

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 30, 1914

## CANAL TERMINAL PROBLEM IN NEW LIGHT

Statistics Show That Cost of Project Overbalances Results Obtained  
—Only One Per Cent. of Erie Canal Tonnage Reaches New York City

By W. R. MESSENGER

THE many property owners' and taxpayers' associations fighting for lower taxes might profitably investigate the subject of barge canal terminals, authorized by Chapter 746 of the 1911 laws of the State of New York, which provides for an expenditure of \$19,800,000. The necessary funds are to be raised by the issue of thirty-year 4 per cent. tax exempt bonds, and the interest and principal of these bonds must be met by a direct tax "on each dollar of valuation of real and personal property in this State, subject to taxation." New York City pays about 75 per cent. of the State taxes.

More than \$100,000,000 has been expended for recent improvements on the Erie Canal system. At 5 per cent., the annual interest charges would amount to \$5,000,000. The present total annual freight tonnage on the entire Erie Canal system is only about 3,000,000 tons. In other words, it costs the taxpayers more than \$1 a ton for every ton of freight at present carried on the Erie Canal.

### Tidewater Tonnage.

Only about 20 per cent. or 25 per cent. of the total present annual tonnage of the canal reaches tidewater, so that if all the tonnage reaching tidewater came to New York City it would not exceed about 600,000 tons annually. In fact, the total tonnage from the Erie Canal which reaches New York City is less than one per cent. of the tonnage handled in New York Harbor. Still, it is proposed that the State spend about \$10,000,000 for canal terminals in New York City. If improvements were made on the same basis to care for the other 99 per cent., New York would need to spend \$990,000,000, and there is just as much indication of increased traffic resulting from the Panama Canal and the Cape Cod improvement, and increased trade generally, as there is increase from the Erie Canal.

### Erie Canal Barges.

An average of two barges per day would carry the total present tonnage, which reaches New York from the Erie Canal. There is at present four times the tonnage entering the Harlem River Ship Canal at Spuyten Duyvil than reaches New York from the Erie Canal. The \$10,000,000 worth of terminals at New York would mean \$500,000 annual interest charges for taxpayers to meet. That would be about \$1 for terminal dock facilities for each ton of freight which at present reaches New York from the Erie Canal. It has been represented that large facilities are required at Buffalo for the Lake shipments entering the canal. The fact is that the tonnage entering the canal from the Lakes is less than one per cent. of the total tonnage handled at the Buffalo harbor. An average of one barge per day would carry all the freight that enters the canal from the Lakes. More than half of the total annual tonnage of the Erie Canal is at points along the line of the canal itself, which never reaches the Lakes or the Hudson.

In view of these facts, it is wise to examine the law which permits but does

not make mandatory the expenditure of \$19,800,000 for terminals. It is noteworthy that the law provides for the construction of the terminals, but apparently makes no provision for the operation of the terminals, and apparently no provision for obtaining any revenue from the terminals if they are operated. The law does state that "the terminals provided for in this act when constructed shall be and remain the property of the State, and all of said terminals, including docks, dams, bridges and machinery, shall be operated by it, and shall remain under its management and control forever. None of such terminals or any part of such terminal shall be sold, leased, or otherwise disposed of, nor shall they be neglected or allowed to fall into decay or disuse, but they shall be maintained for, and they shall not for any purpose whatever be in any manner or degree diverted from, the uses for which they are by this act created."

### Superintendent's Problem.

The Superintendent of Public Works is given authority to enforce the rules and regulations of the terminal act. How he is going to prevent decay, or prevent any terminal from falling into disuse, is not explained. Eight or ten different locations are specified for the construction of terminals in Manhattan alone. The whole subject of the operation of the terminals, after they are constructed, seems to be one which the law makes ambiguous, and regarding which there seems to be no unanimity of opinion.

The State Commission, created by Chapter 9 of the New York State Laws of 1912, on barge canal operation, in its report transmitted to the Legislature, January 20, 1913, said: "It is inconceivable to the members of the Commission that any fair-minded person, after giving consideration to the problem, can claim that terminal facilities, including human and machine labor, was intended to be furnished free by the State, or that there was an intent, even in the interest of commerce, either conveyed in the provisions of the act or contained in the minds of those who furthered the legislation, that the State should furnish any service or the use of any equipment beyond the waterways themselves free to commerce. Neither does it believe that commerce is in need of such wholesale subsidy, as such a policy would entail. The advantages which water shipments possess over rail shipments are too numerous and too well known to render it necessary that the State should go further on the road to paternalism than it went when the system of tolls on the waterways was abolished."

### Fee Recommended.

This commission also, in its report, recommends that a terminal fee be charged on the basis of commodity tonnage, "sufficient to cover the cost to the State for the services furnished and the cost of maintenance, eliminating, however, original capitalization in cost of construction."

Evidently anticipating that this sub-

sidy may be insufficient, the commission on barge canal operation also states in the report: "Undoubtedly, ultimately individuals and corporations owning water frontage or property adjoining water frontage will develop such property by the construction of private docks supplied with terminal equipment. The statute should be so amended as to give the Superintendent of Public Works and the Canal Board jurisdiction over such private docks and terminal equipment, to the extent that it may be necessary, in order that the utilization of such private docks or terminal facilities would not be a menace to the State's terminals."

### State's Monopoly.

Thus, if the State terminals were unfavorably located, or developments rendered them unfavorably located, or their equipment was defective, or administration inefficient, still the State could maintain a practical monopoly against possibly even the open municipal docks of the city itself.

It should also be noted that the City of New York has no authority regarding the location of the terminals at this port, except in such cases as the city may cede the land to the State, and then the State has sole right to the management, regulation, construction and maintenance thereof. Although the terminal act specifies exact locations for terminals in New York City, it also provides that "the Canal Board, upon the recommendation of the State Engineer, may modify, redesign or change any of the structures or terminals, or relocate the same within any of the cities, villages or towns specified in this act." Thus New York City has no authority in the location of terminals except in such cases as the city may own the land, and then it must be ceded to the State.

### Lone Provision of Law.

The law specifies that at one terminal in Manhattan, "necessary dredging or excavation shall be made to provide a depth of 35 feet of water at low tide." Obviously this is intended to provide for ocean steamers. Similar provision is made for a depth of 23 feet at Buffalo to accommodate the largest lake vessels. Thus the State would be engaged in lake and ocean terminals, as well as canal terminals. Although providing for the construction of a terminal with 35-foot water depth at New York, the law apparently prevents its use, for it expressly states, "Nothing in this act shall forbid the use of the water adjacent to any terminal, or the use of a terminal for a landing place for pleasure craft or barges carrying general merchandise, whose navigation is confined to the Hudson River and the waters of New York Harbor, under such rules and regulations as may be prescribed by the Canal Board."

No mention is made of ocean or coast-wise traffic.

The act also specifies that a large and commodious barge canal traffic terminal may be provided at Jamaica Bay, but at the end it stipulates that no funds under the present act may be used for such

improvement, but must be by future appropriation of the Legislature. No doubt some of the Jamaica Bay advocates have overlooked this.

It is noteworthy that some of the more conservative commercial organizations cautioned against unwise or unnecessary expenditures at the hearings before the State commission. The New York Chamber of Commerce had a special committee on barge canal terminals and investigated the subject quite thoroughly, and pointed out the inadequacy of data available which would indicate the probable increase in canal traffic reaching New York, or the character of the commodities to which the increase might be attributed. At these hearings the most extravagant expectations were in some instances advanced. For instance, figures presented regarding a probable increase in tonnage at New York would mean an increase of thirty or forty times the present tonnage. Staten Island, for instance, in the reports of the hearing, is recorded as presenting a formal plan for a terminal which would cost almost \$6,000,000, which would be more than half of the total

appropriation allotted to New York City.

According to the present proposals, even if New York does require \$10,000,000 worth of terminals, it would be obliged to pay \$13,000,000 or \$14,000,000 in taxes in order to obtain them, and still would have no authority in their operation, whereas the city could provide its own terminals at less expense and could also use them when desirable for coastwise or ocean traffic and make them self-sustaining, and thus release the bonds for the construction of other port improvements, instead of having the port dotted with State control terminals, authorized by an act which is both ambiguous and inadequate. There is nothing to indicate that State construction or administration is any more disinterested or efficient than municipal. The commission created by law to report to the Legislature on barge canal operation included the State Engineer, the Superintendent of Public Works, and three others appointed by the Governor. The State Engineer dissented from the views of the other members of the commission, who failed to sign their report, and his dissenting opinions are attached

to the report which has been filed.

It would seem that each city might be entrusted to provide its own terminals, or that the local municipality contribute at least half of the funds for the local improvement, thus insuring some local interest. Terminals should certainly be provided promptly when and where required, and paid for in full or in part by the community benefited, or made self-sustaining by efficient management and nominal charges. It is just as essential to have boats as it is to have terminals, and there is no great activity yet in canal boat construction. It is already stated that the railroads have gained control of considerable boat traffic on the Lakes as feeders to the railroads, but will not use them as feeders to the canal. It would be well if those interested in the port facilities of New York and property owners' associations, interest in taxes began to investigate the subject of barge canal terminals, advocated chiefly by uninformed legislators and local communities eager for any sort of improvements, with State funds, nearly 75 per cent. of which come from the taxpayers of New York City.

