, gravel roof, 25 families each; total cost, \$160,000; owner, 250 Pacific St., Inc., 45 1/2 West 34th st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 3014.

SOUTH 2D ST, s s, 155 e Keap st, 6-sty brick tenement, 45x107, slag roof, 35 families; cost, \$40,000; owner, Solomon Kraus Construction Co., 217 Havemeyer st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3013.

BAY 13TH ST, w s, 85 n Benson av two 3-sty brick tenements, 41x86, slag roof, 12 families each; total cost, \$80,000; owner, Morris Kaiser, 8617 Bay 12th st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 2989.

STONE AV, w s, 50 n Riverdale av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$30,000; owner, Barnet Baltowsky, 528 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2999.

STONE AV, n w cor Riverdale av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, \$30,000; owner, Barnet Baltowsky, 528 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3000.

CARROLL ST, s s, 100 e Nostrand av, 4-sty brk tnt, 40x88, gravel roof, 16 families; cost, \$30,000; owner, Serota Bros. Constn. & Realty Co., 1494 Eastern Parkway; architect, Cohn Bros., 361 Stone av. Plan No. 3147.

BOERUM PL, n w cor Bergen st, 4-sty brk str & tnt, 25x60, slag roof, 6 families; cost, \$20,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. Weiher, 271 W 125th st, Manhattan. Plan No. 3125.

44TH ST, s s, 50 w 6th av; 4-sty brk tnt, 49.44x85.10, gravel roof, 17 families; cost, \$30,000; owner, Louis A. Stecker, 4516 6th av; architect, Eisenla & Carlson, 16 Court st. Plan No. 3153.

6TH AV, s w cor 44th st, 4-sty brk tnt, 50x90, gravel roof, 17 families; cost, \$35,000; owner, Louis A. Stecker, 4516 6th av; architect, Eisenla & Carlson, 16 Court st. Plan No. 3152.

THEATRES.

WEST 10TH ST, w s, 615 s Surf av, 1-sty frame open air theatre, 15x82, gravel roof; cost, \$2,000; owner, Chas. Feltman, 130 8th av; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 3022.

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Plans Filed, New Buildings, Brooklyn (Cont'd)

HOWARD AV., w s, 427 s Park pl, 1-sty open air theatre, 85x100; cost, \$450; owner, S. Hob, 862 Bushwick av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3141.

TOMPKINS AV., w s, 100 s Hancock st, 2-sty brk theatre, 52x80, slag roof; cost, \$12,000; owner, Clefeck Am. Corp., 32 Liberty st, Manhattan; architect, Walter Van Dresser, 504 W 112th st, Manhattan. Plan No. 3127.

MISCELLANEOUS.

BELMONT AV., 396, 1-sty frame shed, 22x20, slag roof; cost, \$200; owner, Leonia Guenaro, 390 Belmont av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3021.

EAST 35TH ST., s w cor Snyder av, 1-sty frame greenhouse, 31x80, glass roof; cost, \$900; owner, David J. Mellis, on premises; architect, Geo. Reich, 1429 Metropolitan av. Plan No. 2939.

CONEY ISLAND AV., e s, 100 s B B Pike, 1-sty frm stand, 16x28, shingle roof; cost, \$450; owner, B. B. Devel Co., Woolworth Bldg., Manhattan; architect, S. B. McDonald, 2975 W 27th st. Plan No. 3146.

Queens.

DWELLINGS.

COLLEGE POINT.—20th st, w s, 140 s 4th av, 1-sty brick dwelling, 42x20, tar and gravel roof, 1 family; cost, \$1,200; owner, A. Conspart, premises; architect, A. Gorden, 8 Lawrence st, Flushing. Plan No. 1482.

JAMAICA.—Grand av, w s, 40 s Hillcrest av, 2½-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, L. F. Mellan, 44 King st, Jamaica. Plan No. 1474.

JAMAICA.—Green st, w s, 525 n Hillside av, 2-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, \$2,500; owner, H. Muller, Brooklyn; architect, H. Kohnwitzky, 24 Beaver st, Brooklyn. Plan No. 1484.

ROCKAWAY BEACH.—Undine av, w s, 286 n Boulevard, five 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, \$2,500; owners, Harris & Kimmelin, Rockaway Beach; architect, J. J. Colton, Rockaway Beach. Plan Nos. 1485 to 1489.

WOODHAVEN.—Union st, n s, 175 e Snediker av, three 2-sty frame dwellings, 20x42, shingle

roof, 1 family, steam heat; cost, \$10,500; owner and architect, F. L. Rickmeyer, 4099 Ferris st. Plan Nos. 1478-79-80.

BAYSIDE.—Montauk av, s e cor 3d st, 2½-sty frm dwg, 35x24, shingle roof, 1 family, steam heat; cost, \$4,000; owner and archt, Geo. A. Sheffield, 3d st, Bayside. Plan No. 1494.

DOUGLSTON.—Hollywood av, n s, 85 e West Drive, 2-sty brk dwg, 43x27, shingle roof, 1 family, water heat; cost, \$8,000; owner, Mrs. Marco C. Evans, 601 W 156th st, Manhattan; archt, Chas. Evans, same. Plan No. 1493.

JAMAICA.—Desmond av, e s, 100 n Ayling av, 2½-sty frm dwg, 18x34, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; archt, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1492.

ARVERNE.—69th st, e s, 420 n Amstel boulevard, 2½-sty frame dwelling, 23x27, shingle roof, 1 family, steam heat; cost, \$5,000; owner, W. D. Sacks, 28th st & 8th av, Manhattan; architect, L. Trumendorfer, 101 Park av, Manhattan. Plan No. 1490.

EDGEWATER.—Beach 43d st, w s, 116 n Boulevard, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$600; owner and architect, Meyer Bros., premises. Plan No. 1435.

ELMHURST.—Mannheim st, e s, 240 n Jefferson st, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$6,000; owner, Chas. Burkhardt, Koerner st, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan Nos. 1441-42.

GLENDALE.—Poplar st, s s, 302 e Van Dine st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$2,000; owner and architect, Geo. Froehlich, Van Dine av, Glendale. Plan No. 1439.

HOWARD ESTATES.—Hawtree av, e s, 40 n Hollins av, 2-sty frame dwelling, 25x33, shingle roof, 1 family, steam heat; cost, \$2,500; owner, M. E. Balling, 765 Bushwick av, Brooklyn; architect, Radford Arch. Co., 178 Fulton st, Manhattan. Plan No. 1436.

JAMAICA.—Terrace av, s s, 360 Alsop st, 2½-sty frame dwelling, 30x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Michael Flanagan, 61 Hart st, Brooklyn; architect, H. E. Haugeard, Jamaica av, Richmond Hill. Plan No. 1457.

KEW.—Onslow pl, n s, 412 e Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family; cost, \$8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1449.

QUEENSBORO HILL.—Exeter st, w s, 100 n Highland av, 2½-sty frame dwelling, 22x44, shingle roof, 2 families; cost, \$4,000; owner, Wm. Gunther, 35 Wilton st, Glendale; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1444.

WOODSIDE.—Bryant av, n w cor Monroe st, 2-sty brick dwelling, 20x40, tin roof, 2 families, water heat; cost, \$4,500; owner, Oscar Dibler, 491 Columbus av, Manhattan; architect, Theo. Harvie, 406 9th st, Brooklyn. Plan No. 1450.

ARVERNE.—Boulevard, n s, 1900 e Horan av, two 1-sty frame dwellings, 12x18, slag roof; cost, \$300; owner, J. Carscater, Beach 87th st, Rockaway Beach; architect, owner. Plan Nos. 1463-64.

FOREST HILLS.—Continental av, e s, 25 s Livingstone st, frame summer house, 16x15, shingle roof; cost, \$150; owner, Cord Meyer Co., Forest Hills. Plan No. 1465.

FOREST HILLS.—Kelvin st, n s, 350 e Colonial av, 2½-sty brick dwelling, 33x23, tile roof, steam heat, 1 family; cost, \$6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1466.

SPRINGFIELD.—Garfield st, w s, 50 s 7th st, 1-sty frame dwelling, 16x23, shingle roof, 1 family; cost, \$450; owner, F. M. Reade, 1064 Rodgers av, Brooklyn; architect, owner. Plan No. 1472.

WHITESTONE.—7th av, n s, 226 s 20th st, 2-sty frame dwelling, 20x48, shingle roof, 1 family; cost, \$4,000; owner, Wm. Katcher, 427 Myrtle av, Brooklyn; architect, F. J. Grotz, Whitestone. Plan No. 1473.

WOODHAVEN.—Benedict av, w s, 135 s Grafton av, two 2-sty brick dwellings, 20x40, tin roof, 2 families; cost, \$5,000; owner, Andrea Allocco, Rockaway rd and Ferry st, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 1468.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hancock st, s e cor 14th st, 6-sty brick factory, 122x75, slag roof; cost, \$115,000; owner, C. A. Willey Co., Vernon and Nott avs, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1433.

L. I. CITY.—6th st, n s, 200 w Vernon av, 2-sty brick factory, 136x100, slag roof; cost, \$45,000; owner and architect, Fredk. Russell, 51 6th st, L. I. City. Plan No. 1458.

STABLES AND GARAGES.

FAR ROCKAWAY.—Hollywood av, e s, 225 n L. I. R. R. 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, Mrs. Mulholland, premises. Plan No. 1434.

FLUSHING.—State st, n w cor Brewster av, 1-sty frame garage, 12x20, tin roof; cost, \$200; owner, Elias Shuter, 268 State st, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1446.

FLUSHING.—21st st, e s, 240 s Queens av, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, W. Harvey, premises. Plan No. 1452.

L. I. CITY.—Academy st, 226, 1-sty frame garage, 10x18, paper roof; cost, \$85; owner, H. Lehr, premises. Plan No. 1448.

ARVERNE.—Remington av, w s, 400 s Amstel boulevard, 1-sty frame garage, 13x20, shingle roof; cost, \$100; owner W. E. Dietz, premises. Plan No. 1471.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av, n s, 108 w Morton av, 2-sty brick store, dwelling and dance hall, 56x28, tin roof, 1 family, steam heat; cost, \$20,

000; owner, Geo. Schauble, premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1453.

JAMAICA.—Jamaica av, n s, 43 e Barrett st, two 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$14,000; owner, Sophie Cozine, Van Wyck av, Jamaica; architect, Edw. Jackson, Fulton st, Jamaica. Plan No. 1447.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Hancock st, e s, bet 13th and 14th sts, 1-sty frame office, 25x14, paper roof; cost, \$45; owner, C. A. Willey Co., premises. Plan No. 1455.

MASPETH.—Clermont av, e s, 50 s Jay av, 1-sty frame office, 20x25, tin roof; cost, \$150; owner, T. Drzwieski, premises. Plan No. 1443.

STORES AND TENEMENTS.

L. I. CITY.—Jamaica av, s s, 90 e Steinway av, two 4-sty brick tenements, 28x68, slag roof, 8 families; cost, \$16,000; owner and architect, Andrew Pipitone, 577 7th av, L. I. City. Plan No. 1459.

L. I. CITY.—Hoyt av, s s, 223 w Lawrence st, 4-sty brick tenement, 33x37, slag roof, 7 families and store; cost, \$12,000; owners, Spero & Santonella, L. I. City; architect, Rocco V. Petrolino, 228 Hoyt av, L. I. City. Plan No. 1469.

RIDGEWOOD.—Putnam av, n e cor Cypress av, 3-sty brick store and tenement, 25x18, tin roof, 5 families; cost, \$10,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1470.

THEATRES.

L. I. CITY.—11th av, s w cor Broadway, open-air dome and booth; cost, \$800; owner, J. Pfeffer, 10 Vernon av, L. I. City. Plan No. 1462.

MISCELLANEOUS.

MIDDLE VILLAGE.—Metropolitan av, n w cor Harbor rd, 1-sty frame shed, 15x18, paper roof; cost, \$200; owner, H. N. McCloskey, Richmond Hill. Plan No. 1467.

DOUGLAS MANOR.—Centre drive, s e cor Grosvenor st, frame tool house, 14x17, paper roof; cost, \$200; owner, M. A. Welch, premises. Plan No. 1461.

BROOKLYN MANOR.—Jamaica av, s s, 170 w Diamond av, 1-sty frame waiting room, 6x24, tin roof; cost, \$250; owner, L. I. R. R. Co., Manhattan. Plan No. 1432.

COLLEGE POINT.—Boulevard, 419, frame coop, 6x6; cost, \$10; owner, D. Theilhart, premises. Plan No. 1456.

L. I. CITY.—14th st, n s, 125 w Boulevard, new foundation to dwelling; cost, \$200; owner, T. Dondall, 104 14th st, L. I. City. Plan No. 1440.

L. I. CITY.—Hamilton st, w s, 25 n Pierce av, 1-sty frame shed, 9x11, paper roof; cost, \$10; owner, D. Paperine, premises. Plan No. 1437.

MASPETH.—Grand st, s s, 300 e Cauldwell av, 1-sty frame shed, 9x30, tin roof; cost, \$175; owner, Empire Wrecking Co., 400 Grand st, Manhattan. Plan No. 1451.