## RICHMOND'S WATERFRONT ADVANTAGES.

**F**UTURE development of waterfront properties in Greater New York is constantly in the minds of municipal authorities and property owners, and periodically commissions make tours of the various boroughs to ascertain available sites, where large watercraft may be docked. In speaking of this situation, Percival G. Ullman, Jr., chairman of the Industrial Committee of the Staten Island Civic League, said last week:

"Water transportation, the natural highway of commerce, solves forever the question of freights. Richmond Borough occupies an impregnable position, and the future prosperity and the greatness of our commercial life will insure for it big industrial development. Large commercial waterfront acreage lies within the boundaries of Richmond Borough. Like many other sections within the harbor of New York, this section is not served to a considerable extent with railroad connections, except in a few instances where private enterprises have provided these facilities which are so necessary for industrial progress.

"The industrial section of Richmond Borough is clearly defined; it needs no introduction of city planning; nature has assumed these responsibilities for us; therefore we can dispense with the inventive genius of man in creating artificial industrial locations.

### A Great Water Highway.

"Richmond Borough has begun a new warfare; it is not to destroy, but to create and build up its industrial possibilities, so long untouched by commercial progress. The Staten Island Sound, separating New Jersey from New York, bounds Staten Island on the west for its entire length. I know of no other waterway equal to it in size which surpasses it in the volume of tonnage, or in the value carried through it annually. Therefore it is safe to assert that no other waterway on the American continent has a greater or more promising future.

"Great progress has been made in recent years on the New Jersey side of the Staten Island Sound in industrial development, due primarily to marginal railroads which have made manufacturing sites available there. The Federal Government, recognizing the Staten Island Sound as an important waterway, is deepening the channel to 25 feet at mean low water, at a cost of \$19,000,000.

"The Richmond Borough side of the Staten Island Sound, when served with railroad connections, will be unsurpassed as a shipping point for export and import trade. The Fresh Kills is an arm of the Staten Island Sound, averaging 800 feet in width, and it is the only large navigable waterway in Richmond Bor-

ough that is particularly well adapted for industrial purposes.

"The fact that Richmond Borough has made rapid progress as a trans-Atlantic freight terminal must not be overlooked. There are many miles of shore front along New York Bay, from St. George to Fort Wadsworth, which is exceedingly well adapted for large piers and wharves, by reason of the depth of water and the wide range of the pier line from the shore, and above all its accessibility to the ocean over any other section of the harbor. The American Dock Company has erected and is building large piers and warehouses for the trans-Atlantic trade at Tompkinsville, and many steamships are discharging or loading cargoes for inland or foreign ports at their docks. The waterfront at this point has railroad connections; however, the whole shore from Tompkinsville to Fort Wadsworth will in due time receive the railroad facilities necessary to make it a well-developed shipping terminal.

### Coal from Mine to Steamship.

"It is well within reason that the large coal-carrying railroads of New Jersey should seek an outlet to tidewater on the east shore of New York Bay via Staten Island, in order to discharge the product of the mine direct into the hold of the ship at piers which are to be built on the east shore of the borough. This plan would eliminate the slow method now employed for coaling steamers, and the saving in time, labor and expense to the shipping interests of the city would be enormous. The geographical location of Richmond Borough is such, and the distance from the coal mines of Pennsylvania via New Jersey to tidewater, on the east shore of the borough, is so short, that the island can no doubt be made superior to other shipping points on the Atlantic coast when adequate rail facilities shall be provided. Here, too, would be the ideal American terminus for steamship lines bound to and from foreign ports. This plan completed would create for Richmond Borough an advantage over any other part in the harbor of New York.

### Richmond Borough's Harbor Plans.

"Richmond Borough should be connected to New Jersey by tunnel, so that a marginal freight railroad would serve our industrial site area on the west bank of the Staten Island Sound. Connection should also be made, by way of Richmond Borough with Manhattan, Brooklyn, Long Island and the Eastern States. Under this plan all terminals within the port of New York would be so connected as to be available to shippers on an equal basis, and all railroads would have equal rights in leasing public terminals at the lowest possible cost. This would be a practical plan for a comprehensive

development of New York Harbor. Large piers have been built, and more are about to be contracted for. However, unless the waterfront of the Greater City is served by adequate rail connection to the piers and wharves which have been built or are to be built in the future, our past and present costly congested system must continue.

"Of all the varying factors which promise future greatness for this city, there is none of so great importance as position, and a comprehensive plan of waterfront rail connection for all the boroughs, and I suggest that the natural advantages which we possess should be vigorously supplemented for the immediate artificial development of the port of New York."

### Conference of Mayors.

The Mayors of cities in this State have found a certain advantage in meeting together annually and learning from each other's experience. This year the conference will be held at Auburn, June 3, 4 and 5, with Mayor Fiske of Mount Vernon presiding, and it promises to be a notable occasion.

At the opening session on the afternoon of June 3, the next steps in the municipal home rule campaign in this State will be outlined by Robert S. Binker, secretary of the City Club of New York. Governor Glynn will speak on "The State and the Municipality."

Lawson Purdy at the evening session will present the results of the tax survey of the cities of the State. This survey was completed only recently, and the preliminary study of the data indicates that the committee will make several important recommendations. The importance of fire prevention work in cities will be described by Joseph Hammit, Chief of the New York City Fire Prevention Bureau. Chief Hammit will illustrate his discussion with motion pictures, showing fire prevention methods used in New York City.

The city officials will hold a breakfast conference the second day. At this session each mayor will discuss the next most important problem his city must solve. At the close of the symposium there will be a general discussion of the problems presented.

City planning will be the subject for discussion at the afternoon session. Charles Downing Lay, former landscape architect of the New York City Park Department, will present a program of developing parks and playgrounds, and Professor James S. Pray, of Harvard University, will talk about making the survey for a city plan.

The second big meeting of the conference will be held in the evening, when Mayor Mitchel of New York will discuss the relation of the city to its employes.

# ONE AUTHORITY FOR BUILDING INSPECTIONS

A Concentration of Overlapping Jurisdictions Into a Department of Safety Would be a Solution to City's Great Problem.

By RUDOLPH P. MILLER

THE conflict of authority and duplication is not merely apparent, as some would have you believe, but it is real; else you would not feel called upon to make the investigation you are now undertaking, nor would the several departments and bureaus, at the instigation of the builders and architects, hold the conference they have called to attempt an agreement or adjustment.

You will recall that in the brief I submitted to your commission in January, 1912, I pointed out that the transfer of authority over exit facilities from the bureaus of buildings to the Fire Department, by dividing jurisdiction over a matter that is largely a structural question, would lead to serious trouble. What I then predicted has happened, and is partly the cause of the present discussion.

Further confusion has resulted by placing the jurisdiction over some buildings (I am confining my remark to New York City) in the Labor Department of the State. This added another department that might inspect buildings already subject to inspection by several city departments.

Your commission evidently sought to avoid this additional inspection and the consequent annoyance to owners by providing, in Section 79d of the Labor Law, that in cities where there is an officer invested with power to inspect buildings (to-wit, in the City of New York the Superintendent of Buildings) the Commissioner of Labor may have him make the necessary inspections and examine such plans as may be submitted for approval. Were this arrangement carried out as provided and intended, much of the public criticism now heard would not have arisen, as the securing of permits and compliance with orders could still have been accomplished through this one department.

## Is Co-operation Obtainable?

Last October, when the provisions of Sections 79, 79a, b, c, d, e and f became effective, as Superintendent of Buildings of Manhattan I endeavored to arrange with the Labor Department for this co-operation as above provided, but up to this time nothing has been accomplished toward this end.

The purpose of the provisions cited from Section 79d has thus been defeated, not because the provisions are impracticable, but because co-operation between departments whose heads are not responsible to the same official is almost unobtainable.

And what is here said about the failure of a State department and a city bureau to work in harmony is true of the other city bureaus that do not report to the same elective official. The difficulty even exists in the case of the five Bureaus of Buildings which are under the separate jurisdiction of five elective Borough Presidents.

I understand that it has been suggested that the work of the Bureaus of Buildings be divided and part transferred to the Fire Department and part to the Health Department of the city. This is perfectly logical, but the argument should be carried to its proper conclusion. The work of the Tenement House Department should be similarly divided and transferred—and then the work of both Fire and Health departments, so far as it relates to buildings, should be combined. In other words, there should be only one city department having jurisdiction over the

**A**S A SOLUTION of the problem now under consideration by the State Factory Investigating Commission, of which Lieut-Governor Wagner is chairman, as to how to avoid troublesome duplication of building inspections and conflict of authority over buildings, Mr. R. P. Miller, late Superintendent of Buildings in Manhattan, and now engaged at the direction of the Board of Aldermen in revising the Building Code, has made to the commission, through its counsel, Abram I. Elkus, Esq., a presentation which is contained substantially in the accompanying article. No one is more qualified by intimate knowledge to speak with authority on this subject than Mr. Miller.

construction, alteration and equipment of buildings so far as is proper under the municipality's police powers, and this department should also see that the proper conditions are maintained.

## Home Rule Needed.

Such a department should also, within the City of New York, enforce the requirements of the Labor Law. There is no more reason why the Labor Law cannot be administered by the city authorities than that the Tenement House Law can be enforced by a different department in New York than in Buffalo. The City of New York is large enough to have the provisions of the Labor Law enforced by its own officials, and there is ample work for the State Department outside of the city's limits.

## Consolidation Recommended.

The suggestion here put forth is not new. In 1907, in a discussion before the Municipal Engineers of the City of New York, I expressed the opinion that the several police powers of the city should be brought in and exercised by one department, a Department of Public Safety.

Such a department would be divided into suitable bureaus, headed by commissioners or superintendents, as the importance of each would warrant. The head of the department would be the Director of Public Safety.

Logically, the Police Department would be a part of this greater department, although, in New York City, on account of its size, it might be found expedient to keep it distinct. To secure the greatest co-operation and efficiency, however, it should be retained in this Department of Public Safety.