RAMBLERSVILLE.—Cramp pl, s s, 180 e Elkhorn st, new foundation; cost, \$125; owner, L. Baretz, premises. Plan No. 1438.

RICHMOND HILL.—Jefferson st, e s, 90 n Atlantic av, 1-sty frame shed, 9x18, tin roof; cost, \$125; owner, J. Wolf, 6 Jefferson st, Richmond Hill. Plan No. 1445.

FOREST HILLS, Hoffman boulevard, w s, 100 s White Pot rd, frame fence, 50x8; cost, \$50; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1481.

L. I. CITY.—14th st, w s, 140 w East av, new foundation to dwelling; cost, \$1,000; owner, Thos. Dowdall, premises. Plan No. 1483.

MASPETH.—Charles st, s s, 200 n Broad st, 1-sty frame shed, 38x16, paper roof; cost, \$200; owner, A. Geyer, 3d st, Maspeth. Plan No. 1477.

Richmond.

DWELLINGS.

BEACON PL., s s, 40 w Atlantic av, New Dorp Beach, 1-sty frame bungalow, 10x10; cost, \$30; owner and builder, Frank Mauro, 26 Prince st, Manhattan. Plan No. 325.

CENTER ST., s s, 125 w McKinley av, Richmond, 2-sty frame dwelling, 24x27; cost, \$1,800; owner, R. C. Turnbull, 52 William st, Manhattan; architect and builder, John Schroll, Richmond. Plan No. 343.

JAMES ST., e s, 150 s Broadway Tottenville, 2-sty frame dwelling, 28x30; cost, \$2,000; owner, Sam Safran, Tottenville; architect, P. Jensen, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 338.

KNOX ST., e s, 200 s Henderson av, New Brighton, 2-sty frame dwelling, 20x47; cost, \$3,250; owner, Bessie Cohen, New Brighton; architect, Hy. F. Comtois, New Brighton. Plan No. 341.

NEPTUNE ST., n s, 320 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x28; cost, \$500; owner, J. Gallagher, 94 Hamilton pl, Manhattan; architect and builder, Adam Marks, Jr, Dongan Hills. Plan No. 314.

ROCKAWAY ST., w s, 200 n Depew av, Tottenville, 1½-sty frame dwelling, 24x24; cost, \$1,400; owner, Geo. Bunnell, Jersey City; architect and builder, C. O. Peterson, Tottenville. Plan No. 308.

WATERSIDE ST., n s, 290 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x20; cost, \$400; owner, H. Freeland, 152 Sherman av, Bronx; architect and builder, H. M. Roe, New Dorp Beach. Plan No. 321.

WAVECREST ST., n s, 140 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, \$400; owner, Harry Fox, 429 Gold st, Brooklyn; builder, Adam Marks, Jr, Dongan Hills. Plan No. 313.

1ST ST., s s, 100 w Oak st, Midland Beach, 1-sty frame bungalow, 14x21; cost, \$135; owner, W. A. Johnston, 747 51st st, Brooklyn; builder, M. Goncharon, Midland Beach. Plan No. 311.

PROPOSALS

NOTICE TO CONTRACTORS.

Sealed proposals for Changes in Laundry and New Laundry Machinery for Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock p. m., on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1873. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Buffalo State Hospital, Buffalo, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,

Secretary, State Hospital Commission.

Dated, Albany, N. Y., May 12, 1914.

NOTICE TO CONTRACTORS.

Sealed proposals for Steam Service Connections, Outside Water, Sewer and Storm Water Piping for Nurses' Home at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until June 1st, 1914, at 2:30 p. m., when they will be opened and read publicly. Bids will be received for each division of the work separately and no combination of bids will be considered. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by certified check in the sum of 5% of the amount of bid, and the contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 1827 and 1829. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City; and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 5, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 16, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Grenada, Miss. Two story and basement building; ground area, 3,800 square feet; construction non-fireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Grenada, Miss., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

1ST ST, s s, 100 w Oak st, Midland Beach, two 1-sty frame bungalows, 10x21; total cost, \$240; owner, W. A. Johnston, 747 51st st, Brooklyn; builder, M. Goncharon, Midland Beach. Plan No. 312.

4TH ST & MIDLAND AV, s w cor, South Beach, eight 1-sty frame bungalows, 16x21; total cost, \$4,800; owner, Herman Brasch, 60 Wall st, Manhattan; architect and builder, C. H. Markham, Westerleigh. Plan No. 337.

6TH ST & LINCOLN AV, n w cor, Woodland, 1-sty frame bungalow, 20x20; cost, \$650; owner, W. A. Saiades, 1022 6th av, Manhattan; architect and builder, H. W. Putnam, New Dorp. Plan No. 315.

7TH ST, e s, 200 n Midland av, Beach Park, 1-sty frame bungalow, 10x15; cost, \$200; owner, P. Schenkman, New Brighton; builder, B. B. Babbitt, New Brighton. Plan No. 319.

7TH ST, e s, 220 n Midland av, Beach Park, 1-sty frame bungalow, 10x15; cost, \$200; owner, P. Schenkman, New Brighton; builder, B. B. Babbitt, New Brighton. Plan No. 318.

BEECHWOOD AV, w s, 100 n Crescent av, New Brighton, eight 2-sty brick dwellings, 16x36; total cost, \$12,000; owner and builder, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville. Plan No. 332.

BELMONT AV, n s, 150 e Bay st av, Tottenville, 1-sty frame dwelling, 19x42; cost, \$800; owner, G. Butler, 301 East 193d st, Manhattan; architect, C. Keffler, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 307.

EDGE GROVE AV, e s, 520 s Jefferson blvd, Tottenville, 2 1/2-sty frame dwelling, 18x35; cost, \$4,000; owner, Harry Leisersohn, 110 West 124th st, Manhattan; architect, Sommerfeld & Steckler, 31 Union sq; builder, W. S. Holbert, Huguenot. Plan No. 324.

DEPEW AV, n w cor & Loretta st, Tottenville, 1-sty frame dwelling, 36x29; cost, \$1,000; owner and architect, Thos. Stine, Hackensack, N. J.; builder, C. O. Peterson, Tottenville. Plan No. 309.

NEW YORK AV & FINGERBOARD RD, s w cor, Fort Wadsworth, 1-sty brick dwelling, 35x30; cost, \$3,000; owner, Louise Walch, South Beach; architect, John Davies, Tompkinsville; builders, Nástasi & Bro., South Beach. Plan No. 340.

ODER AV, n s, 100 e Pierce st, Concord, 2-sty frame dwelling, 22x58; cost, \$4,000; owner, Chas. Kattenhorn, Concord; architect and builder, J. C. Buttermark, Concord. Plan No. 310.

PELTON AV, w s, 375 n Henderson av, West New Brighton, 2-sty frame dwelling, 26x28; cost, \$4,000; owner, Sophie J. Pelton, West New Brighton; architect, Jas. Whitford, New Brighton; builder, H. Hermanson, New Brighton. Plan No. 339.

RICHMOND TURNPIKE, e s, 200 n Eddy st, Stapleton, 2 1/2-sty brick dwelling, 44x30; cost, \$4,500; owner and builder, Fred Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 333.

SEASIDE BOULEVARD, e s, 20 s Sand la, South Beach, two 1-sty frame bungalows, 14x20; total cost, \$400; owner, J. G. Meyer, South Beach; builders, McCort Bros., South Beach. Plan No. 317.

SEASIDE BOULEVARD, w s, 1,000 s Burgher av, South Beach, 1-sty frame bungalow, 12x18; cost, \$150; owner, A. F. McDowell, 181 West 97th st, Manhattan; builders, McCort Bros., South Beach. Plan No. 316.

SPRAGUE AV, e s, 2423 s Jacob st, Tottenville, 1-sty frame bungalow, 24x44; cost, \$800; owner and builder, H. C. Wasmund, 281 Prospect av, Brooklyn; architect, G. Kestner, care of owner. Plan No. 329.

TOMP KINS AV, n s, 40 w Belair rd, Fort Wadsworth, 2-sty brick dwelling, 26x30; cost, \$3,000; owner, Aug. Ulrich, Fort Wadsworth; architect and builder, Geo. Haverkamp, Richmond. Plan No. 335.

WILLOWBROOK RD, n s, cor Filmore av, West New Brighton, 1-sty frame bungalow, 14x23; cost, \$150; owner, Jos. Reye, 318 East 13th st, Manhattan; builder, John Racka, West New Brighton. Plan No. 326.

WYMAN AV, e s, 500 s Southfield blvd, Crescent Beach, 1-sty frame bungalow, 18x24; cost, \$450; owner, architect and builder, Frank Hoffman, 438 East 5th st, Manhattan. Plan No. 331.

CEDAR GROVE AV, 200 West, New Dorp, 1-sty frame bungalow, 20x26; cost, \$250; owner, J. Rose, care of architect; architect and builder, Geo. Haverkamp, Richmond. Plan No. 334.

NEW DORP BEACH, 1-sty frame bungalow, 10x14; cost, \$65; owner, M. A. Mallory, Liberty st; builder, H. M. Roe, New Dorp Beach. Plan No. 323.

NEW DORP BEACH, 1-sty frame bungalow, 12x16; cost, \$110; owner, M. A. Mallory, Liberty st; builder, H. M. Roe, New Dorp Beach. Plan No. 322.

STABLES AND GARAGES.

CONGRESS ST, s s, 81 w Bay st, Stapleton, 1-sty brick garage, 48x67; cost, \$3,100; owner, Jas. Thompson & Sons, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 328.

TAYLOR ST, 167 s Cary av, West New Brighton, 2-sty brick stable, 30x101; cost, \$9,000; owner, City Real Estate Co., 176 Broadway, Manhattan; architect, Jos. Reydell, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 330.

MISCELLANEOUS.

CHURCH ST, n s, 10 e Richmond av, Port Richmond, 3-sty frame shed, 69x44; cost, \$2,500; owner and builder, Staten Island Ship Building Co., Port Richmond; architect, James Whitford, New Brighton. Plan No. 336.

BOULEVARD & GREAT KILLS RD, n e cor, Great Kills, 1-sty frame carriage shed, 20x20; cost, \$250; owner, H. Salomons, Great Kills; builder, P. J. Gemdacker, Richmond. Plan No. 342.

CASTLETON AV & JEFFERSON BLVD, s e cor, Annadale, 1-sty frame temporary building, 20x40; cost, \$300; owners, Wood-Harmon & Co., New Brighton; architect and builder, John Racka, West New Brighton. Plan No. 320.

ST PAULS AV, e s, 274 s Beach st, Stapleton, stone retain wall; cost, \$—; owner, Mrs. L. Defonge, Stapleton; architects, Delano & Aldrich, 4 East 39th st, Manhattan; builder, W. H. Behrens, Stapleton. Plan No. 344.

SOUTH BEACH, e of New Creek, 1-sty frame office, 14x20; cost, \$150; owner, Estate John Scott, Stapleton; architect and builder, W. L. Scott, Stapleton. Plan No. 327.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 47, new partitions and plumbing to 4-sty brick stores and apartments; cost, \$300; owner, Herbert Baum, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 1710.

BEAVER ST, 21, new store to 4-sty brick store and dwelling; cost, \$150; owners, Sarah Von Beuren Meer et al, 21 Liberty st; architect, Leonidas W. Denslow, 44 West 18th st. Plan No. 1730.

CLINTON ST, 80-82, new columns, steel girder and doors to 5-sty brick moving picture theatre; cost, \$2,000; owner, Estate of Martin Grossman, cor 3d av & 162d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1780.

COMMERCE ST, 9, alterations to 3-sty brick dwelling; cost, \$300; owner, Sarah M. Sandford, 85 Ralph st, Bellville, N. J.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1706.

DELANCEY ST, 182, n e cor Attorney st, new partitions and windows to 4-sty brick store and tenement; cost, \$1,000; owner, David Korn, 1 West 70th st; architect, Otto Reissmann, 30 1st st. Plan No. 1731.

EAST HOUSTON ST, 265, new marquise to 5-sty brick stores and loft; cost, \$200; owner, Max Schwartz, 265 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1725.

EAST HOUSTON ST, 265, alterations to 5-sty brick store and lofts; cost, \$200; owner, Max Schwartz, 265 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1725.

FORSYTH ST, 188-202, alterations and part of new roof cage to 5-sty brick Public School 91; cost, \$3,500; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1779.

GREENWICH ST, 98-100, new plumbing, store fronts, elevator shaft to 5-sty brick stores; cost, \$15,000; owner, John T. Smith, 154 Greenwich st; architect, Robt. J. Reiley, 477 5th av. Plan No. 1681.

HANCOCK PL, 35-37, n e c Morningside av, rearrange partition to 5-sty brick tenement; cost, \$50; owner, Geo. B. Wilson, 99 Nassau st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1714.

HESTER ST, 90-92, new partitions and doors to 4-sty brick lodging house and stores; cost, \$1,000; owner, William Waldorf Astor, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 1774.

HUDSON ST, 101, s w cor Franklin st, new store fronts to 5-sty brick store and hotel; cost, \$250; owner, Clause Hulle, 101 Hudson st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1775.

LAFAYETTE ST, 412-414, new fire-escapes to 4-sty brick factory; cost, \$400; owner, Chas. Thompson, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1757.