There would be a Bureau of Fire Extinction, which would perform the work we ordinarily consider as belonging to the Fire Department, namely, the extinction of fires.

There would be a Bureau of Building Inspection, which would administer all the laws and ordinances, whether found in the Labor Law, the Tenement House Law or the Building Code, so far as they relate to the erection of new buildings or the alteration or removal of old buildings. This bureau would see that buildings are constructed properly and that the public safety is secured in this respect. One set of inspectors would attend to this, instead of several, as is now the case.

There would be a Bureau for Old Building Inspection, which would see

that the safe conditions prescribed by law are maintained after the new buildings or alterations are reported completed by the Bureau of Building Inspection. This would mean that the inspectors assigned to this bureau would enforce all the provisions of law applying to existing buildings, to guard against fire, unsanitary conditions, overcrowding, overloading of floors, obstruction of exits, etc.

## Bureaus for Technical Inspections.

There would be also such special bureaus as may be deemed necessary for technical inspections, such as a Bureau of Elevator Inspection, a Plumbing Bureau, a Boiler Inspection Bureau, an Electrical Bureau, Bureau of Combustibles, a Health Bureau, etc.

Attached to the director's office would be the engineering division, which would fix the standards that would govern these inspections by the several bureaus and see that they harmonize; and a statistical division that would analyze the records of the several bureaus, so tabulate them that they would be comparable, and make them of public use.

## Qualified Inspectors.

The inspectors of building construction would be men qualified to pass on all matters relating to building construction. It has been said that such men could not be obtained. Such men are found in the offices of every architect of any pretensions, and with any fair incentive would flock into the city service. If the ordinary policeman can enforce all the numerous and varied ordinances and rules, an inspector with a technical training can certainly look after all the matters pertaining to building construction. We must not forget that an inspector is nothing more than a policeman who sees that the laws relating to construction are not violated. He is not called upon to do as much as the architect's superintendent who must see that every detail of the specifications is carried out. Besides, our inspectors would have the advice and assistance of a specialist from one of the other bureaus or the engineering division if he needed it.

The fire-fighting forces would, of course, be drafted and trained in the same manner as they are now. They should be required to do fire fighting only, unless perhaps such light inspection of proper housekeeping as will give them some familiarity with the buildings in their districts. It is not conducive to efficiency to make men do double duty.

The inspection of existing buildings would constitute the largest group, and they could be drawn from various sources. They could, if found expedient, be divided into groups for inspecting, respectively, dwellings, tenements, theatres, factories, etc., as they would be found best adapted.

By having all these inspection bureaus under one head these adjustments to meet the needs of the several bureaus can be easily made and a hearty co-operation can be assured.

I have here merely outlined a solution of the serious question before you, without pretending to have covered in even a small measure the many details involved. I am convinced that a satisfactory organization of a department of safety can be developed, which will not only secure a greater efficiency of building inspection of all kinds, with a considerable relief from annoyance to the property owners, but will also effect a great economy in administration.

## HISTORIC SECTION RECALLED BY DEAL

Option Obtained on Old Gravesend Racetrack Revives Interest in District  
—Should Sale Go Through, 400 Acres Will Be Placed on the Market.

ATTENTION is directed to Gravesend by a report that the old racetrack property, comprising about four hundred acres, has been put under an option to expire July 1. Gravesend is one of the oldest settlements on Long Island. It was founded in 1649 by an Englishwoman, named Mrs. Moody, who established a township with a population of about forty. The Indians were hostile, and when the pioneers decided to become permanently established they were compelled to take the usual measures of defense from marauding bands. The homesteads were arranged in the form of a circle in the center of the village, which was surrounded by a high stockade, the farms stretching out in a fan-like shape from Gravesend Bay to Sheepshead Bay, and as far north as Twenty-second avenue. At nightfall the farmers drove their cattle from the pasture lands to the center of the township, which was strongly fortified.

### Old Landmarks.

Many old landmarks still remain as evidence of this early occupancy, the best known and most picturesque being the former Platt home on Gravesend Neck road, between Van Siclen street and Gravesend avenue, where Mrs. Moody is said to have made her home. Another structure typical of the olden days is the present James S. Bennet residence, occupying the block front on the north side of Kings Highway from West 6th street to West 7th street. The historic Town Hall, which was torn down several years ago by the city, is best remembered as the headquarters of the late political leader, John Y. McKane.

Gravesend today is a purely residential section, with the two-story, one-family frame dwelling and the two-story, two-family brick building the prevailing types of construction. The principal streets are Gravesend avenue, Van Siclen street, Kings Highway and Neck road. The old residents descended from the original settlers and, including members of such families as the Lakes, the Voorhies, the Strykers, the Stillwells and the Emmons, still maintain their homes along Kings Highway and Van Siclen street towards the center of the village.

The town is well served with transit facilities, the Culver line running through the heart of Gravesend, while in the summer eight or nine trolley lines connect with all parts of Brooklyn, and Park Row. The growth of the town, however, has been handicapped by a lack of additional transit facilities and municipal improvements. With these in sight Brooklyn real estate men familiar with local conditions are most optimistic regarding its future.

### Subways Aid Section.

"The installation of subways will mean a vast improvement in real estate conditions in this portion of Brooklyn," said Henry B. Davenport, president of the Home Title Insurance Company, "and will have a remarkable effect on property values in that section. Land at present is being held at comparatively low prices, and I would not be surprised if in the next three years present market prices were doubled. There are few parts of the city so favorably located for all-year residence, so convenient to the business centers, and yet so near to the ocean with all its attendant benefits during the hot season of the year."

"There is a rosy future in store for the old town," said Pierrepont Davenport,

the real estate broker. "The lack of transit lines and sewers have retarded its progress, and these needs are being supplied. The work on the Sea Beach line is progressing rapidly, the retaining wall being nearly complete along a number of sections of the tube. The Culver line will also be elevated and will have several stations in the heart of Gravesend, connecting with the Fourth avenue subway at 38th street. The city officials have realized the long-felt need of a sewer and recently installed a pumping station at West 12th street and Avenue V, to connect with the new sewer at Van Siclen street and Avenue U. In the next four years the entire section will probably be equipped with a complete sewer system. Excavation for the foundation of a new sixteen-classroom school structure at Van Siclen street and Neck road has already been commenced, to meet the increasing needs indicative of the recent growth of Gravesend. A better class of people in moderate circumstances have been and will continue to be attracted to Gravesend by its suburban surroundings, good air and proximity to the sea."

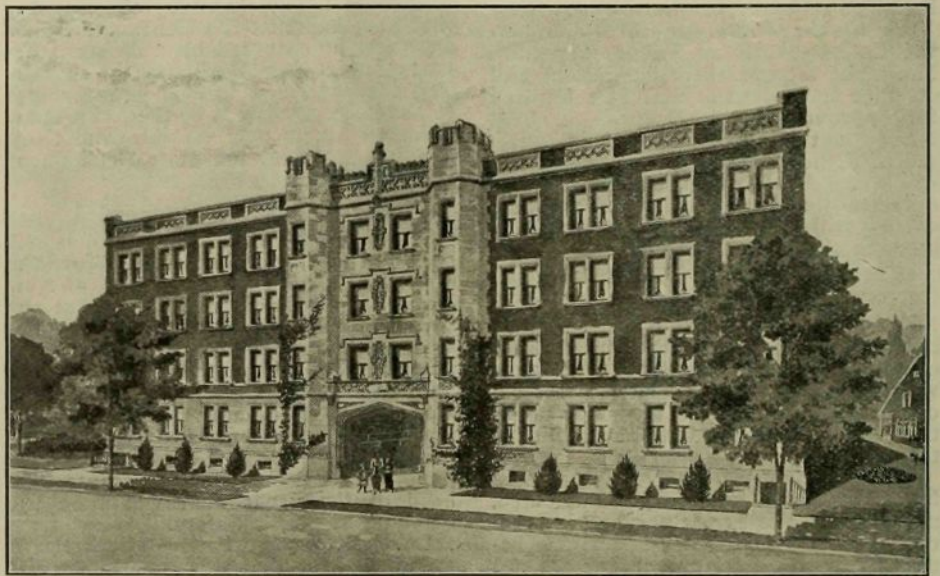
### Many Lot Sales Closed.

Melvin J. Ketchum, one of the oldest real estate men in that part of Brooklyn, said: "There have been more lots sold in Gravesend in the last six months than in the previous five years, and the prin-

cipal reason for this activity has undoubtedly been actual commencement of construction work on the new subway. Gravesend is the same distance from City Hall as 115th street, Manhattan, and when the new tube is completed, Avenue U, Brooklyn, and City Hall will be separated by a twenty-minute ride, and Avenue U and 57th street, Manhattan, by a thirty-minute journey, since express service will be installed on both lines.

"Another factor which apparently held back the development was the ten-cent fare, which has been reduced to five cents. As a consequence, property values are maintaining as low a level as in any section of New York City; a one-family house, on a lot 20x100, being held for from \$5,000 to \$5,500. Renting conditions are excellent, and there is a steady demand for dwellings. A one-family house of about eight rooms rents for about \$30; in the two-family buildings five-room flats average \$17 and six-room flats about \$20. Gravesend is along the line of the expansion of population from the crowded sections of Manhattan and with houses available at such prices it seems reasonable to assume that people will seize the opportunity to establish comfortable homes in this part of Brooklyn, thirty minutes' ride from New York City proper, and in the five-cent zone."

## NEW OCEAN AVENUE APARTMENTS.



W. T. McCarthy, Architect.

OCEAN AVENUE, Brooklyn, for a number of years noted chiefly for its number of beautiful residences, is rapidly changing to an avenue of high-class apartments. This change is taking place without a detrimental effect upon the valuation of adjacent properties on account of the fact that the apartments are built under certain restrictions which will tend to increase values rather than decrease them. One important restriction is the setback clause in deeds, which varies according to locality from a minimum of fourteen feet from the building line to twenty-four feet.