MAIDEN LANE, 20, s e cor Liberty st, new stairs to 4-sty brick factory and stores; cost, \$300; owner, Wm. H. Todd, 31 Gold st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1764.

MANHATTAN ST, 73-75, remove partitions to 6-sty brick stores and tenement; cost, \$25; owner, Aaron Buchsbaum, 350 West 88th st; architect, George M. Lawton, 30 East 42d st. Plan No. 1699.

MERCER ST, 297-303, new flooring and fire-escape to 6-sty brick stores and lofts; cost, \$2,000; owner, the Trustees of the Sailors' Snug Harbor, 61 Broadway; architects, May-nicke & Franke, 25 Madison Sq N. Plan No. 1753.

MORTON ST, 95, alterations to 8-sty brick warehouse; cost, \$630; owner, St. John Park Realty Co., 55 Liberty st; architect, Edward C. O'Brien, 73 Morton st. Plan No. 1786.

MURRAY ST, 85, alterations to 4-sty brick store and dwelling; cost, \$2,500; owner, James A. McDonald, 95 Liberty st; architect, Milton Zeisler, 430 East 74th st. Plan No. 1689.

ROSE ST, 45-51, sprinkler tank to 9-sty brick lofts; cost, \$2,295; owner, Thos. E. Greacen, 200 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 1728.

ST. MARKS PL, 60, alterations to 4-sty brick tenement; cost, \$100; owner, Dr. John Gutteman, 60 St. Marks pl; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1770.

STANTON ST, 114, new store front to 6-sty brick tenement; cost, \$100; owner, Jacob Goldstein, 71 St. Marks pl; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1683.

SUFOLK ST, 11, new partitions to 4-sty brick store, loft and dwelling; cost, \$500; owner, Oscar Lowenstein, 20 West Houston st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1711.

WALKER ST, 104, new fire-escape to 5-sty brick factory and store; cost, \$500; owner, Banyer Clarkson, 26 West 50th st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1761.

WEST HOUSTON ST, 124, remove stage and erect partition to 1-sty brick moving picture hall and lofts; cost, \$400; owners, Louis & Victor Casazza, 190 Prince st; architect, Geo. J. Casazza, 1133 Broadway. Plan No. 1735.

WILLIAM ST, 116, new store front to 5-sty brick store and loft; cost, \$75; owner, South Manhattan Realty Co., 100 William st; architect, Frank Freeman, 132 Nassau st. Plan No. 1751.

3D ST, 231 East, new plumbing, windows and partitions to 5-sty brick store and tenement; cost, \$1,000; owner, Vantage Realty Co., 231 East 3d st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1702.

11TH ST, 57-59 East, fireproof stairs to 11-sty brick factory; cost, \$8,000; owner, United States Trust Co., Wm. M. Kingsley, Vice-Pres., 45 Wall st; architect, M. J. Engel, 420 East 48th st. Plan No. 1758.

12TH ST, 604-616 East, new roof cage to 5-sty brick Public School 61; cost, \$3,500; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1778.

12TH ST, 1 East, n e c 5th av, alterations to 18-sty brick stores, lofts and offices; cost, \$200; owner, Ellisdale Co., Inc., 9 Church st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1694.

14TH ST, 217-219 West, carpentry to 4-sty brick store and dwelling; cost, \$50; owner, Estate of Adaline Legassia, 14 Pearl terrace, Cambridge, Mass.; architect, William S. Boyd, 203 West 14th st. Plan No. 1762.

16TH ST, 445-447 West, alterations to 5 and 6-sty brick stable; cost, \$10,000; owner, James S. Hannon, Inc., 447 West 16th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 1690.

16TH ST, 414 West, new partition to 6-sty brick warehouse; cost, \$600; owner, Alexander P. Knapp, Baltimore, Md.; architect, Robert Teichman, 22 William st. Plan No. 1788.

17TH ST, 207 East, new entrance, partition and stairs to 3-sty brick restaurant; cost, \$700; owner, Robt. M. Bush, 149 Broadway; architect, Robt. Hynd, 28 East 23d st. Plan No. 1721.

18TH ST, 424-432 East, alterations to 3-sty brick stable; cost, \$11,000; owner, Elizabeth Bickman, 327 East 18th st; architect, George F. Spelman, 101 Park av. Plan No. 1695.

18TH ST, 424-432 East, alterations to 1 and 5-sty brick stable and wagon shed; cost, \$5,000;

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Plans Filed—Alterations—Manhattan (Cont.)

owner, Elizabeth Bickman, 327 East 18th st; architect, Geo. F. Spelman, 101 Park av. Plan No. 1696.

18TH ST, 410-412 East, new plumbing and windows to 5-sty brick stores and tenement; cost, \$2,500; owner, Aaron Stone, 23 East 124th st; architect, Otto Reissmann, 30 1st st. Plan No. 1704.

20TH ST, 35 West, basement extension to 4-sty brick store and lofts; cost, \$1,000; owner, Benj. Rosenberg, 7 West 20th st; architect, Otto Reissmann, 30 1st st. Plan No. 1753.

22D ST, 126-130 West, sprinkler tanks to 12-sty brick lofts; cost, \$2,395; owner, Henry R. Drowne, 54 Pearl st; architect, Royal J. Mansfield, 135 William st. Plan No. 1745.

25TH ST, 141-155 East, sprinkler tanks to 7-sty brick sub-stations and printing establishment; cost, \$2,500; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1703.

26TH ST, 15-19 East, balcony to 20-sty brick stores and lofts; cost, \$500; owner, Jacob Ruppert, 3d av and 92d st; architects, Koppe & Moore, 830 Westchester av. Plan No. 1716.

26TH ST, 204 East, new partitions and 1-sty extension to 5-sty brick store and tenement; cost, \$500; owner, Joseph Hecht, 44 East 68th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1763.

27TH ST, 148 East, front and rear extensions and new stores to 4-sty brick dwelling; cost, \$10,000; owner, Fannie Levy, care architect; architects, Gross & Kleinberger, Bible House. Plan No. 1708.

27TH ST, 330-332 West, mezzanine floor to 3-sty brick factory; cost, \$500; owner, Cocoa Cola Co., 330-332 West 27th st; architects, Shape & Bready, Inc., 220 West 42d st. Plan No. 1685.

28TH ST, 50 East, new partition to 3-sty brick store and offices; cost, \$100; owner, United Stores Realty Co., 44 West 18th st; architect, Paul C. Haan, 110 West 34th st. Plan No. 1709.

29TH ST, 120 West, new store front to 3-sty brick store; cost, \$300; owner, Mrs. Geo. T. Bliss, Hotel St. Regis; architects, Commercial Cabinet Co., 38 Cooper sq. Plan No. 1729.

33D ST, 159 West, n e c 7th av; alterations to 3-sty brick stores and hotel; cost, \$500; owner, Frank J. Cassidy, 421 7th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1694.

34TH ST, 317-323 East, sprinkler tanks to 12-sty brick lofts; cost, \$2,500; owner, Sternfield Bldg. Co., 20 West 37th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 1787.

38TH ST, 4 West and 416 5th av, masonry to 12-sty brick store and loft; cost, \$500; owner, 416 5th Av. Co., premises; architect, Edward Necarsulmer, 507 5th av. Plan No. 1733.

41ST ST, 132-134 East, fireproofing to 4-sty brick garage; cost, \$1,000; owner, George Schuchman, 134 East 41st st; architect, John H. Knubel, 305 West 43d st. Plan No. 1739.

42D ST, 214 West, and 207-219 West 41st st, alterations to 7-sty brick dance hall; cost, \$500; owner, Klaw & Erlanger Const. Co., 214 West 42d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1705.

44TH ST, 155 West, front extension to 4-sty brick store and dwelling; cost, \$1,000; owner, Mary Irwin, Clayton, N. Y.; architects, De Rose & Cavalieri 2333 1st av. Plan No. 1776.

45TH ST, 62 West, masonry to 12-sty brick offices; cost, \$100; owner, Dr. Nathan S. Jarvis, Madison av and 26th st; architect, Geo. Butler, 62 West 45th st. Plan No. 1747.

45TH ST, 121 West, alterations to 3-sty brick stores and offices; cost, \$10,000; owner, James Hebron, 265 West 70th st; architect, Lawrence M. Loeb, 37 East 28th st. Plan No. 1785.

46TH ST, 126-132 West, alterations to 5-sty brick store and lofts; cost, \$900; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 391 West 18th st. Plan No. 1766.

47TH ST, 202 East, s e cor 3d av, new plumbing to 4-sty brick stores and dwelling; cost, \$400; owner, Frank Breslin, 114 East 70th st; architect, Jos. Putzel, 29 West 34th st. Plan No. 1748.

47TH ST, 2-6 West, new partitions to 12-sty brick offices and lofts; cost, \$900; owner, Frederick Ayer, care of D. Birdsall & Co., 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1771.

52D ST, 518 West, alterations to 3-sty brick lofts; cost, \$200; owner, Bernhard F. Egan, 22d and State sts, Flushing, L. I.; architect, I. F. Feiner, 3143 Broadway. Plan No. 1693.

53D ST, 243 West, alterations to 2-sty brick shop and storeroom; cost, \$1,000; owner, Bertha Hofer, 698 8th av; architect, Adrian L. Beinex, 500 5th av. Plan No. 1784.

58TH ST, 131 West, rear extension to 4-sty brick stores and bachelor apartments; cost, \$400; owner, Wm. M. Leslie, 307 West 89th st; architect, Christian H. Lang, 131 West 58th st. Plan No. 1697.

62D ST, 339 East, new store front to 3-sty brick store and dwelling; cost, \$500; owner, John Bozzuffi, 1125 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1760.

71ST ST, 530 East, masonry to 3-sty brick dwelling; cost, \$200; owner, Joseph Fried, 530 East 71st st; architect, Frank Braun, 585 9th av. Plan No. 1746.

72D ST, 10 West, new lift, doors and skylight to 4-sty brick residence; cost, \$500; owner, Milo M. Belding; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1765.

82D ST, 160 East, alter tenement into 4-sty brick garage and apartment; cost, \$10,000; owner, Jacob H. Schiff, 52 William st; architect, E. H. James, 124 West 45th st. Plan No. 1701.

86TH ST, 158-160 East, alterations to 3-sty brick moving picture theatre and assembly; cost, \$6,000; owner, Geller Co., 160 East 86th st; architect, Max Muller, 115 Nassau st. Plan No. 1743.

86TH ST, 124 East, alterations to 5-sty brick bank and tenement; cost, \$3,500; owner, Corn Exchange Bank, 13 William st; architect, Harry T. Lindeberg, 2 West 47th st. Plan No. 1707.

96TH ST AND BROADWAY, s w c, sky sign to 2-sty brick stores and lofts; cost, \$450; owner, Jesse W. Ehrlich, 31 Liberty st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1722.

102D ST, 182-84, mason work, new extension, partitions to 1-sty brick moving picture theatre; cost, \$7,000; owner, Eugene Higgins, 1 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1772.

107TH ST, 61 East, new plumbing to 3-sty brick nursery; cost, \$100; owner, Etta Fine, 61 East 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1736.

110TH ST, 207 East, new stalls and hand power lift to 2-sty brick stable; cost, \$300; owner, Chas. T. Leonard, 501 5th av; architect, Harold L. Young, 1204 Broadway. Plan No. 1741.

112TH ST, 108 East, masonry and new stairs to 3-sty brick wagon room and dwelling; cost, \$700; owner, Esther A. Brewster, Freeville, N. Y.; architect, Nathan Langer, 81 East 120th st. Plan No. 1740.

125TH ST, 77 West, new store front to 2-sty brick store and dwelling; cost, \$400; owner, Peter J. McCoy, 414 West 149th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1750.

190TH ST, n s, Amsterdam to Audubon avs, alterations to 4-sty brick home; cost, \$250; owner, Isabella Heimath, premises; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1726.

AV A, 111, n w cor 7th st, alterations to 5-sty brick stores and tenement; cost, \$250; owner, Anna M. Frommuller, 81 Moffat st, Brooklyn; architect, Albert E. Parfitt, 233 Broadway. Plan No. 1744.

AV A, 15, new store front and rear extension to 4-sty brick store, office and dwelling; cost, \$5,500; owner, Walburga Horn, 447 East 9th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1732.

AV A, 148, new store front to 5-sty brick store and tenement; cost, \$585; owner, Henry Hornung, 515 East 86th st; architect, Stephen R. Voris, 215 7th av. Plan No. 1700.

AV B, 461 West, new store front, alterations to 5-sty brick store and tenement; cost, \$100; owner, Hermina Abend, 938 Longwood av; architect, Morris Schwartz, 194 Bowery. Plan No. 1759.

AV B, 72, new store front to 3-sty brick store; cost, \$200; owner, Notama Amusement Co., 72 Av B; architect, Abraham Davis, 59 Newark av, Jersey City, N. J. Plan No. 1687.

AV C, 755, alterations to 5-sty brick assembly; cost, \$1,500; owner, Max Rosenbaum, 15 Herkimer st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 1727.

AMSTERDAM AV, 780, n w cor 98th st, new plumbing fixtures and partitions to 5-sty brick stores and tenement; cost, \$1,200; owner, Chas. L. E. Wolf, 202 West 96th st; architect, Joseph J. Reubel, 131 8th av. Plan No. 1737.