Two new apartments have just been started in this section which will be equal to any already erected and in many respects surpass them. They are being built on the west side of Ocean avenue, about one hundred feet south of Church avenue, by Wolfinger & Lasberg, of 346 Broadway, New York City,

owners and builders, from plans prepared by W. T. McCarthy, architect, 16 Court street, Brooklyn. The apartments are four stories in height, of brick and Indiana limestone and semi-fireproof. They will accommodate a total of forty families in apartments, ranging from four to six rooms and bath.

The exterior of the building has been designed in the Gothic style, with the limestone panel and archway to the entrance court as the main feature. The unusual size of this entrance court, forty by fifty feet, will insure perfect light and air for rooms opening upon it. It is proposed to lay out the court as an English garden, with a fountain in the center. The project will cost about \$200,000.

Apartments in this vicinity rent from \$10 to \$15 per room, and tenants demand and have a right to the latest devices for living and housekeeping.

# MT. VERNON'S CIVIC CENTER NOW ASSURED

Group of Structures, Including New City Hall, Police Headquarters and Post Office, Will Materially Increase Charm of Community.

WITH a \$250,000 City Hall authorized, a \$100,000 Police Headquarters building in course of construction and a new Federal Post Office favorably regarded by government authorities, Mount Vernon's civic center project is being realized. In May, 1912, largely through the efforts of Mayor Edwin W. Fiske, the first step was taken by the acquisition of the block bounded by Valentine avenue, Wilson place, Stevens avenue and North Fifth avenue, together with a portion of the block bounded by Valentine, North Fifth and North Sixth avenues. At that time the \$300,000 Proctor theatre building operation was under consideration, and it has since been completed.

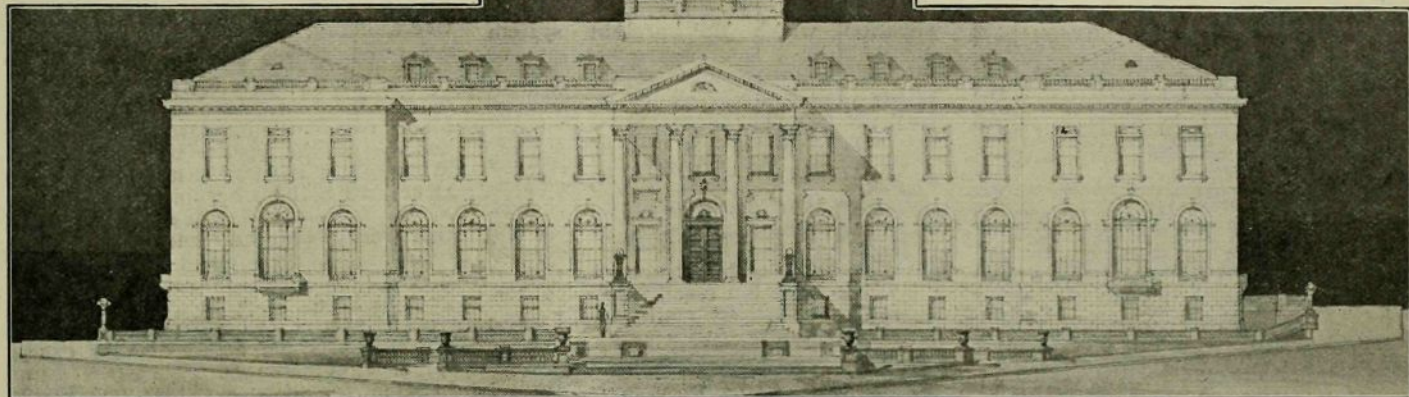
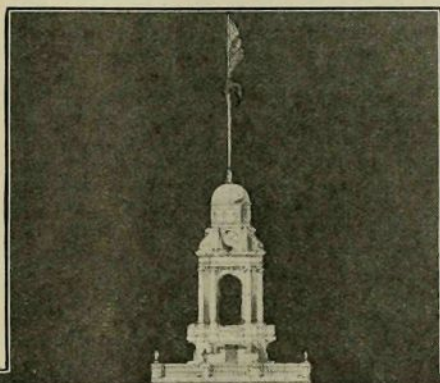
The question of locating the U. S. Post Office on the site of the old New Haven Hotel, as another unit in the proposed civic center, was also under discussion. The preliminary plan drawn by John R. Rockart as supervising architect also suggested a Court House at Stevens avenue and Wilson place, pro-

and in strict adherence to style. The basement includes the service plant, heating equipment, etc., coal storage, and the vault for records. The ground floor will be devoted to board rooms and offices. The first floor has the main entrance lobby and a large corridor, along which are arranged suites for the City Clerk, Tax Commissioner, Comp-

carried out. Mr. Bartlett is the architect for this group also.

"The acquisition of the necessary land and the preliminary developments have already greatly benefited the property in the adjacent sections," said Mayor Edwin W. Fiske this week, "and the establishment of the civic center will be an incentive for further extension of our plans for civic betterment. The realization of this project means the grouping of all city activities and public business in structures of modern design amid attractive surroundings. It will mean a convenient arrangement for all who have occasion to engage in the transaction of public matters, and will stand as a lasting monument of the growth and expansion of Mount Vernon."

John R. Rockart said: "The creation of a civic center with its beautiful architectural features in Mount Vernon is in line with the nation-wide movement of city planning which has developed within recent years.

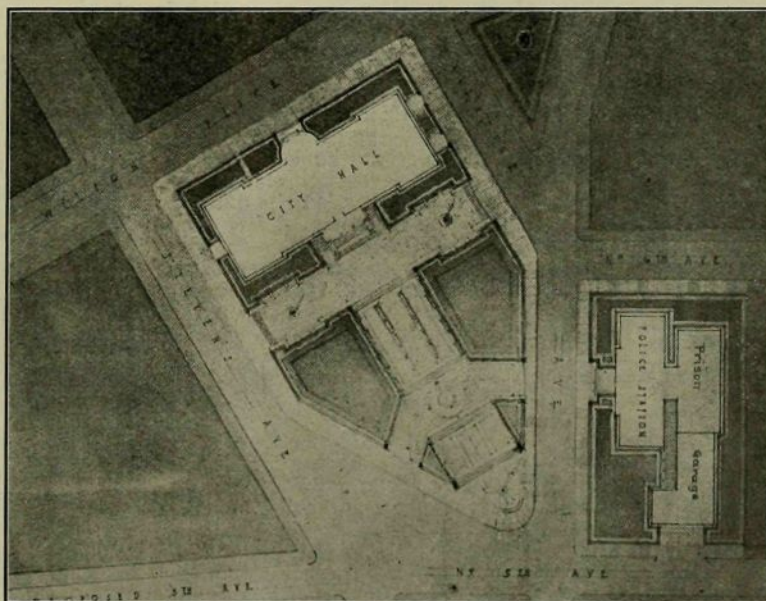


DESIGN FOR THE NEW CITY HALL AT MOUNT VERNON.

vided for the covering of the railroad tracks from Fourth to Sixth avenue and the introduction over this space of extensive flower gardens.

Later the city authorized a competition for the selection of an architect for the Police Headquarters and City Hall. Fourteen architects submitted designs, and the jury, consisting of Arnold W. Brunner, Charles A. Platt and John R. Rockart, awarded the prize to George M. Bartlett, 103 Park avenue, New York City. The competing architects were asked to submit plans suggesting the location of these structures and the general arrangement of the civic center. Since the appointment of the architect, the city has undertaken the construction of the Police Headquarters, and has also authorized Mr. Bartlett to proceed with the development of plans for the City Hall. He is now preparing the working drawings and expects to be ready for competitive bids by the end of September.

Mr. Bartlett's plan calls for a three-story and basement building, approximately 180x60 feet, of brick and white marble construction, and absolutely fireproof. The design selected is Georgian Colonial, which the architect has worked out in a simple and dignified manner, with the main facade of extreme beauty



MAP OF THE NEW CIVIC CENTER AT MOUNT VERNON.

troller and Corporation Counsel. The library and Mayor's offices occupy one entire wing on this floor. The second floor will be occupied by the city court and the Aldermanic Council chamber. Along the corridor separating these main wings are to be located the offices of the heads of city departments and their clerical forces.

In the design of the Police Headquarters, prison and garage, now being constructed, the same scheme has been

"The effect of the establishment of such centers is best exemplified by the experiences of Kansas City and Grand Rapids, where expenditures of several millions of dollars have brought not only more beautiful cities but expansion of commercial activity, and have created in the people a feeling of civic pride which has been conducive to the strengthening of social conditions besides meeting definite practical requirements.

"Since the fundamental idea underlying municipal improvement is the providing of architecturally beautiful surroundings for the purpose of inculcating in the people an appreciation of the beautiful in art and instilling in them a spirit of aestheticism, the creation of these civic centers have been important steps towards this achievement. Not only in Mount Vernon,

but everywhere, construction of beautiful public buildings, broad boulevards and well-kept parks and playgrounds have tended to destroy existing evils and improve the moral and social status of the community. In the light of the experiences of other cities where such improvements have been completed, Mount Vernon should benefit in many ways by its civic center project, including an added value for its real estate interests.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Both the city and the country are suffering more from too much government interference than from any other evil.

There should be but one city department having authority over the erection, alteration and equipment of buildings, and Supt. Miller is right in so declaring to the State Factory Investigating Commission. Too many departments are seized with the desire to send inspectors around to buildings.