AMSTERDAM AV, 2128-2130, rear extension and operator's booth to 1-sty brick stores and moving picture theatre; cost, \$6,000; owner, Andrew T. McKegany, 2486 Devoe Terrace; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1738.

BROADWAY, 3240-3250, n e c 130th st, masonry and new door to 1, 2 and 4-sty brick garage, stable, office and shed; cost, \$300; owner, James Pringle, 3242 Broadway; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1713.

BROADWAY, 779, new stairs and skylight to 6-sty brick store and lofts; cost, \$500; owner, Chesebro-Davidson Realty Co., 1167 1st av; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 1698.

BROADWAY, 3485-3487, new partition to 6-sty brick store and dwelling; cost, \$120; owner, Mary Daly, 214 West 50th st; architect, Jas. J. Ryan, 523 West 146th st. Plan No. 1688.

BROADWAY, 1935, s w c 65th st, new store front to 4-sty brick stores and loft; cost, \$800; owner, Abraham Silver, 903 8th av; architects, Horenburger & Bards, 122 Bowery. Plan No. 1684.

BROADWAY, 365-7, n w c Franklin st, mezzanine balcony and decorations to 6-sty brick stores and lofts; cost, \$5,000; owner, American Express Co., James C. Fargo, Pres., 65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 1680.

BROADWAY, 2682-2684, new store fronts to 5-sty brick tenement and stores; cost, \$3,000; owner, Mrs. Marion S. I. Martin, 311 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 1789.

CENTRAL PARK WEST, 21-30, 62d to 63d st, extensive interior alterations to 7-sty brick opera house; cost, \$100,000; owner, "The New Theatre," Wm. K. Vanderbilt, Pres., 52 William st; architect, Wm. H. McElPatrick, 701 7th av. Plan No. 1720.

COLUMBUS AV, 127-129, sky sign to 4-sty brick stores and lofts; cost, \$275; owner, Albert Crane, 37 Wall st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1756.

LENOX AV, 126, iron marquise to 2-sty brick store, loft and motion picture theatre; cost, \$300; owners, Sophia Rothschild et al, 16 East 96th st; architect, Samuel Levingston, 39 West 38th st. Plan No. 1712.

LExINGTON AV, 1273, alterations to 5-sty brick tenement; cost, \$300; owner, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House. Plan No. 1767.

MADISON AV, 1-7, new partitions and stairs to 11-sty brick offices; cost, \$1,500; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, J. Arthur Pinchbeck, 1 Madison avenue. Plan No. 1777.

ST NICHOLAS AV, 876, new addition to 3-sty brick dwelling; cost, \$3,500; owner, Fred. D. Blauvelt, 115 Park av, East Orange, N. J.; architect, Louis U. Bruyars, 15 West 45th st. Plan No. 1742.

1ST AV, 405, new store front to 3-sty brick stores and dwelling; cost, \$500; owner, Christian Kohl, 405 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1717.

1ST AV, 45, new windows and plumbing to 5-sty brick stores and tenement; cost, \$2,000; owner, Harry Levy, 112 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1754.

2D AV, 159, new upright to 7-sty brick tenement; cost, \$500; owner, Wolf Cohen, 375 Grand st; architects, Horenburger & Bards, 122 Bowery. Plan No. 1781.

2D AV, 1425, alterations to 4-sty brick stores and tenement; cost, \$250; owner, Louisa Heldt, 121 East 86th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1769.

2D AV, 1043, s w cor 55th st, new store front and extension to 4-sty brick stores and tenement; cost, \$2,000; owner, Wilhelmina Harnischfeger, 1043 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 1734.

3D AV, 2142, s w c 117th st, new store front and marquise to 4-sty brick store and tenement; cost, \$500; owner, Geo. Strecke, 1019 East 180th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1723.

3D AV, 871, new bakery to 4-sty brick store and tenement; cost, \$3,500; owner, Anton Rauch 871 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 1679.

3D AV, 1883, n e cor 104th st, new plumbing, store front and marquise to 5-sty brick tenement; cost, \$1,200; owner, Flo Realty Co., 764 West End av; architect, John H. Knubel, 305 West 43d st. Plan No. 1749.

3D AV, 593-595, new store fronts to 4-sty store and tenement; cost, \$500; owner, Estate of Charlotte A. Mount, 137 East 34th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1782.

3D AV, 396, new store front to 5-sty brick store and tenement; cost, \$400; owner, Wm. D. Ward, Morris Plains, N. J.; architect, Fred. Weber, Jr., 192 Woodbine st, Brooklyn. Plan No. 1773.

4TH AV, 152, s w c 14th st, alterations to 3-sty brick stores; cost, \$2,500; owner, George Ehret, 235 East 92d st; architect, Samuel Sasse, 32 Union sq. Plan No. 1692.

5TH AV, 883, 2-sty extension to 4-sty brick residence; cost, \$10,000; owner, John Sloane, 883 5th av; architects, Cross & Cross, 10 East 47th st. Plan No. 1724.

5TH AV, 379, alter dwelling into 6-sty brick restaurant, store and lofts; cost, \$30,000; owner, Marie T. Hadden, 379 5th av; architects, Hunt & Hunt, 28 East 21st st. Plan No. 1752.

6TH AV, 48, alterations to 3-sty brick store and dwelling; cost, \$200; owner, Joseph Zurlo, 157 East 33d st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 1768.

6TH AV, 476, new dumbwaiter to 4-sty brick cafe and restaurant; cost, \$100; owner, Jane E. Britton, 476 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 1791.

8TH AV, 2133-2139, rear extension to 1-sty brick stores and motion picture theatre; cost, \$45,000; owner, Hyman Sonn, 149 Church st; architects, Koppe & Moore, 830 Westchester av. Plan No. 1783.

8TH AV, 856, new stairs and store front to 5-sty brick store and tenement; cost, \$750; owner, James Maloney, 654 8th av; architect, James W. Cole, 403 West 51st st. Plan No. 1682.

8TH AV, 306, masonry to 1-sty brick restaurant and cafe; cost, \$96; owner, Wm. S. McCotter, 150 West 4th st; architect, Thos. J. McCullough, 419 Lincoln rd, Brooklyn. Plan No. 1686.

9TH AV, 85, new iron stairs to 5-sty brick loft; cost, \$200; owner, Joseph Beck, 85 9th av; architect, Taylor Iron Works, 223 Mercer st. Plan No. 1719.

9TH AV, 575, masonry to 4-sty brick stores and tenement; cost, \$50; owner, Randegg Realty Co., 575 9th av; architect, Henry S. Lion, 38 West 32d st. Plan No. 1718.

9TH AV, 222, new store front to 4-sty brick tenement; cost, \$400; owner, The Michael J. Adrian Corporation, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 1790.

10TH AV, 458-460, 1-sty extension to 1-sty brick milk pasteurizing plant; cost, \$680; owner, Locust Farms Co., 310 West 113th st; architect, Michael Curley, 458 10th av. Plan No. 1715.

Bronx.

BURKE ST, s s, 75 e Barker av, move 2-sty frm dwg; cost, \$800; owners, North Bronx Realty Co., 2022 Boston rd; archt, F. J. McGarry, 736 E 218th st. Plan No. 245.

146TH ST, 367, 1-sty extension, 25x24, to 1-sty frame storage; cost, \$50; owner, Thos. Lenone, 307 West st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 240.

174TH ST, s s, 125 e Nelson av new partitions to 5-sty brk tnt; cost, \$300; owner, Henry Cleland, 176th st and Anthony av; archts, Tremont Archt. Co., 401 Tremont av. Plan No. 2144.

180TH ST, n s, 48.6 e Bryant av, 1-sty frame extension, 16x19.8, to 2-sty frame stores and dwelling; cost, \$400; owner, Land Realty Co., John A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 237.

BARKER AV, s e cor Burke st, move 2-sty frm dwg; cost, \$800; owners, North Bronx Realty Co., 2022 Boston rd; archt, F. J. McGarry, 736 E 218th st. Plan No. 247.

BARKER AV, w s, 150 n Rosewood st, move two 2 1/2 and 2-sty frame dwellings; cost, \$800; owner, P. E. Delarbre, Bronx boulevard; architect, D. Gissig, Jr., 104 East 56th st. Plan No. 231.

BATHGATE AV, w s, 239.2 n Wendover av, new toilet to 5-sty brick tenement; cost, \$75; owner, Lena Nichtbauer, 32 West 38th st; architect, Max Kreindel, 338 East 121st st. Plan No. 234.

CITY ISLAND AV, e s, 50 n Cross st, move 1-sty frm shed; cost, \$35; owner, John Taner, 705 Eiton av; archts, Seipert & Webb, 104 W 42d st. Plan No. 245.

DECATUR AV, n e cor Oliver pl, new terra cotta block partitions, new windows, &c., to 3-sty brick and concrete studio; cost, \$12,000; owner, Thos. A. Edison, Inc., Thos. A. Edison, Orange, N. J., Pres.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 229.

HAVILAND AV, 2181, new toilet, new show windows to 3-sty frame store and dwelling; cost, \$600; owner, Caroline Mussig, on premises; architect, John H. Knubel, 305 West 43d st. Plan No. 230.

INDEPENDENCE AV, w s, 439 n 252d st, new columns, girders, stairs, partitions, &c to 2½-sty frm dwg; cost, \$12,000; owners, Est. of Loring R. Gale, Philadelphia; archts, Parish & Schroeder, 12 W 31st st. Plan No. 246.

OLINVILLE AV, w s, 656 s Waring av, move 2-sty frm dwg; cost, \$1,000; owners, Garvey Bros., 1911 White Plains av; archt, H. Nordheim, 1087 Tremont av. Plan No. 242.

OLINVILLE AV, e s, 74 and 114 s Lester st, move two 2-sty frame dwellings; cost, \$500; owner, North Bronx Realty Co., F. J. McGarry, 2022 Boston rd, Pres. and architect. Plan No. 236.

PROSPECT AV, 589, new partition to 4-sty brick tenement; cost, \$50; owners, Whitney & Mantel, on premises; architect, Philip Markowitz, 1521 Washington av. Plan No. 239.

ST. LAWRENCE AV, 1212, new water closet to 2-sty hollow tile dwg; cost, \$50; owners, Benj. Troemovitz, 1791 Gleason av; archt, M. W. Del Gaudio, 401 Tremont av. Plan No. 243.

TYNDALL AV, w s, 208.10 s 259th st, 1-sty of frame built under 2½-sty frame dwelling; cost, \$2,000; owner, Margaret Brophy, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 233.

WASHINGTON AV, w s, 209.11 s 172d st, 2-sty brick extension, 37.4x15, new partitions, new columns and girders to 2-sty frame dwelling and synagogue; cost, \$15,000; owner, Cong. Great House of Learning of Israel of the Bronx, Hyman Drusin, 1525 Fulton av, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 232.

WASHINGTON AV, w s, 25 n 159th st, new partitions to 1-sty frame store; cost, \$200; owner, Mrs. A. J. L. Titus, 838 Elton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 235.

WILKINS AV, w s, 100 s Boston rd, frame fence, 5x80, to 1-sty brick laundry; cost, \$500; owner, H. & T. Const. Co., 163d st and Concourse; architect, Thos. Riley, 2977 Webster av. Plan No. 238.

3D AV, e s, 151 n 167th st, 1-sty brick extension, 45x81.3, to 4-sty brick workshop; cost, \$7,000; owner, Frank B. Hill, 3476 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 241.

PORT MORRIS R R YARD, s s, 149th st, 50 W Dock, new air ducts to 1-sty brk power house; cost, \$3,000; owners, N Y C & H R R R Co., 70 E 45th st; archt, A. F. Haldeman, 70 E 45th st. Plan No. 249.

Brooklyn.

BERRY ST, 374, interior alterations to 2-sty dwg; cost, \$200; owner, Mary J. Warren, 101 Bway; architect, Max Cohn, 280 Bedford av. Plan No. 3135.

CONSELYEA ST, 25, plumbing to 3-sty dwelling; cost, \$200; owner, Philip Miller, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2971.

COOK ST, 83, interior alterations to 3-sty tenement; cost, \$150; owner, Louis Low, 33 Humboldt st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2970.

DEAN ST, 2180, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, Celia Shoefeld, on premises; architect, E. M. Adelsohn, 1176 Pitkin av. Plan No. 3102.

DEVOE AV, 191, interior alterations to 3-sty str & dwg; cost, \$200; owner, Contonis Gollo, on premises; architect, Glucroft & Glucroft, 671 Bway. Plan No. 3129.

FURMAN ST, w s, 400.9 s Fulton st, exterior and interior alterations to 6-sty brick warehouse; cost, \$40,000; owner, National Cold Storage Co., 56 Furman st; architect, Axel S. Hedman, 371 Fulton st. Plan No. 3084.

HANSON PL, 2, plumbing to 2-sty railroad station; cost, \$500; owner, L. I. R. R. Co., on premises; architects, Gronenberg & Leuchtig, 303 5th av, Manhattan. Plan No. 3066.

HAVEMEYER ST, 167, plumbing to 6-sty store and tenement; cost, \$200; owners, Spivack & Greenfield, 352 East 79th st, Manhattan; architect, Henry M. Entlich, 29 Montrose av. Plan No. 2961.

HENDRIX ST, 639, exterior alterations to 2-sty dwelling; cost, \$250; owner, Lena Waxman, 242 Schenck av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3034.

HOOPER ST, 137, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Louis Glickman, on premises; architect, Jos. Harrison, 230 Grand st. Plan No. 3025.

JAY ST, 347, extension to 3-sty dwg; cost, \$500; owner, Moravian Church, 55 Douglass st; architect, Louis Allmendinger, 926 Bway. Plan No. 3130.

LIVINGSTON ST, 163, exterior alterations to two 4-sty stores; cost, \$2,500; owner, A. D. Matthews Sons, 398 Fulton st; architects, Koch & Wagner, 26 Court st. Plan No. 2963.

MACON ST, 8, interior alterations to 3-sty dwelling; cost, \$250; owner, Mr. Crain, on premises; architect, Sterling Architectural Co., 13 Park Row, Manhattan. Plan No. 2943.

MAIN ST, 62, plumbing to 4-sty store and tenement; cost, \$270; owner, Antonio Grosso, on premises; architect, Jos. P. Rofrano, 215 York st. Plan No. 2945.

MALTA ST, 59, store front to 2-sty dwelling; cost, \$1,200; owner, Benj. Gerscowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3052.

MELROSE ST, 312, interior alterations to 3-sty store and tenement; cost, \$300; owner, B. Rondazzo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2938.

POWELL ST, 456, extension to 2-sty dwelling; cost, \$300; owner, Louis Silverman, on premises; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 3006.

RICHMOND ST, 165, raise roof of 2-sty factory; cost, \$400; owner, Oscar Engelberg, on premises; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 2995.

SMITH ST, 116, store front to 4-sty store and tenement; cost, \$260; owner, Max Mayer, on premises; architect, B. Diamond, 12 Bergen st. Plan No. 3018.

SMITH ST, 474, interior alterations to 2-sty str & dwg; cost, \$150; owner, Alfred Bergen, on premises; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 3145.

STERLING PL, 1766, interior alterations to 3-sty store and dwelling; cost, \$800; owner, Jonas Youngerman, 72 Forsythe st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3019.

SACKMAN ST, 10, tank on roof of 4-sty tenement; cost, \$1,000; owner, Lerner Realty Co., 2061 Fulton st; architects, Cohn Bros., 361 Stone av. Plan No. 3063.

SOUTH 5TH ST, 278, interior alterations to 3-sty tenement; cost, \$200; owner, Fannie Goodman, on premises; architect, G. H. Madigan, 243 Withers st. Plan No. 2985.

SOUTH 5TH ST, 341, interior alterations to 3-sty tenement; cost, \$600; owner, Jacob Ponomore, 835 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3004.

SOUTH 8TH ST, 174, extension to 3-sty tenement; cost, \$1,300; owner, Keap Construction Co., 150 Hart st; architects, Shampam & Shampam, 772 Broadway. Plan No. 3027.

NORTH 10TH ST, 110, interior alterations to 1-sty factory; cost, \$1,000; owners, Little & Bailey Mfg. Co., 83 North 10th st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 3089.

16TH ST, 74, extension to 1-sty dwelling; cost, \$500; owner, Geo. E. Nostrand, 20th av, s e cor Cropsey av; architect, C. Schubert, 13th av and 86th st. Plan No. 3042.

EAST 18TH ST, w s, 450 n Albemarle rd, interior alterations to 2-sty club; cost, \$300; owner, Knickerbocker Field Club, on premises; architects, Clinton & Russell, 12 Nassau st, Manhattan. Plan No. 2975.

50TH ST, 1525, extension to 2-sty dwelling; cost, \$800; owner, John O. Person, on premises; architect, Chas. Flor, 1620 45th st. Plan No. 3049.

62D ST, 1350, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Carmine Festo, 1354 62d st; architect, Angelo H. Martire, 6005 14th av. Plan No. 2979.

66TH ST, 643, extension to 2-sty dwelling; cost, \$400; owner, Mary Hays, on premises; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 3026.

EAST 92D ST, 1156, extension to 1-sty storage; cost, \$350; owner, Geo. R. Krier, 9527 Glenwood rd; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 3112.

ATLANTIC AV, 71, interior alterations to 4-sty tenement; cost, \$200; owner, Jeremiah Cronin, 115 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3080.

BELMONT AV, 396, interior alterations to 2-sty dwelling; cost, \$200; owner, Leonia Guenaro, 390 Belmont av; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 3020.

BROADWAY, 902, exterior alterations to 2-sty store; cost, \$150; owners, Nowacke & Loesser Co., 149 Sandford st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3104.

BUSHWICK AV, 282, extension to 3-sty tnt; cost, \$300; owner, Michael Dumey, 45 Boerum st; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3114.

FLUSHING AV, 666, interior alterations to 3-sty tenement; cost, \$800; owner, Max Shultz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2969.

GRAHAM AV, 407, interior alterations to two 3-sty tenements; cost, \$400; owner, Mary Callahan, 880 Madison st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2968.

GRAND AV, 428, interior alterations to 3-sty dwelling; cost, \$400; owner, Henry C. Mott, on premises; architect, John A. Kehm, 1148 Belmont av. Plan No. 2950.

GREENE AV, 41, interior and exterior alterations to 3-sty club; cost, \$18,000; owner, Apollo Club Holding Corp., 97 Columbia Heights; architects, Ludlow & Peabody, 101 Park av, Manhattan. Plan No. 2956.

GREENE AV, 593, plumbing to 3-sty tenement; cost, \$200; owner, Adolph Scheer, on premises; architect, Jos. Harrison, 230 Grand st, Manhattan. Plan No. 3068.

KINGS HIGHWAY, 1315, extension to 1-sty store; cost, \$1,000; owner, Direct Realty Co., 71st st and Broadway, Manhattan; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3061.

LENOX RD, 629, move three 1-sty frm sheds; cost, \$350; owner, Dailledouze Bros., on premises; architect, Geo. M. Lawton, 30 E 42d st, Manhattan. Plan No. 3149.

MERMAID AV, 2814, interior alterations to 2-sty dwelling; cost, \$600; owner, Louis Mabe-now, 116 Nassau st, Manhattan; architect, Boris W. Dorfman, 31 Stuyvesant av. Plan No. 2941.

MESEROLE AV, 158, extension to 3-sty tenement; cost, \$1,000; owner, Chas. Knecht, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2954.

NEW UTRECHT AV, 4806, plumbing to open air theatre; cost, \$100; owner, Chas. F. Staeb, on premises; architect, Louis Christensen, 4708 New Utrecht av. Plan No. 2998.

OCEAN AV, 1030, roof to 3-sty dwelling; cost, \$150; owner, Geo. E. Austin, on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 3002.

SARATOGA AV, 601, extension to 3-sty dwelling; cost, \$100; owner, Pincus Glickman, 1722 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3036.

SURF AV, 3309, plumbing to 1-sty dwelling; cost, \$200; owner, Elizabeth F. Hart, Ocean parkway and Av N; architect, Olof F. Almgren, 2329 Surf av. Plan No. 2974.

SUTTER AV, 479, extension to 2-sty dwg; cost, \$900; owner, Annie Schultz, 476 Sutter av; architect, Max Cohn, 510 Linwood st. Plan No. 3131.

THATFORD AV, 65, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, Philip Friedman, on premises; architect, Max Hirsch, 301 Fulton st. Plan No. 3082.

WYTHE AV, 506, general alterations to two 3-sty store and dwellings; cost, \$1,500; owner, Adolph Friedman, 468 Marcy av; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 3008.

3D AV, 667, extension to 3-sty dwelling; cost, \$2,500; owner, Tebo Yacht Basin Co., on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 2935.

7TH AV, 5123, interior alterations to 1-sty theatre; cost, \$500; owner, Ernest F. Wehnke, 233 Reid av; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 3092.

Queens.

ARVERNE.—Ocean av, n s, 163 e Stoen av, 1-sty frm ext, 14x17, rear dwg, paper roof; cost, \$50; owner, C. J. Lockitt, premises. Plan No. 963.

BEECHURST.—Riverside Drive, 8, pent house on dwelling; cost, \$275; owner, P. Prout, premises. Plan No. 907.

BROOKLYN HILLS.—Freedom av, w s, 40 n South st, new plumbing in dwelling; cost, \$50; owner, W. H. Cotter, premises. Plan No. 887.

COLLEGE POINT.—2d av, s e cor 5th st, interior alterations to institution; cost, \$500; owner, Poppenhausen Institute, premises. Plan No. 938.

COLLEGE POINT.—11th st, w s, 150 s 4th av, new dormer windows in dwelling, interior alterations; cost, \$600; owner, Mrs. McRicker, 227 11th st, College Point; architect, P. Schreinerk, Causeway, College Point. Plan No. 894.

CORONA.—Kingsland av, n s, 200 e Mulberry av, 2-sty frame extension rear dwelling, new plumbing; cost, \$300; owner, C. Burkhardt. Plan No. 904.

CORONA.—Crown st, n s, 125 w Myrtle av, 1-sty extension, 8x11, rear of dwelling, tin roof; cost, \$250; owner, N. Sario, 147 Crown st, Corona. Plan No. 921.

CORONA.—John st, w s, 400 n Jackson av, 1-sty frame extension, 19x14, front 1-sty frame dwelling, tin roof; cost, \$500; owner, F. Kibley, premises. Plan No. 925.

EVERGREEN.—Cypress av, w s, 25 s Washington av, new plumbing in dwelling; cost, \$50; owner, L. Adler, premises. Plan No. 930.

FAR ROCKAWAY.—Sea Girt av, n s, 140 e Nielson av, 2-sty frame extension, 10x14, rear dwelling, tin roof; cost, \$395; owner, N. S. Puttitt, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 926.

FLUSHING.—Washington st, s s, 200 w Main st, cut new windows to dwelling; cost, \$15; owner, G. Matteis, premises. Plan No. 915.

FLUSHING.—Monroe st, n s, 266 s Jamaica av, 2-sty frame extension, 16x26, side 2-sty day nursery, interior alterations; cost, \$2,000; owner, Miss Flora Macdonald, 127 Jamaica av, Flushing; architect, Frank A. Collins, 24 Locust st, Flushing. Plan No. 934.

FLUSHING.—Madison av, e s, 225 s Union st, new plumbing in dwelling; cost, \$100; owner, D. Barry, premises. Plan No. 936.

FLUSHING.—Barclay st, n e cor Union st, new plumbing in dwelling; cost, \$118; owner, H. Rosenbaum, premises. Plan No. 943.

FLUSHING.—Delaware st, s s, 250 e Murray st, new plumbing in dwelling; cost, \$70; owner, J. B. Lunnay, premises. Plan No. 951.

FLUSHING.—Delaware st, s s, 75 e Murray st, new plumbing in dwelling; cost, \$70; owner, R. Bourgan, premises. Plan No. 952.

FLUSHING.—Broadway, s w cor Main st, new store front and interior alterations; cost, \$1,100; owner, John Underhill, Broadway, Flushing. Plan No. 968.

HOLLIS.—Flushing av, n e cor Fulton st, new store front; cost, \$400; owner, J. Balandict, premises. Plan No. 905.

JAMAICA.—Douglas st, n s, 100 e Canal av, 1-sty frm ext, 5x8, rear dwg, slag roof; cost, \$400; owner, Meyer Lewis, Municipal Bldg, L. I. City. Plan No. 956.

JAMAICA.—Phalan av, 37, new plumbing, dwg, \$350; owner, Prudential Savings Bank, Stuyvesant av, near Bway, Bklyn. Plan No. 967.

JAMAICA.—Rockaway rd, w s, 14 mile s Lincoln av, 2-sty frame extension, 13x20, side dwelling; cost, \$800; owner, Wm. S. Williamson, premises; architect, W. E. Burtis, 543 17th st, Brooklyn. Plan No. 906.

LAUREL HILL.—Columbus av, n s, 86 w Washington av, interior alterations to dwelling; cost, \$250; owner, Frank Schaeffer, 190 Nassau st, Brooklyn. Plan No. 892.

LAUREL HILL.—Washington av, w s, 43 n Columbia av, interior alterations to two dwellings; cost, \$450; owner, Fred Schaeffer, 190 Nassau st, Brooklyn. Plan No. 893.

Plans Filed—Alterations—Queens (Cont.)