A lawful building ought to be able to show a clean bill of health sometime, but by passing new laws annually to require more changes in structure and equipment, the duty of departmental inspections of buildings is made an unending process and an unending excuse for keeping the city pay roll heavily loaded.

Public garages and picture theatres certainly should not be permitted to settle in the midst of private residence neighborhoods, and should be kept on the main business avenues of the city. Yet how can high-class residence districts be preserved when there is no restrictive covenant running with the land, except under the plan proposed by the late Heights of Buildings Commission?

Real estate interests ought to take an active interest in the proposal of the Merchants' Association for a free port, as they have in the subject of port improvements. They should study the subject, and if they find that it would be advantageous to grant this new accommodation to foreign commerce, then they should urge official action. Because the permanent wellbeing of the city is founded on the foreign and domestic commerce of the port, and the new stimulus for the real estate market which the city is hoping for must come in a large part from the sea. The Advisory Council of Real Estate Interests should add the free port proposal to the subjects which it intends to investigate.

### A Real Grievance.

The property owners and manufacturers of New York City undoubtedly have a real grievance in respect to the amount and the diversity of inspection to which they are being subjected. Their grievance is a real one, even from the point of view of the most rigid and ruthless advocate of state supervision of private business activities. What they object to is not inspection and supervision in itself, but inspection at the hands of a multiplicity of departments with conflicting and overlapping jurisdictions. The consequence is not merely a wholly unnecessary number of visits and orders, but a certain amount of annoying competition among inspectors who are acting under different laws and are responsible to different departmental heads. Assuming that all the laws and all the different administrative officials are necessary for the protection of general public interests, an enormous duplication of work and an enormous amount of wholly unnecessary and harassing interference with private business takes place. The business and property interests which are injured by this over-inspection have a right to demand the substitution of a more efficient and economical system of inspection—particularly from an administration that is committed so unequivocally to economy and efficiency.

The necessity for some reorganization of the whole system of inspection is manifest, but the form which the reorganization should take is not so obvious. The suggestion has been made that much of the annoyance and duplication which the present system brings with it can be avoided, in case the various departments will co-operate, rather than compete. Such is undoubtedly the case, but at the same time the providing of a remedy for the exasperating defects of the prevailing methods of inspection cannot be left to the voluntary action of departmental heads. They have not shown the slightest disposition to co-operate in the past, and from their own departmental point of view they have but small interest in co-operating. They are acting under separate laws passed at a separate time for the purpose of protecting the public interest in some specific manner. A conscientious Tenement or Health commissioner might not want to leave the administrative carrying out of a health or tenement house law to the inspector from another department, over whom he had no control. Departmental heads who are not conscientious and who are influenced by political motives in the conduct of their offices naturally want to keep their own force as large as possible, and to maintain the largest possible pretence of necessary official activity. In certain cases also the officials are responsible to the State, rather than to the municipal governments, so that voluntary co-operation becomes still less probable. It is evident that whatever part such co-operation may play in the reorganized system of inspection, the city administration cannot depend upon any such simple and easy method of dealing with this vexed and complicated problem.

The Record and Guide believes that some plan of centralizing the inspection service will have to be worked out. In no other way can an authority be created which will have any sufficient interest in doing away with the duplications, the conflicts and the harassing annoyances of the existing multiplicity of administrative jurisdictions. It will not, however, be an easy matter to frame a practicable plan for a central bureau of inspection. The several departments which are now sending out inspectors will, of course, preserve in almost every case their administrative independence, and they will have to have some assurance that the inspection required by the laws from which they derive their authority is being properly performed. They will have to be effectively represented on any central bureau of inspection, and they will need to have the authority under certain conditions to order special inspections. Just how such

an authority can be combined with a really effective centralized system is difficult to imagine, but it probably can be done. The attempt to do it must assuredly be made. We are glad to see that a committee representing certain affiliated real estate organizations has been appointed to study the problem and to present to the Mayor a plan for an efficient reorganization of the whole system. The committee has the opportunity of accomplishing an extremely useful piece of constructive work, and one which may constitute a valuable precedent. Practically all the legislation the administrative aspects of which are now causing so much discontent has been imposed upon property owners and manufacturers against their protest, and the consequence of their opposition has been that they have not been consulted about the legislation as much as they should have been. But if a committee representing the property owners of New York can devise a system of inspection which will really enforce the existing laws for the safeguarding of life, health and the public interest, and which will materially reduce the annoyance and expense of the prevailing system, they will be both performing a valuable public service and providing the foundation for the exercise by the real estate interests of a more effective and beneficial future influence on public legislation and administration.

### Strong Phases of the Building Situation.

Almost unprecedented as the existing dullness in the building market is, due to the almost entire cessation of operative building, the little activity which is going on affords an interesting indication of the comparatively strong phases of the existing situation. In the first place, two large improvements are under way in the best retail part of Fifth avenue, and in both instances the new structures will be occupied by business firms of unimpeachable standing. Farther south, two new mercantile buildings are being erected—one running through from Fifth avenue to Broadway, and the other on a side street off Fourth avenue. These particular plans are evidently the result of very exceptional circumstances. They are being built not for occupation by a tenant who has been already provided, but with the expectation of getting the advantage of the practical cessation of loft construction.

The case is different with two new structures which are being erected in the Pennsylvania district. One of these, situated on Seventh avenue, is being built by the National Suit & Cloak Co. to meet the needs of its own expanding business. The other is for occupancy by an important printing company, and makes it look as if that part of the printing trade which still swarms downtown will eventually move up into the Pennsylvania district.

Finally, a small amount of high-class apartment house building is still continuing in the lower Park avenue section. When the revival does come it may be predicted with some confidence that the parts of Manhattan which continue to exhibit some vivacity under the prevailing depressing conditions will be the first to revive.

### New York City and the Canals.

The per capita levy of property taxes in New York City is \$30.72, or about \$122 for the average family of four, and is the highest of any city in the United States, with one exception. It is about double that of other large cities, such as Chicago, Philadelphia, Pittsburgh, St. Louis, or Newark, or Jersey City. New York's per capita tax is about double that of cities along the line of the Erie Canal, such as Albany, Schenectady, Syracuse, Rochester and 50 per cent. higher than Buffalo. In spite of this, the present plan for barge canal terminals operates in such a way that New York City, in addition to being taxed for its own terminals, will be taxed four or five million dollars for terminals for up-State cities, notwithstanding that

New York City will pay about 75 per cent. of the \$100,000,000 for canal improvements, although only about 25 per cent. of the canal tonnage reaches New York City. The present Barge Canal Terminal Act deprives New York City of any home rule whatever in the location, construction, equipment, control, operation or regulation of rates for terminals. The law also contains ambiguities which may be interpreted to the disadvantage of New York. Every way you look you see lawmakers sniping at New York City property owners.

**Why Districting Is Essential.**

*Editor of the RECORD AND GUIDE:*

You ask me for a brief expression of my views in relation to the limitation of building heights and districting. In general, the Commission on Heights of Buildings, of which I am a member, was satisfied that no single rule could be devised which would be reasonable in districts where land has great value and at the same time effective for any good purpose in districts where land has little value. Districting, therefore, is essential to the adoption of rules which will be of advantage to the owners of property by enhancing the value of land and conserving the value of buildings.

The general principle which should be observed in framing regulations is that already indicated, and in particular the regulation should be such, so far as existing conditions may permit, as will prevent the erection of any building not suitable as the type for all the buildings of like kind within the territory suited to the erection of such buildings. Regulations should be so devised that an owner of land may improve it with reasonable confidence that if he erects a building suitable to the location the value of that building will not be destroyed by the erection of buildings near his which detract from its value.

These general principles apply with special force to residential districts. It has frequently happened that dwelling houses in good condition have been rendered valueless by the intrusion of tenements or other unsuitable buildings when such buildings were not demanded at that location. The plan or regulation which the commission had in view should be such as to furnish adequate protection to all owners.

LAWSON PURDY.

**Why Architects Favor Limitation.**

*Editor of the RECORD AND GUIDE:*

New York Chapter of the American Institute of Architects, at the last meeting, voted unanimously in favor of the general proposition of limiting the height of buildings. The profession does not favor an arbitrary horizontal limitation in height, and believes that any regulation should not be subject to politics or interested influence, with a consequent uncertain and unjust shifting of the limit up and down and up again, as has been the case in one or more important cities, Chicago in particular.

The architects, by a similar unanimous vote, placed themselves on record as favoring in principle the proposed system of zones or districts. Architects naturally desire the utmost freedom in designing buildings for their clients. They realize, however, and warn the public that an unrestricted right of an individual to build as high as he pleases, and use his building for any purpose he pleases, becomes not personal liberty, but license to interfere with the light and air and other rights of his neighbor. Such encroachment on the rights of others means in the final analysis injury and injustice to the community. The problem of regulating the use and height of buildings will be a difficult one to solve. But if the problem is not met squarely, New York will one day realize that it has suffered a catastrophe affecting not only the public health, but affecting in a far-reaching way property values.

This will answer your inquiry as to the attitude of the architectural profession on this important question.

D. EVERETT WAID,  
Vice-President New York Chapter.

**Redemption After Tax Sale.**

*Editor of the RECORD AND GUIDE:*

Kindly tell me the law governing tax sales; how can the original owner become repossessed of the property affected? Does limitation of period of years bar him from redemption? B. W.