- L. I. CITY.—Boulevard, 233, gas piping in dwelling; cost, \$15; owner, J. Sabano, premises. Plan No. 899.
- L. I. CITY.—3d av, w s, 350 n Jamaica av, 1-sty frame extension, 12x15, rear 2-sty frame dwelling, tin roof; cost, \$150; owner, S. P. Diener, premises. Plan No. 898.
- L. I. CITY.—15th av, 234, gas piping in dwelling; cost, \$50; owner, Jos. Cascola, premises. Plan No. 895.
- L. I. CITY.—Greenpoint av, n e cor Hunterspoint av, new plumbing in dwelling; cost, \$50; owner, T. Kearney, premises. Plan No. 903.
- L. I. CITY.—Vandeventer av, s w cor 8th av, erect marquee, dwelling; cost, \$100; owner, A. Pipitone, 577 8th av, L. I. City. Plan No. 918.
- L. I. CITY.—Sherman st, 25, new plumbing, dwelling, new foundation; cost, \$200; owner, Chas. Passer, premises. Plan No. 920.
- L. I. CITY.—Hancock st, w s, 300 s Freeman av, plumbing in drying shed; cost, \$40; owner, A. Konop, 263 Hancock st, L. I. City. Plan No. 923.
- L. I. CITY.—Steinway av, w s, 100 s Wilson av, plumbing, air-drome; cost, \$100; owner, P. J. Breenan, 624 Madison av, Manhattan. Plan No. 913.
- L. I. CITY.—7th st, 61, gas piping in dwelling; cost, \$35; owner, Jos. Scorine, premises. Plan No. 928.
- L. I. CITY.—10th av, w s, 50 s Jamaica av, W. C. compartments in air-drome; cost, \$200; owner, P. Miller, 492 2d av, L. I. City. Plan No. 929.
- L. I. CITY.—3d av, 155, new store front; cost, \$100; owner, Max Liebscher, 208 Irving pl, Brooklyn. Plan No. 933.
- L. I. CITY.—17th av, 75, new plumbing in dwelling; cost, \$100; owner, G. Steinberg, premises. Plan No. 935.
- L. I. CITY.—Willow st, n e cor St. Johns pl, 1-sty brick extension, 22x13, rear dwelling, tin roof, interior alterations; cost, \$1,200; owner, G. Di Bartolone, 64 Willow st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 949.
- L. I. CITY.—Sherman st, e s, 135 n Broadway, new plumbing, dwg; cost, \$85; owner, Jos. Bines, premises. Plan No. 962.
- L. I. CITY.—15th av, 237, new plumbing, dwg, \$140; J. Baumann, premises. Plan No. 964.
- MASPETH.—Flushing av, n s, opposite Sophie st, interior alterations to office; cost, \$1,600; owner, Richey, Brown & Donald Co., premises. Plan No. 900.
- MASPETH.—Flushing av, n s, opposite Sophie st, 1-sty brick extension, 22x40, side 1-sty shop, tin roof; cost, \$3,000; owner, Richey, Brown & Donald Co., premises. Plan No. 901.
- MASPETH.—Flushing av, n e cor Milton st, interior alterations to dwelling; cost, \$200; owner, G. Ruhl, premises. Plan No. 896.
- MASPETH.—Flushing av, n s, opposite Sophie st, 1-sty frame extension, 24x15, rear shop, tin roof; cost, \$1,400; owner, Richey, Brown & Donald Co., premises. Plan No. 902.
- MASPETH.—Flushing av, n w cor Milton st, cut new doorways to dance hall; cost, \$150; owner, Geo. Ruhl, premises. Plan No. 922.
- MASPETH.—Washington av, s s, 53 n Hull av, interior alterations to dance hall; cost, \$5,000; owner, Frank Lancucki, premises. Plan No. 961.
- MIDDLE VILLAGE.—Metropolitan av, 2281, interior alterations to dance hall; cost, \$100; owner, P. Backer, premises. Plan No. 897.
- MORRIS PARK.—Oak st, e s, 2250 s Atlantic st, new plumbing, dwg, \$50; E. Rooney, premises. Plan No. 966.
- OZONE PARK.—Portland av, w s, 300 s Grafton av, new plumbing, dwg; cost, \$50; owner, C. Pecking, premises. Plan No. 959.
- RAMBLERSVILLE.—Hawtree Creek, w s, 238 s Flynn av, 1-sty frame extension, 12x12, rear dwelling, slag roof; cost, \$200; owner, G. H. Reehill, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 954.
- RICHMOND HILL.—Jamaica av, n w cor Chestnut st, new plumbing in dwelling; cost, \$75; owner, F. Aube, premises. Plan No. 888.
- RICHMOND HILL.—Lefferts av, w s, 200 n Chichester av, new plumbing in dwelling; cost, \$50; owner, R. Bolger, premises. Plan No. 889.
- RICHMOND HILL.—Jamaica av, n s, 200 e Chestnut st, plumbing in dwelling; cost, \$50; owner, A. C. Ebel, Richmond Hill. Plan No. 919.
- RICHMOND HILL.—Willow st, w s, 125 n Hillside av, new plumbing in dwelling; cost, \$50; owner, L. Meyers, premises. Plan No. 927.
- RICHMOND HILL.—Curtis av, e s, 101 n Beaufort st, new plumbing in dwelling; cost, \$50; owner, A. B. Gardner, premises. Plan No. 929.
- RICHMOND HILL.—Spruce st, w s, 175 n Liberty av, new plumbing in dwelling; cost, \$70; owner, F. Tibbell, premises. Plan No. 940.
- RICHMOND HILL.—Lefferts av, e s, 100 s Jamaica av, new plumbing in dwelling; cost, \$70; owner, A. Burbing, premises. Plan No. 941.
- RICHMOND HILL.—Cedar st, n w cor Chichester av, new plumbing in dwelling; cost, \$70; owner, T. A. Hughes, premises. Plan No. 942.
- RICHMOND HILL.—Chichester av, s s, 200 w Hamilton st, new plumbing in two dwellings; cost, \$100; owner, Mrs. J. Gurning, premises. Plan Nos. 946-947.
- RICHMOND HILL.—Vine st, w s, 140 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, L. Kullmann, premises. Plan No. 944.
- RICHMOND HILL.—Hamilton st, e s, 275 s Ridgewood av, new plumbing, dwg; cost, \$50; owner, G. Solon, premises. Plan No. 960.
- RICHMOND HILL.—Hamilton st, e s, 105 n Jerome av, new plumbing, dwg, \$50; A. C. Munday, premises. Plan No. 965.
- RICHMOND HILL.—Ridgewood av, n s, 50 e Hamilton st, new plumbing, dwg; cost, \$50; owner, C. Stock, premises. Plan No. 958.
- RIDGEWOOD.—Catalpa av, s w cor Anthon av, 1-sty brick extension, 20x40, rear dwelling, tin roof; cost, \$300; owner, Paul Stier, Putnam av and Ring pl, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 932.
- RIDGEWOOD.—Madison st, n s, 80 e Forest av, new plumbing in dwelling; cost, \$100; owner, C. Tritschler, premises. Plan No. 937.
- RIDGEWOOD.—Weirfield st, 914, new brick foundation to dwelling; cost, \$200; owner, M. Quinn, 368 Weirfield st, Ridgewood. Plan No. 914.
- RIDGEWOOD.—Palmetto st, 2002, interior alterations to dwelling; cost, \$20; owner, J. Le Dosquet, premises. Plan No. 931.
- RIDGEWOOD.—Forest av, s w cor Cornelia st, interior alterations to store and dwelling; cost, \$300; owner, J. Rodler, 1817 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 911.
- ROCKAWAY BEACH.—Bayside pl, e s, 440 n Fairview av, new plumbing in dwelling; cost, \$100; owner, E. Laver, premises. Plan No. 924.
- ROCKAWAY BEACH.—Boulevard, 353, electric sign on store; cost, \$50; owner, G. L. Lambert Estate, 640 Eastern pkwy, Brooklyn. Plan No. 917.
- ROCKAWAY BEACH.—Beach 83d st, e s, 685 s Boulevard, 1-sty frame extension, 20x35, rear dwelling, slag roof; cost, \$500; owner, Mrs. E. Nelson, adjoining premises. Plan No. 891.
- ROCKAWAY BEACH.—Hammells av, e s, 222 s Boulevard, 3-sty frm ext, 22x20, rear dwg, slag roof, interior alterations; cost, \$1,000; owner, W. B. Wright, premises. Plan No. 955.
- ROCKAWAY BEACH.—Thetis av, w s, 500 s Boulevard, 1-sty frame extension, 42x36, front of hotel and bath house, tin roof; cost, \$500; owner, L. Kruger, premises. Plan No. 948.
- SOUTH OZONE PARK.—Old South rd, s s, 200 e Leahy av, 2½-sty frame extension, 17x27, side dwelling, interior alterations; cost, \$1,200; owner, W. Molte, premises; architect, S. Guilfooy, 4 Duple st, Woodhaven. Plan No. 945.
- SOUTH OZONE PARK.—Idlewild pl, s s, 100 w Hamburg st, new foundation to dwelling; cost, \$300; owner, O. B. Olsen, Field av, Ozone Park. Plan No. 1476.
- WHITESTONE.—21st st, s s, 200 w 8th av, 2-sty frame extension, 20x15, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, Mrs. John Smith, premises; architect, W. J. McCormack, 16 So. 22d st, Whitestone. Plan No. 950.
- WHITESTONE.—18th st, w s, 75 n Bayside drive, gas piping in dwelling; cost, \$10; owner, A. Seemann, premises. Plan No. 953.
- WINFIELD.—Meyers av, s e cor Woodbine st, erect electric sign on dwelling; cost, \$250; owner, T. H. Schultz, premises. Plan No. 916.
- WOODHAVEN.—Vandeventer av, n w cor Shipley st, 2-sty frm ext, 19x14, rear dwg, tin roof; cost, \$770; owner, M. Price, Vernon av, Bklyn. Plan No. 957.
- WOODHAVEN.—Old South rd, s s, 400 e Cedar lane, 1-sty brick boiler house, 14x27, slag roof; cost, \$300; owner, Frank Goldstein, premises. Plan No. 1490.

Richmond.

GRIFFIN ST, w s, 100 n Hannah st, Tompkinsville, new foundations and new roof to frame dwelling; cost, \$300; owner, L. Tafuri, Tompkinsville; builder, J. Cirone, Tompkinsville. Plan No. 169.

HILL ST, w s, 603 s Castleton av, 30, West New Brighton, porch, new roof and flooring to frame dwelling; cost, \$200; owner, A. B. Comins West New Brighton; builder, A. Deppe, West New Brighton. Plan No. 163.

ROCKAWAY ST, e s, 325 s Belmont av, Tottenville, new additions, new flooring, partitions, &c. to frame dwelling; cost, \$400; owner, G. Watterson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 164.

SAND LANE, s s, 140 s Richmond av, 137, Arrochar, 13-ft. shed to frame dwelling; cost, \$30; owner and builder, A. Coppola, Arrochar. Plan No. 175.

WIMAN AV, w s, 481 s Boulevard, Great Kills, 1-sty kitchen and porch to frame bungalow; cost, \$75; owner and builder, G. D. Wilking, 764 Communipaw av, Jersey City. Plan No. 165.

1ST ST, w s, 100 w Lincoln av, Midland Beach, new extension and flooring to frame bungalow; cost, \$100; owner, A. Eitner, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 167.

AMBOY ROAD, e s, 375 n Bay Terrace, Whitlock, masonry & side ext to frm dwg; cost, \$85; owner & builder, W. P. Merrell Whitlock. Plan No. 172.

AMBOY RD, n s, 70 e Wood av, Tottenville, side extension and masonry to brick hotel; cost, \$265; owner, M. A. Palmer, Tottenville; builder, W. S. Holbert, Huguenot Park. Plan No. 168.

DAVIS AV, w s, 600 s Henderson av, New Brighton, general repairs to frame dwelling; cost, \$800; owner and builder, G. Russell, New Brighton; architect, A. Wood, New Brighton. Plan No. 166.

GREENWOOD AV, w s, 189 s Forest av, New Brighton, partitions, new stairs, porch, &c. to frame store and dwelling; cost, \$300; owner and builder, J. Merante, on premises; architect, J. Davies, Tompkinsville. Plan No. 170.

MIDLAND AV, n s, 80 w 3d st, Midland Beach, extension and sheet metal work to frame restaurant; cost, \$350; owner, H. Hett, New Dorp; builder, E. Hett, New Dorp. Plan No. 174.

RICHMOND TURNPIKE, n s, 150 w Jersey st, New Brighton, 1-sty addition, masonry and new roof to frame dwelling; cost, \$300; owner, L. Levy, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desgum, New Brighton. Plan No. 173.

3D AV, s s, 200 w Westervelt av, New Brighton, 2-sty addition and new porch to frame dwelling; cost, \$750; owner, A. Tingaud, New Brighton; builder, E. Kashavsky, New Brighton. Plan No. 171.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 2. The location is given, but not the owner's address:

JERSEY CITY.—Frederick Seltmann, 80 Clerk st, 3-sty frame, \$6,000; Isidore Catoif, 5-7 Crescent av, 3-sty brick, \$11,000; Norman Christie, 12 Paterson av, 3-sty frame, \$6,000.

MONTCLAIR.—Pasquale Giannetti, s w corner New and Washington sts, 3-sty brick, \$8,000; Raffaele & Luisa Guancione, 26 Orange rd, 3-sty brick, \$8,000.

TOWN OF UNION.—Mango & Arena, 135 Liberty st, 3-sty brick alteration, \$1,500; Albert E. Schultz, 131 Main st, 3-sty frame alteration, \$1,200.

EAST ORANGE.—Essex Real Estate Cons. Co., 120-124-130-134 Hamilton st, four 2-sty frame, \$16,000; Minerva A. Halladay, 8 South Arlington av, 4-sty brick, \$30,000.

NEWARK.—Rosa P. Michel, 119 Lindsley av, 3-sty frame, \$6,000; Adolph Taylor, 25 Somerset st, 3-sty frame alteration, \$1,000; John Stanech, 791 South 15th st, 3-sty frame, \$6,000; Nathan Levenson, 49 Rankin st, 4-sty brick, \$6,000; Antonio Ceratto, 51 Hayes st, 4-sty brick, \$9,000; William Frey, southwest corner Mt. Prospect and Verona avs, 3-sty brick, \$15,000; Joseph Bancone, 610 North 5th st, 3-sty brick, \$6,000.

PLAINFIELD.—Bloom Contracting Co., 705-707 West 4th st, 2-sty frame, \$6,000.

PASSAIC.—Philip Sobel, 175 8th st, 3-sty brick, \$7,000; Morris Ehre, 47 2d st, 3-sty frame alteration, \$3,000; Samuel Cohen, 8-10 3d st, 3-sty brick, \$12,000.

HARRISON.—Julius J. Twardus, 97-99 Hamilton st, 3-sty brick, \$12,000; Frank Cundari, 104-106 South 3d st, 3-sty frame, \$7,000.

IRVINGTON.—Salvatore Abruzzo, 1374 Springfield av, 3-sty brick, \$4,000.

BAYONNE.—Fred Meschke, 2-4 Court pl, two 2-sty frame, \$2,000; Hyman Penchansky, 22-24 East 29th st, two 3-sty frame, \$12,000.

KEARNY.—Arthur Sauer, west side Chestnut st, 50 ft. south of Garfield av, 3-sty frame, \$9,000.

BELLEVILLE.—Emanuele DiNoia, north side Cedar Hill av, 400 ft. east of John st, 2-sty frame, \$5,000.

APARTMENTS, FLATS AND TENEMENTS.
LEONIA, N. J.—J. J. Ferry, Dean st, Englewood, N. J., is preparing sketches for six stores and ten apartments in Broad st, to cost about \$35,000. Owner's name will be announced later.

CHURCHES.

ROSELLE PARK, N. J.—Floyd Y. Parsons, 1133 Broadway, Manhattan, has completed plans and will soon take bids on general contract for a 1½-sty brick and limestone church at Grant av and Chestnut st for the First Methodist Church of Roselle Park, Dr. Moulds, pastor. Cost, about \$30,000.

DWELLINGS.

PERTH AMBOY, N. J.—J. K. Jensen, 196 Smith st, is preparing plans for a frame residence on Brighton av, near Gordon st, for F. Christianson, Madison av, owner. Cost, about \$7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for a 2½-sty frame and stucco residence on Beverly rd for Widmark Melin, Montclair, owner and builder. Cost, about \$7,000.

MORRISTOWN, N. J.—Chas. I. Berg, 331 Madison av, Manhattan, is preparing plans for a 2½-sty brick and tile residence on Canfield rd, north of Madison av, for George M. Allen, 777 Madison av, Manhattan. Cost, about \$125,000.

IRVINGTON, N. J.—C. F. Zachau, 45 Clinton st, Newark, N. J., is preparing plans for a 2½-sty frame residence, 24x52 ft., in the east side of Grove st, near Clinton av, for W. J. Scherer, 60 Beverly st, Irvington. Cost, about \$6,500.

BOUND BROOK, N. J.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence for Miss C. Lamonte, care of architect, owner. Cost, about \$10,000.

MADISON, N. J.—E. V. Warren, Essex Building, Newark, N. J., has nearly completed plans for a 2½-sty frame residence on Central av, for Seymour Tucker, Union Building, Newark, owner, who will soon take bids on separate contracts. Cost, about \$8,000.

MADISON, N. J.—Starrett & Van Vleck, Everett Building, Manhattan, are preparing plans for a 2-sty frame residence, 40x100 ft., near the golf grounds for Albert R. Palmer. Final estimates will probably be called about May 26.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—W. A. Balch, 110 West 40th st, Manhattan, has nearly completed plans for a 2-sty brick oil storage warehouse on Connelly av, for the N. B. Cook Oil Co., 148 Front st, Manhattan, Gilbert P. Smith, president.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, is preparing plans for a 1 and 2-sty factory, 50x150 ft., in the south side of South st, for the

National Dental Co., Chas. S. Cohen, president, 80 William st. Cost, about \$10,000. Bids will be taken about May 15.

HALLS AND CLUBS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 3-sty brick clubhouse in the north side of East Park st, near Division st, for the Newark Aerio, No. 44, Fraternal Order of Eagles, 15 West Park st, Newark. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—Starrett & Van Vleck, Everett Building, Manhattan, have completed plans for a 3-sty brick high school, 350x275 ft., on Midland av, Park av and Chestnut st, for the Board of Education of Montclair, Arthur C. Harris, president, Eagle Rock Way, Montclair. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about \$500,000.

WEST HOBOKEN, N. J.—Ernest Sibley, Palisades, N. J., is preparing plans for the 3-sty brick school at Clinton and Union avs, for the Board of Education of West Hoboken, Morris Eichmann, 414 Spring st. Edward McDermott, 582 Spring st, West Hoboken, will supervise. Cost, about \$200,000. Bids will be called about June 1.

HIGHLAND PARK, N. J.—The Board of Education of Highland Park, J. A. Edgar, president, contemplates the erection of a 2-sty brick public school along the race track from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, about \$16,000.

STORES, OFFICES AND LOFTS.

CALDWELL, N. J.—Charles S. Holmes, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2-sty face brick bank, 30x 60 ft., at the northeast corner of Smull and Bloomfield avs, for the Citizens National Bank, Lewis J. Lockwood, president. Cost, about \$20,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, have about completed plans for a 6-sty brick, marble and terra cotta apartment house, 145x204 ft., at the northwest corner of Main and Oak sts for John L. Moore, 288 Greenwich st, Manhattan. Bids will be received by architects about June 1. Cost, about \$300,000.

STAMFORD, CONN.—Maximilian Zipkes, 220 Fifth avenue, has been commissioned by the Spelke Construction Co. of Stamford, Conn., to erect three buildings on a block front Main street and Greyrock place, a plot 139x100 feet. The buildings are to be arranged in suites of apartments from 4 to 7 rooms with one and two baths. The apartments will be equipped with electric light and telephone service and will be in every way modern and in accordance with laws as are being built in New York City.

DWELLINGS.

TUXEDO, N. Y.—Carrere & Hastings, 5th av and 26th st, Manhattan, are preparing plans for a 2 1/2-sty local stone residence at Tuxedo Park for J. I. Blair, 24 Broad st, Manhattan, owner. Cost, about \$400,000. Bids will be taken by the architect about May 20 from a selected list of contractors.

FACTORIES AND WAREHOUSES.

PORT JERVIS, N. Y.—John Westervelt, Citizens Trust Building, Paterson, is preparing plans for a 2-sty concrete factory, 54x248 ft., for The Katterman & Mitchell Co., 300 Straight st, Paterson, owner. Architect will build and will take bids on subs about June 3. Cost, about \$35,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, are preparing plans for a Y. M. C. A. building at Gibbs st, corner of Grove pl, for the Rochester Y. M. C. A., Herbert P. Lansdale, general secretary. J. Foster Warner, Granite Building, Rochester, supervising architect. Bragdon & Arnold, 415 Cutler Building, designing architects. Cost, about \$500,000.

HOTELS.

LAKE GEORGE, N. Y.—The Green Island Improvement Co., J. B. Simpson, care of Estey Co., 23 West 42d st, Manhattan, contemplates rebuilding the Sagamore Hotel from plans by S. G. Slocum, 23 West 42d st, Manhattan.

SCHOOLS AND COLLEGES.

MANCHESTER, N. Y.—Pierce & Bickford, 118 Lake st, Elmira, N. Y., have been commissioned to prepare plans for a 2-sty brick and steel school for the Village of Manchester, Dr. John H. Pratt, president of the board. Cost, between \$30,000 and \$35,000.

PERSONAL AND TRADE NOTES.

LOUIS BROOKS, architect, has moved his offices from 132 Nassau street to 489 Fifth avenue.

W. W. KNOWLES, architect, has moved his offices from 1133 Broadway to 37 West 39th street.

HENRY G. OPDYCKE, civil engineer, has moved his offices from 50 Church street to 286 Fifth avenue.

J. C. ROBINSON & SON, general contractors, have moved their offices from 1 Madison avenue to 15 East 40th street.

JACOB ZIMMERMAN, general contractor, has moved his offices from 505 Fifth avenue to 18 East 41st street.

THE HEADQUARTERS of the Fire Department of the City of New York have been moved to the Municipal Building.

WALTER K. POTTER, Manasquan, N. J., and Warren Hardenburgh, Point Pleasant, N. J., have formed a partnership to practice civil engineering.

GEORGE A. FULLER CO., general contractors, has the new steel frame 16-sty Hallenbeck-Hungerford Building at Lafayette and Franklin streets advanced to the top tier.

ADOLPH J. EGELHOF has been elected a vice-president of the Rome Corporation, general contracting, 105 West 40th street. Mr. Egelhof will have charge of the estimating department.

MR. CHATTERTON, of the firm of Chatterton, Warwick & Collins, general contractors, 108 South 8th street, Brooklyn, has withdrawn from the business. The firm in future will be known as Warwick & Collins.

BENNETT A. SANDGREN, 630 53d street, Brooklyn, is about to embark in business as a heating and plumbing contractor. He will open a shop and office in the Bay Ridge section of Brooklyn and desires catalogues from manufacturers and dealers in the trade.

KEYES & REEVES are a new firm who have started in the lumber business at the foot of 10th street and East River. The new firm is composed of Charles F. Keyes, who for some time past has been operating a wholesale and retail business at 11-13 Lewis street, Manhattan, and Ward S. Reeves, for many years with the Kalt Lumber Company, prominent Manhattan retail house.

REGINALD PELHAM BOLTON, as secretary of the Washington Heights Taxpayers' Association, has published an index and guide to the named streets and avenues in the Washington Heights, Inwood and Marble Hill sections. The booklet contains interesting and valuable notes, showing an intimate acquaintance with local history. The price of which is ten cents.

FOREST PRODUCTS.—At the New York division of the Forest Products Exposition, which opens at the Grand Central Palace, May 21, and continues to May 30, Lynde Palmer, Eastern representative of the St. Paul and Tacoma Lumber Company, Tacoma, Wash., will be present a large part of the time to give detailed information concerning the lumber products shown in the exhibit from the West Coast.

AMERICAN BRIDGE ENGINEERING CLUB held its annual dinner at the St. Denis Hotel Wednesday evening, May 13. A particularly interesting program was rendered after the dinner, the chief numbers being the talks of Messrs. John Brunner and J. E. Jones, of the engineering staff of the Illinois Steel Co. A male quartette and a sketch by members of the club provided the lighter entertainment of the evening.

THE ARCHITECTURAL BOWLING LEAGUE will hold its seventh annual dinner at Scheffel Hall, 3d avenue, near 17th street, on May 21. At this dinner the prizes won during the season of 1913-1914 will be presented to the winners. The five man tournament this year was won by the team representing Hoppin & Koen, and the three man by Rouse & Goldstone. The teams in the league represent the following offices: F. H. Kimball, Starrett & Van Vleck, McKim, Mead & White, Tracy & Swartout, Rouse & Goldstone, Hoppin & Koen, Cass Gilbert, James G. Rogers and Central Railroad of New Jersey.

BUSINESS OF THE OTIS ELEVATOR CO. for the first four months of 1914 has shown very little change from the same period in 1913. During the spring orders usually show some increase from month to month, but this year they appear to have struck a level. On the whole, the volume of business is normal with the promise of increase should a resumption of building activity ensue. The Otis company has recently completed several large jobs which include twenty-five machines in the Adams Building, 61 Broadway, seven machines in the 50 Broad Street Building and replacing the antiquated machines in the Park Row Building with nine elevators of the most modern type. Contracts which have recently been closed include the Equitable Building, which calls for fifty elevators, and the National Cloak & Suit Co.'s new building in which eight elevators and two dumbwaiters will be installed.

OBITUARY

GEORGE S. BRUCE, a prominent civil engineer and railroad builder, died in Baltimore, Tuesday, May 12. He was sixty-two years old.

JOHN WYETH, retired mason and general contractor, died at his home, 5712 17th avenue, Brooklyn, Wednesday, May 13, aged seventy-two years.

PHILIP FREUDENMACHER, retired general contractor, died at his home, 327 East 154th street, Thursday, May 7. He was born in Germany sixty-three years ago and had been active in the building business for over thirty years.

ALFRED B. AYRES, for many years in the lumber business in Newark, died at his home, 24 Fernwood road, Summit, N. J., Monday, May 11, aged 59. Mr. Ayres was a director of the North Ward National Bank of Newark and a member of the Canoe Brook Country Club and the Baltusrol Golf Club.

CHARLES E. REID, architect, died at his home, 1910 Davidson avenue, Thursday, May 7. Mr. Reid was sixty years old and was one of the first architects to design steel frame buildings. He practiced his profession for a number of years in Chicago and many of that city's earliest buildings of this type were planned by him and erected under his supervision.