Answer: Under the new system the lien of the City of New York is offered for sale to the purchaser who will bid the lowest rate of interest, not exceeding 12 per cent. per annum. The purchaser then pays to the city the amount of its lien, together with the interest to date of sale and the advertising charges. He receives in exchange an assignment or "Transfer of Tax Lien" from the city bearing interest at the rate bid. The Collector of Assessments and Arrears, Daniel Moynahan, says:

"Under the former system taxes and assessments had to be in arrears three years, and water rents four years, before becoming subject to sale, and when sold only arrears that had run for at least those periods respectively were included in the charges for which the property was sold. Under the present system the period required to run before the lien is subject to sale is unchanged, but there is this important difference: Not only is the lien sold for such arrears, but there is also included all subsequent liens up to the date named in the advertisement of the sale.

"For example: If the taxes for the years 1909, 1910, 1911, and an assessment confirmed and entered in 1910 against a given parcel of property are unpaid, and have been unpaid for three years as to the 1909 tax, it is therefore subject to sale; and not only will the sale be for the tax of 1909, but it will also include the taxes for the years 1910, 1911 and 1912, and assessments confirmed and entered in 1913, prior to date set forth in the advertisement.

"The instrument evidencing the sale and executed by the city to the purchaser is called a 'transfer of tax lien.' The interest due under the transfer of tax lien is payable semi-annually on the first days of January and July in each year. In the event that the owner of the property, or person otherwise interested, fails to pay the interest on the said lien on the due day, and is in arrears for such interest thirty days thereafter, or fails to pay taxes, water rents or assessments that are subsequently charged against the property, within six months after the delivery of the transfer of tax lien, the holder of the transfer of tax lien may foreclose the same, pursuant to the provisions of the Code of Civil Procedure in respect to mortgages. But in case interest and taxes are paid, the owner of the property has three years from the date of sale in which to redeem, at the expiration of which time the lien becomes due and payable and may be foreclosed, as hereinbefore stated."

**Problems for Real Estate Interests.**

*Editor of the RECORD AND GUIDE:*

A brief outline of the causes of the present depression in the real estate market, together with suggested remedies, and the outlook concerning them, may be stated as follows:

(a) First in importance, and even overshadowing the tax question, is the over-production of new buildings, causing an unusual number of vacancies and a resulting lowering of rents and stagnation in the selling market, particularly so far as the older types of structures are concerned. The number of new buildings being heaped upon us with their ever-changing types is a form of extravagance. Every structure that was a perfect structure when erected, say five years ago, is somewhat old-stylish today.

Thanks to the initiative of the Title Guarantee and Trust Company, most of the lending institutions have checked this over-building during the past year by withholding building loans, a step which they should have taken three or four years ago; but better late than never, and they can at least make amends by continuing this policy for at least two years more, or until the demand for building space shall exceed the supply.

(b) Next is the depressing influence of high taxes. As to this, the outlook seems very good for a slight, gradual decrease annually during the next four years. We have a rare combination of very capable men in control of our city affairs, such as New York City has not had within the memory of the present generation. If this administration will not accomplish it, none ever will.

(c) Then comes the matter of the high interest rate of mortgages. The prevailing rate in Brooklyn and the Bronx during the past year has been 5½ per cent., but rates are just now gradually returning to the normal level of 5 per cent. It's highly discouraging to owners to have to pay 5½ per cent. on property located in the densely populated boroughs of Brooklyn and Bronx. The cause is the 4 per cent. rate paid to depositors by our savings banks. It is extravagant and nonconservative on their part and necessitates the charging of 5½ per cent. on mortgages by many of them. Besides, many people would rather keep their cash in a savings bank at 4 per cent. than on a first mortgage at 5 per cent. These same people would gladly accept a 5 per cent. mortgage if the bank would only yield them 3½ per cent., which is as large a rate as conservative banking should really permit. A few larger institutions have, during the past year or so, declared this rate, but the bulk of them, simply as a form of advertisement (which should not exist among savings banks) still keep flaunting the 4 per cent. rate.

(d) Then we have the avalanche of regulatory orders showered upon the buildings by various municipal departments, almost amounting to mania. No fair-minded property owner objects to the correction of any condition substantially dangerous or unsanitary, but it does seem like rank oppression when volumes of orders and violations are intended to regulate or remedy trivial matters which can never harm anybody and which ought to really be a matter between the janitor and the tenants. At least no sensible person has ever been able to figure out why these violation orders are suddenly enforced with unusual vigor when property is at its worst, instead of at its best.

Something ought also to be done about the enormous increase in insurance premiums on plate and landlords' liability. During the past two years they have increased from 50 to 100 per cent. and the necessity for such increase arose solely from the careless and wasteful methods of the companies doing this class of insurance. The plate companies never attempt to prosecute or have punished anyone for malicious mischief and so it has come to be a well-known fact to the street loafers who continually break building windows, that no one is ever punished for it. If the companies vigorously prosecuted offenders for a period of six months or a year and had punishment inflicted as a wholesome example, the loss by breakage would not amount to more than a third of what it is at present. Likewise the accident companies keep on settling for amounts varying from \$50 to \$100 claims which they know to be without merit and which they can beat out in court, and so encourage a flood of claims and lawsuits four-fifths of which would never come to trial if the company adopted the policy of the railroads and fought the unmeritorious cases to a finish.

These are the problems that the real estate interests should devote themselves to in order to put values up to their proper level. For under normal conditions there is hardly a sounder investment than that of real estate.

SAMUEL ZIRN.

14 Graham Ave., Brooklyn, May 25.

—The National Real Estate Exchanges meet in convention at Pittsburgh, July 8, 9, 10 and 11, and the National Association of Building Owners and Managers, at Duluth, July 14 to 17.

—The Register's office of New York County received \$1,134,590 from mortgage taxes during the first three months of this year, and \$28,090 from fees of other counties.

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### THE ADVISORY COUNCIL.

#### Takes a Decided Stand on a Number of Vital Civic Matters.

The regular monthly meeting of the Advisory Council of Real Estate Interests was held at the office of the council, 55 Liberty street, on Thursday, May 28. It is the purpose of the Advisory Council to foster existing organizations interested in real estate matters and to advise them on subjects pertaining thereto. It was concluded that the Advisory Council should be thoroughly advised upon all legal and legislative questions, as well as all technical and practical matters affecting real estate that it might consider from time to time. Therefore, it was deemed expedient to establish a board of counsel consisting of voluntary members, who are authorities in their peculiar legal specialties, and also an advisory staff of experts, such as engineers, architects, constructors, real estate operators and others who are regarded as best equipped and best informed in their particular fields of activity.

The Board of Counsel will be comprised of a central committee which will study all legislative matters, and additional sub-committees, consisting of lawyers selected from their authoritative knowledge upon the subject matter to be considered. Thus, the advisory council will be reinforced by the best legal, technical and scientific authorities in New York, which should place its decisions and determinations upon a basis well supported both in theory and fact. When these advisory committees shall have been completed, the ultimate result will be of value to the city itself as well as to the property owners, thus fulfilling the original purpose in the formation of the Advisory Council.

A finance committee has been appointed consisting of Messrs. Clarence H. Kelsey, Adolph Bloch and Cyrus C. Miller, chairman of the executive committee. Mr. Kelsey was elected treasurer of the council. The following resolution has also been adopted: "Resolved, that no funds shall be requested or knowingly received from any corporation or joint stock association for any political purpose whatsoever, or for the reimbursement or indemnification of any person for moneys for properties so used."

A permanent office has been secured with the necessary furniture, and a secretary.

The council approved the extension of the site of the new court house in an easterly direction if the sub-soil of the new site is suitable for foundations of so large a building at moderate cost. The new plan also permits of a better street layout.

The following resolutions were adopted:

"We think it would be prudent to make borings in the proposed site for the new court house and its neighborhood to determine the nature of the sub-soil and its suitability for the foundations of so great a structure, before committing the city to the purchase of the site or the erection of the building on it.

"Also, that if the circular street around the court house and the boulevard through Chinatown are to be made part of the plan, even though their physical opening be remote in point of time, the question of their cost and the local assessment, if any, should be taken up at the same time with the commitment for the court house itself, so that the

approximate cost of the whole plan might be known in advance."

The conflict of orders and the duplication of inspections of buildings have become oppressive, and at times the owners and tenants do not know which of various conflicting orders to obey. It is not for the best present interests of the city nor for its future development to permit these conditions to continue, for in the meantime, tenants and owners will find it to their advantage to rent and purchase in other cities and states, where more liberal opportunities are presented to them.

The following resolution was adopted:

"Resolved, that the Advisory Council of Real Estate Interests commend the efforts of President Marks in his endeavor to diminish the over-regulation of buildings and the multiplication of conflicting orders from city departments, and that the council offers to assist the Mayor and the Board of Estimate and Apportionment in work along these lines."

The council adopted the following resolution in support of the work of the Citizens' Union, with reference to their study of the problems that are likely to come before the convention:

"Resolved, that the preliminary study of problems which are to come before the constitutional convention, now being made by the Citizens' Union and similar civic bodies, merits the approval of this council and that measures should be taken to keep in touch with the work thus being done to the end that if the constitutional convention is held, all matters affecting taxation and property that are likely to arise before the convention, shall have been considered thoroughly."

The following resolution against the single tax was approved by the council, Messrs. Marling and Miller not voting, as they are members of the Mayor's Taxation Committee:

"Resolved, that this council hereby records its opposition to the adoption in this State of any form of single tax legislation, including the plan commonly known as 'halving the tax upon improvements.'"

"Resolved, that this council indorses the plan of the Allied Real Estate Interests, one of its constituent organizations, to conduct a campaign of education on the single tax, and urges citizens and organizations to co-operate with the Allied Real Estate Interests towards this end."

#### Owners Discuss Realty Problems.

City officials and leaders of the prominent real estate organizations discussed the real estate situation on Tuesday evening at the open meeting of the United Real Estate Owners' Associations. The consensus of opinion seemed to be that the harmony and identity of purpose now existing among the large organizations and their cordial relation with the city officials will do much to have the municipal authorities see the view point of the taxpayer more clearly than heretofore.

Tax Commissioner George V. Mullan said: "The Tax Board is about ready to enter into an active campaign to establish a compact with the real estate owner and taxpayer. I believe there should be a representative of the real estate interests present at every meeting of the Boards of Estimate, Aldermen and the Sinking Fund."

The Advisory Council of Real Estate Interests was ably represented by Hon. Cyrus C. Miller, chairman of the execu-



tive committee. He held out strong hopes that the Council will become a powerful and influential body; that it will seek to accomplish results both individually and through the existing taxpayer organizations.

The present deplorable condition of the real estate market, Henry Bloch, the president of the United Associations, stated, could be ascribed to three specific causes. 1st, gross extravagances in the past city administrations, resulting in a city debt of over a thousand million dollars and in an enormous annual budget; 2nd, over-regulation by the city and a multiplicity of orders from the various municipal departments, unnecessarily annoying and embarrassing the owner of property; and 3rd, fear of the enactment of retroactive and confiscatory legislation.

Among the others who addressed the gathering were: Lawrence M. D. McGuire, president of the Real Estate Board; Allan Robinson, president of the Allied Real Estate Interests, acting Tenement House Commissioner William H. Abbott, Jr., and Ira J. Ettinger.

**Real Estate Board and the Court House Site.**

The Real Estate Board has endorsed the opinions expressed by its president, Laurence M. D. McGuire, at the hearing before the Board of Estimate, to the effect that the necessity of the proposed diagonal street should be proven before it is actually decided that such diagonal street is necessary; that both the proposed circular street about the court house and this proposed diagonal street should be made a part of the court house proceeding, as they are essentially an adjunct of the general scheme and it would be most unfair to assess any local area for them.

The board feels that before actually authorizing contracts there should be ascertained the approximate cost of the entire scheme, so that the taxpayers may feel that, under the present economical city administration, the experience of the past, where original estimates have fallen hopelessly short of the final cost, will not be repeated. It is also suggested that should this additional site be acquired, resort be had to private purchase so far as may be found possible, so as to avoid the cost and delay of condemnation proceedings.

**Widening Fulton Street.**

A new plan for the widening of Fulton street, Brooklyn, has been proposed by the Borough President and referred to the Chief Engineer of the Board of Estimate for a report. It reduces materially the amount of land to be taken for street purposes, and leaves property of great value for street purposes.

The widening will be on the northerly side of Fulton street, between the Flatbush avenue extension and a point about 47 feet east of Rockwell place; Fulton street, on its southerly side, between Rockwell place and Ashland place, and Ashland place, on its westerly side, between Fulton street and a point about 91 feet north of Lafayette avenue, in the Borough of Brooklyn.

**Bronx Sewerage Plan.**

The Board of Estimate has taken favorable action on the new drainage plan for the territory bounded approximately by Third avenue, East 140th street, Willis avenue and Southern boulevard. It provides for replacing the sewers in East 135th street, from Lincoln avenue to Third avenue; in East 139th street, from Alexander avenue to Third avenue, and in Third avenue, from East 138th street to East 140th street, with others having a greater diameter. It also shows additional sewers proposed in Alexander avenue, Southern boulevard and Willis avenue, as well as a storm relief sewer in Third avenue, between Southern boulevard and the Harlem River. Information is presented to show that the existing drainage system is here of an inadequate capacity, and that the modifications now proposed are intended to afford adequate relief.

**INDUSTRIAL RELATIONS.**

**A U. S. Commission Investigating Real Estate Subjects.**

A commission authorized by act of Congress is investigating industrial relations in this city. One of the commissioners is Mrs. J. Borden Harriman of New York, and another is John R. Commons of Wisconsin, who formerly was one of the secretaries of the Civic Federation in this city. Altogether the commission comprises nine persons, appointed by President Wilson. Three are employers of labor and three are representatives of organized labor. They receive ten dollars a day and expenses while actually engaged in the work of the commission.

They are authorized to hold sittings anywhere in the United States, to send for persons and papers, and to administer oaths and compel testimony. They will make their final report to Congress within three years from the date of the act, and then the commission shall expire.

The commissioners are directed to inquire into the condition of labor in the principal industries, into existing relations between employers and employes, into the effect of industrial conditions on public welfare, into conditions of sanitation and safety, and into the question of illegal entry of Asiatics into the United States.

This current week the commission devoted to the Building Trades of New York; on Monday to the arbitration plan, and heard Otto M. Eidlitz, R. D. Tompkins, J. W. Johnston, Edward Dunn and Frank B. McCord; on Tuesday to the subject of Boycott on Materials, hearing Walter G. Merritt, Edwin Outwater and John Rice; on Tuesday also to general subjects, hearing Louis Horowitz, Frank B. Gilbreth, W. A. Rowan and D. Everett Waid; a part of Tuesday and all of Wednesday was given over to hearing about jurisdictional disputes, when testimony was given by C. G. Norman, James Lennon, Alexander Kelso, John T. Taggart, Charles F. Massey, John R. Alpine, George H. Morris, James P. Knight, Fred Deegan. On Friday the time was taken up with the subject of Restriction on Metal Work, and on Friday conditions among the laborers and hod carriers were investigated.

The narratives evolved from the testimony would be only familiar history to Record and Guide readers. What the commission will make of it no one knows. If the recommendations of Walter Gordon Merritt, the counsel for the Anti-Boycott Association which has been fighting for non-union trim manufacturers in the West, are followed, the commissioners will recommend that:

- (1) All labor agreements be enforceable by making a union liable for damages in case of violation.
- (2) Strikes on public utilities absolutely forbidden.
- (3) The distinction between lawful and unlawful strikes must be developed and enforced.
- (4) Laws to be enacted providing that no strikes shall be called except after a free and unrestrained ballot by the intending strikers in support thereof.
- (5) Protection against an organized war of exclusion to drive non-union men, employers and products out of industry.
- (6) Labor unions should come under the anti-trust laws.

**The Free Port.**

A free port would be a small area within the limits of the harbor into which goods might be imported, and from which the same goods might be exported, without payment of duty; but no imported goods could be transferred from the area of the free port, excepting for export, without the payment of the regular tariff.

In other words, a free port is a neutral zone so far as the tariff is concerned. The advantages to be derived from the creation of such a zone are obvious. Certain manufactured articles require the use of raw materials imported either in whole or in part. Such

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articles, when intended for export, may  
be produced in a free port without the  
payment of duty on the imported raw  
material.

It frequently happens that an export  
order comprises both domestic and for-  
eign made articles. A consignment of  
this character may be assembled within  
the free port and sent abroad without  
customs house red tape. Exporters  
often wish to repack imported articles  
for export in their own packages, and  
the free port is available for this pur-  
pose.

These are some of the uses to which  
a free port may be put.

The principle underlying the free port  
idea is already recognized in our tariff  
law by allowing rebates of duties paid  
upon imported goods which are subse-  
quently exported, but this procedure has  
been found to be necessarily cumber-  
some. The Merchants' Association has  
found an impressive body of opinion in  
favor of the plan.

**LOCAL IMPROVEMENTS.****Washington Heights.**

At the meeting of the local board held  
May 26 the following resolutions were  
adopted:

For paving the widening of Riverside  
Drive on the easterly side, from 158th  
to 160th streets. The engineer reports  
that this service street is supported at  
present by an earth embankment which  
will without doubt be disturbed when-  
ever work on the extension of Riverside  
Drive is begun. On this account he re-  
commends that the service street be  
paved for only a portion of its width.  
An estimate has been made for laying  
a strip of permanent pavement 20 feet  
in width. This will accommodate the  
buildings now being erected, and com-  
ply with the request of the petitioners.  
The estimated cost of paving this strip  
is \$7,400.

For laying out a change in the lines  
of West 189th street, between Wads-  
worth and Amsterdam avenues. The  
purpose of this change is to make the  
street lines coincide with the line of a  
building recently erected at the south-  
east corner of West 189th street and St.  
Nicholas avenue. The position of this  
building is due to a city surveyor's er-  
ror. The petitioner states that she is  
the owner of all the land fronting on  
both sides of 189th street, and is pre-  
pared to cede the land which falls within  
the new street lines on the northerly  
side. It is suggested that an agreement  
as to this cession be entered into before  
the map change is approved by the  
Board of Estimate and Apportionment.

**Harlem.**

For reconstruction of sewers in First  
avenue, between 95th and 106th streets,  
and outlet sewers in 96th and 102d  
streets, between First avenue and the  
Harlem River.

The Engineer of Sewers reports that  
the existing sewers in First avenue were  
built in 1874; that they have settled  
badly, are cracked and distorted, and  
that considerable portions of the brick  
and masonry are missing. He further  
states that they are in a dangerous  
condition and likely to collapse at any  
time. It is recommended that they be  
abandoned as soon as the new sewers,  
for which this estimate is made, can be  
constructed. The total estimated cost is  
\$116,224, and the valuation of property  
within probable area of assessment, \$16,-  
057,200.

**Larger Brooklyn Postoffice.**

Secretary McAdoo of the Treasury  
Department has included a request to  
Congress for the fiscal year an appro-  
priation of \$350,000, which will be re-  
quired for the land now occupied by  
the Columbia Theatre, to extend and  
enlarge the present Federal or general  
postoffice building on Washington street,  
Brooklyn.

—Railroads killed fewer people last  
year, but some stockholders look sick.—  
Wall Street Journal.