JEREMIAH WOOD DIMICK, of Rifton, N. Y., died at the Hotel McAlpin, Wednesday, May 13. He was born in New York City in 1851 and had lived in Rifton for a number of years. Mr. Dimick was president of the J. W. Dimick Company, manufacturers of carpets and rugs, but had not been active in business for several years past. He spent most of his time on his 1,000-acre farm at Rifton, where he was interested in breeding Holstein cattle. His farm was one of the show places of Ulster County.

EDWARD A. MACRAM, who for twenty years was treasurer of the Carnegie Steel Co., died at his home, 1387 Dean street, Brooklyn, Sunday May 10. He was born in Ireland seventy-five years ago and came to America when a boy. His family settled in Pittsburgh and while still a young man Mr. Macram entered the steel business and was associated with Andrew Carnegie. Upon resigning from the Carnegie Steel Co., he went to Helena, Montana, where he engaged in the manufacturing business. He is survived by his sister, Miss Charlotte Macram.

LATHROP L. STURGES, for many years connected with the iron and steel industry, died yesterday at his home in Short Hills, N. J., of a complication of diseases. He was forty-nine years of age and had formerly been in business with his father at 52 Wall street. He had large interests in the Thomas Iron Company, McNeil Pipe & Iron Co., and the Harvey Steel Co. Upon the consolidation of these companies Mr. Sturges joined the stock brokerage firm of J. M. Martin & Co., from which he retired several years ago. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20.

CHARLES T. SCHONDELMEIR, M.D., will deliver his lecture on "Sewage Disposal in the City of New York," Monday evening, May 18. The lecture is held under the auspices of the Brooklyn Institute of Arts and Sciences and the Brooklyn League, and will be held in the Lecture Hall of the Academy of Music.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual meeting May 19-20 at the Waldorf-Astoria Hotel, N. Y. C. Secretary, George S. Boudinot, 30 Church street, N. Y. C.

AMERICAN INSTITUTE of Electrical Engineers will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 22-26.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS held its first regular meeting at the United Engineering Building, 25 West 39th street, Tuesday, May 12. Charles N. Green presented a paper on "Sub-surface Structures of New York City," the first installment of which appears in this issue of the Record and Guide.

THE BUILDING TRADES ATHLETIC ASSOCIATION, with representatives from leading building firms in New York, has re-elected the following officers for the season of 1914: President, B. M. Smith; vice-president, Fred Deller, and secretary and treasurer, Joseph A. Deegan. The league's baseball championship season began on May 9. The schedule has been arranged for the 14 teams comprising the league.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18. The New York Central will run a special train from Chicago on the evening of June 17, which will carry large delegations from the South and pick up large contingents en route. There will be the usual representative attendance from the hardwood producing sections of the Southwest and Nashville lumbermen, who are on a "boost" trip, will include the Buffalo convention in their itinerary.

BUILDING MATERIALS AND SUPPLIES

MANUFACTURERS ANTICIPATE RUSH OF BUYING MOVEMENT IF INTERSTATE COMMERCE COMMISSION GRANTS FREIGHT INCREASE

Crude Petroleum Makes Decided Drop in Prices — Brick Firmer

ADVICES from manufacturing centers indicate an impending improvement in building material purchases in the metropolitan district in particular and elsewhere in general. The intimation given out about ten days ago that the Interstate Commerce Commission might be expected to hand down its decision in the asked-for five per cent. increase in freight rates seems to have filled distributors of material with a keen desire to anticipate the rush that they think is sure to come if the railroads' petition is granted.

But coupled with the inquiry is a feeler on credits. Dealers are particularly interested in this state of the market. Should the decision be favorable and yet the date of effectiveness of the order be deferred three or six months, it would mean tying up large sums the interest on which plus carrying charges would more than eat up the saving made by coming into the market under the existing freight rates. As a matter of fact, in some lines, especially lumber, cement, common brick and some building supplies, the mill reserve stocks are large.

With a weak buying market it has been hard to move these stocks fast enough to keep factories going more than 60 per cent. of capacity and in some cases organizations have had to be sacrificed temporarily. In some lines, lumber and common brick particularly, decided sacrifices have had to be made to move this stock at all, and so there was general rejoicing all along the line when an improvement in inquiry was noted. The disposition of the mill men seems to be to meet the prospective wholesale buyer half way, and if this attitude is maintained the dealer will find it easy to come in and replenish his supplies.

In the meantime the consumer, who ultimately pays the freight, will be more inclined to consider going ahead with his plans if he sees a chance to bring his materials to his job and save the extra freight charge or, at least, avoid the delay in shipments that seems sure to follow the receipt of an affirmative answer to the railroads' plea for higher rates.

It was pointed out at the Building Material Exchange this week that should the rate be granted and the date of its effectiveness be even as late as January 1, crops would be moved in the interim, resulting in the usual shortage of cars. If, during that time, all the building material dealers in the country

crowded the mills for supplies, delays in shipments would be sure to follow, with the result that fall building operations would be seriously interfered with.

Coincidentally, lumber is moving easier in Queens and Brooklyn, while East New Jersey is taking a larger quantity of Portland cement than formerly. The American Steel & Wire Co. reports receipt of specifications on a larger average daily rate than in April. Inquiries in the pipe department are also reported to be heavier. Common brick is also moving out quicker, but Hudson river manufacturers are slow about starting up their yards for the 1914 season. Paving brick manufacturers are reporting a big improvement in business with prices held firmly in all parts of the country owing to the fact that public improvements are going ahead on a larger scale, because municipalities have been able to sell their bonds on more favorable bases.

This has made gravel, crushed stone and sand fairly strong factors in the material market, while other commodities have been weak. Prices in these three departments are stiff and probably will continue to be so. In the supply department the steady decline in the price of crude petroleum foreshadows a possible decline in refined products which will benefit the paint and dressing markets. The drop in the last month of crude petroleum has been from \$2.50 to \$1.90 at wells when it was weak. The effect of the possible further destruction of wells at Tampico may check this decline, however. Lime is stiffening somewhat in a slowly recovering market, but prices are \$1.55 on the 300-lb. now standard barrels, N. Y.

The general tenor of the building material and supply market is such as to indicate a stronger movement of materials, with fairly stationary prices. Manipulation of prices seems to have given way to steadier inquiry in the basic commodities so that prospective builders may be assured that whatever change does occur, prices will not drop to lower levels except possibly on petroleum products.

Plan filings for new buildings in the five boroughs this week compared with last week follows:

	No.	Week Ending.	
		May 7	May 14
Manhattan	13	\$2,144,000	\$821,100
Bronx	20	495,662	141,075
Brooklyn	117	1,155,600	1,338,650
Queens	146	548,580	328,235
Richmond	37	38,235	69,980
Totals	333	\$4,382,077	\$2,609,040

STRUCTURAL STEEL

May Orders More Brick—Big Iron Orders Firmer.

REPORTS from the leading steel interests, supplying this market, indicate that there is a firmer tone in this department of the building material market. Prices, however, continue low.

It was announced that the steel contract for the Astor left building will run up to about 2,500 tons. Contracts probably will be placed early in June. The 1,800 tons of steel required for the construction of the addition to the Metropolitan Museum of Art is expected to be placed next week. Minor changes in the interior structure of the Equitable Building have called for an additional order of 200 tons of structural shapes to be furnished by the American Bridge Company. Another 4,000 tons of structural steel was figured this week on Section 6A of Route 4-38 of the Seventh avenue subway and another 5,000 tons was figured at the close of the week. The orders placed last week in structural contracts totaled about 30,000 tons.

This volume is considered light for this time of the year. Steel building work continues to be light. The Hinckle Iron Works has been awarded the contract for 300 tons of fabricated structural steel for a three-story factory on Eleventh avenue.

The American Steel & Wire Company is receiving specifications at a larger average daily rate than in April, and there has also been some little improvement in new orders this month.

The American Bridge Company took orders for about 25,000 tons in the Eastern division during April, and about 60,000 tons went into independent fabricators, or a total tonnage for the Eastern part of the country of 95,000 tons. The eastern plant of the American Bridge Company are now producing about 19,000 tons a month within a total capacity of 25,000 tons. The Bridge Builders' & Structural Association reports total contracts for fabricated structural steel in April at eighty-eight per cent. of the total capacity of the country, which is estimated to mean sales of about 151,000 tons. This inquiry, however, includes some business reported in March. The total shipments of fabricated structural steel in April were about seventy-three per cent. of total capacity, equivalent to about 125,000 tons.

CRUDE PETROLEUM.

Sharp Decline in Price This Week—Fore-shadows Change in Refined Products.

PENNSYLVANIA crude oil was reduced ten cents a barrel early this week, making the price \$1.90 at mill. There were no developments in the refined oil market. Prices generally have been steady.

COMMON BRICK.

Manufacturers Starting 1914 Season at Heavy Capacity—Prices Firmer.

COMMON brick manufacturers have been complaining of the low prices their product has been bringing in this market. They have been sending down a better grade of brick and have restricted shipments so as to keep the market firm in the hope that quotations would stiffen, but the state of the market has been such that, except in the case of extra good brick, prices have held practically at unchanged levels although the demand is steadier and increasing slowly in volume.

Practically one-third of the manufacturers up the Hudson have started operations for the season. They are using nearly their full capacity, which is interpreted as an indication that this department, at least, is confident of the future building movement.

Official transactions for Hudson common brick covering the week ending Thursday, May 14, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow.

1914.		Arrived.		Sold.	
Left over, May 7-9.					
Friday, May 9	.....	8	9	5	6
Saturday, May 10	.....	13	6	14	8
Monday, May 12	.....	14	3	4	3
Tuesday, May 13	.....	4	3	10	4
Wednesday, May 14	.....	10	4	5	10
Thursday, May 15	.....	5	10	—	—
Total	.....	54	40	—	—
Reported enroute, Friday A. M., May 15,	.....	15	—	—	—

Condition of market, firm. Prices: Hudson, basic, — to \$5.75, special grades higher; Raritan, — to \$6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Dull. Left over Friday A. M., May 15, 23.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
May 1	.....1,914,750	May 8	.....1,116,000
May 2	.....862,000	May 9	.....891,700
May 4	.....1,747,500	May 11	.....1,630,900
May 5	.....164,500	May 12	.....1,568,500
May 6	.....1,363,000	May 13	.....1,574,000
May 7	.....1,596,000	May 14	.....1,680,000
Total	.....7,647,750	Total	.....8,461,100

1913.		Arrived.		Sold.	
Left over, Friday A. M., May 9-12.					
Friday, May 9	.....	5	10	11	11
Saturday, May 10	.....	11	11	13	6
Monday, May 12	.....	13	6	2	6
Tuesday, May 13	.....	2	6	9	8
Wednesday, May 14	.....	9	8	10	9
Thursday, May 15	.....	10	9	—	—
Total	.....	50	50	—	—

Condition of market easier. Prices: Hudson, \$7 to \$7.25; Raritan, \$6.87½ to \$7.12½; Newark, \$8.25. Left over Friday A. M., May 16, 32.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 14, 1914	.....	409
Total No. bargeloads sold Jan. 1 to May 14, 1914	.....	386
Total No. bargeloads left over May 15, 1914	.....	23
Total No. bargeloads left over Jan. 1, 1913	.....	113
Total No. bargeloads arrived, including left over Jan. 1 to May 15, 1913	.....	585
Total No. bargeloads sold Jan. 1 to May 15, 1913	.....	567
Total No. bargeloads left over May 16, 1913	.....	12

WINDOW GLASS.

Demand Light—Prices Have Little Bearing on Buying Movement.

THERE is only a moderate market for window glass and competition is extremely keen. Prices, no matter how deeply shaded, seem to have little effect upon stimulation of business. For that reason the tendency is not to lower quotations any farther. Factories in some instances have temporarily gone out of blast in order to make repairs, but some of them close down at this time of the year anyway. The only difference that, instead of waiting until the last of May, they are halting operations in the middle of the month. Quotations on this commodity are nominal at 90-20 per cent. discount on single thick and 90-25 on double thick, from jobbers' lists.

MARKET GENERALLY STRONGER.

Crushed Stone Plants Operating at Two-Thirds Capacity.

A SURVEY of the building material market in its entirety shows a generally strengthening tone. Crushed stone plants are operating at present at about two-thirds of capacity, and the outlook favors larger production in the near future. Prices are still nominal, however, at 90 cents to \$1 for 1½ inch and 95 cents to \$1.10 for ¾ inch sizes, for full cargo lots alongside dock.

Gravel is the strongest factor in the concrete ingredient market, but prices show no indication of change. Sand is steady in an increasing demand. Paints, oils and varnishes are reported to be in an active market reflecting the general activity reported in the five boroughs in alteration work. The sharp drop in the price of crude petroleum is expected to benefit the paint, varnish and dressing manufacturing trade.

Second-hand brick is a strong commodity at present. The wholesale razing of something like three hundred buildings in Greenwich village has thrown a great quantity of used brick on the market which, in turn, has weakened the regular brick market, thus keeping prices for new brick down to low levels. Prices for second-hand brick range from \$2.75 per m. to \$3.50.

Linseed oil quotations have remained firm during the first quarter. This has been due to light supply, it is said, rather than to active demand. Wire products are strengthening in demand.