**Activity at Ridgewood.**

Hundreds of families are moving over  
from the Bronx to the Ridgewood sec-  
tion, where there has been a long-con-  
tinued building movement. Builders  
there find a ready market for small  
apartment houses, costing them about  
\$17,500 each, relatively similar to those  
which were erected a generation ago in  
Manhattan and Brooklyn, but of course  
with the modern new law requirements.  
As an instance of the large scale opera-  
tions, the Ring-Gibson Company is put-  
ting up eighty-four double-four-story  
houses, each arranged for eight families  
and estimated to cost \$17,500 each. Each  
apartment has a private hall. German-  
American families are moving to Ridge-  
wood in large number mostly from Wil-  
liamsburg and the Bronx. The Ring-  
Gibson Company is reported to be ne-  
gotiating for 500 more lots. The eighty-  
four buildings above mentioned are one  
block from the Fresh Pond station of  
the Myrtle avenue L and will be within  
twenty minutes of Manhattan when the  
Broadway route is third tracked.

**Year's Business of a Representative Concern.**

So representative of real estate and  
building activities in this city is the busi-  
ness of the United States Realty and Im-  
provement Company that the annual re-  
port of the corporation is always a sub-  
ject of special interest. A copy of the  
report being at hand, it is noted therein  
that as a result of the unusual business  
conditions of last year the amount re-  
ceived from net rents was \$1,463,720.49,  
a decrease from the previous year of  
\$127,662.58; but this amount is practi-  
cally the same as for the fiscal year ended  
April 30, 1912.

The company's gross income from in-  
vestments was \$2,035,430 and from  
building contracts \$1,384,178; surplus for  
the year after paying the usual divi-  
dends, \$514,397. The profits were equal  
to 8.18 per cent on the capital stock.  
The construction business of the George  
A. Fuller Company had a good year, as  
the new contracts taken on amounted to  
\$20,955,412, to be added to the \$20,016,-  
572 unfinished business on the books at  
the beginning of the year. The unfin-  
ished construction business at the date  
of the report, April 30, amounted to \$17,-  
685,364. The list of contracts taken last  
year shows that the company is doing  
work of the first rank in most of the  
principal cities of the United States and  
Canada. The new engineering and con-  
struction department had contracts  
amounting to \$4,090,710 on April 30.

The regular income from real estate  
and other investments continues to be  
more than sufficient to pay all expenses  
and the interest upon the parent com-  
pany's bonds. The balance of the in-  
come from these investments, the profits  
from the George A. Fuller Company, the  
real estate operating department, and the  
general construction work will be ap-  
plicable to dividends. The reserves set  
aside for accidents on account of build-  
ing and general construction work, for  
depreciation of the company's buildings,  
for expenses of unproductive real estate,  
and for contingencies, now aggregate \$1,-  
121,523.20. The aggregate of the mort-  
gages on all of the real estate owned by  
the company is now only 44 per cent. of  
the book value. With two exceptions all  
of the company's buildings are modern  
fireproof structures so located as to af-  
ford maximum advantages of accessi-  
bility, light and air, and are maintained  
in the highest possible condition.

—A great amount of money is being  
loaned into Queens Borough. This  
spring and building operations are run-  
ning ahead of last year's record. Ten  
million dollars worth of mortgages were  
recorded last week.

**PRIVATE REALTY SALES.**

An examination of statistics compiled  
by the Record and Guide for the last  
five months shows little decline in busi-  
ness, as compared to the corresponding

period for 1913. In spite of the generally prevailing impression to the contrary, the figures show only a slight decrease in the number of sales consummated and conveyances recorded for this year as compared to last year. It may be said that substantially conditions have remained stationary as regards selling activity. The statistics show marked decrease, amounting to over a hundred per cent., in the amounts involved in mortgage loans as compared to the previous year, but this is offset to a degree by the greater number of mortgage extensions recorded since the first of the year. In building activity the only borough which shows an improvement since 1913 is Queens. In Brooklyn and Richmond there have been slight decreases while in Manhattan and the Bronx the decline is noticeable to a more marked extent.

The market showed signs of strength this week in spite of the approach of the summer season which is generally productive of little business of note. Considerable improvement in the situation was evident not only on account of the increase in the number of transactions, but on account of the activity of apartment house builders in the accumulation of well located plots for improvement with high class multi-family structures. Among these were Bing & Bing, who purchased a Park avenue plot, Mayer & Mayer who bought West End avenue holdings, and the Fullerton Weaver Company which obtained a large plot in 67th street in a transaction which also involved a loft building at Fifth avenue and 15th street.

Other interesting deals concerned a row of residences in East 80th street, a probable new home for the Calumet Club and Washington Heights apartment houses. An encouraging sign and one which may be indicative of continued improvement in the market was the demand for investment properties by small buyers.

The total number of sales reported and not recorded in Manhattan this week was 39, as against 19 last week and 19 a year ago.

The number of sales south of 59th street was 11, as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 28, as compared with 15 last week and 14 a year ago.

The total number of conveyances in Manhattan was 155, as against 185 last week, 14 having stated considerations totaling \$605,250. Mortgages recorded this week number 82, involving \$1,890,232, as against 103 last week, aggregating \$2,101,033.

From the Bronx 9 sales at private contract were recorded, as against 13 last week and 4 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$529,959, compared with \$1,198,297 last week, making a total since January 1 of \$18,872,019. The figures for the corresponding week last year were \$757,550, and the total from January 1, 1913, to May 31, 1913, was \$24,590,521.

**Calumet Club Obtains Option.**

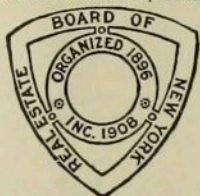
The former Harry B. Hollins residence at 12-14 West 56th street, will be the new home of the Calumet Club, if the members decide at a meeting next Wednesday to exercise the option of purchase which they obtained this week through Pease & Elliman. It is a five-story building on plot 50x100, just west of Fifth avenue and was recently vacated by Mrs. John Astor who occupied it during the winter. The Calumet has been located for a quarter of a century at the northeast corner of Fifth avenue and 29th street. About three years ago the owner, the Francis A. Lawrence Estate, desired a cancellation of the club's lease, which had five years to run, and in payment for this privilege, besides receiving \$85,000 in cash the club was given the right to occupy until the property was sold. As there has been no sale, the Calumet members have enjoyed their old home without cost during the last three years. If the

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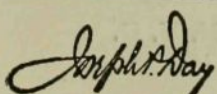
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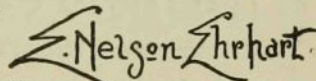
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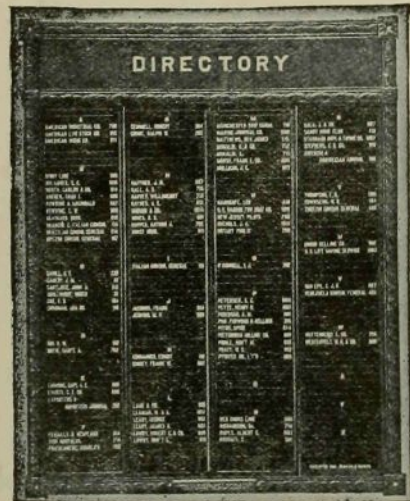
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club moves to 56th street, the only member of the old club colony to remain south of 42d street will be the Union League at 39th street.

### Costly Residences for East 80th Street.

Edward J. Hogan and William B. May & Co. have negotiated the sales of four 20-foot private residences, 4, 6, 8 and 10 East 80th street, for Mrs. Otto Dreyfoos, Mrs. Pauline Gutman, Mrs. Solomon Friedman and the Tyrene Realty Company, to a buyer said to be F. W. Woolworth. The present buildings will be removed and new residences erected on the site, the west 60 feet being divided into two lots, one of 28 feet and the other of 32 feet. This operation has been especially planned to secure mutual light privileges in the rear, and will represent a total cost when completed of between \$700,000 and \$750,000. Adjoining the properties sold, at 2 East 80th street, is a modern five-story dwelling erected a few years ago by Mr. Woolworth for his daughter, Mrs. Frank Hutton, which residence abuts his own at the south corner of Fifth avenue and 80th street. The M. Morgenthau, Jr., Co. was associated as broker in the sale of No. 10 for the Tyrene Realty Co. It was reported later in the week that the purchaser of this house was Solomon Friedman, who sold No. 8.

### Big West Side Operation.

David W. Buchlin has sold through Slawson & Hobbs to Jerome C. and Mortimer G. Mayer, the nine private houses comprising the northeast corner of West End avenue and 84th street, known as 263-281 inclusive in the street and one house on West End avenue, at 506, the entire plot being 102.2 feet on West End avenue and 133 feet on 84th street, running through the block half way and adjoining the vacant Broadway corner at that point. The buyers will erect a high-class, twelve-story apartment house with suites of six, seven and eight rooms. In part payment they gave the new twelve-story apartment building at 120 West 86th street, which has been held at \$450,000. Slawson & Hobbs have also procured for the Messrs. Mayer a building and permanent loan of \$650,000 for five years on the proposed building at 84th street and West End avenue. The operation will involve an outlay of about \$1,250,000. Weschler & Kohn, as attorneys, represented Mayer & Mayer and M. S. & I. S. Isaacs acted for David W. Bucklin.

### West Side-Fifth Avenue Deal.

The Sixty-seventh Street Co., A. L. Mordecai & Son, Daniel B. Freedman, Heilner & Wolf and Potter & Brother, has sold to the Fullerton-Weaver Company the six lots in the north side of 67th street, 100 feet west of Central Park West. The property measures 150x100, and lies between the Chatham Court apartments and the Central Park studios and has been held at \$250,000. It is to be improved with two nine-story apartment structures.

In exchange the syndicate of operators takes the Kensington building at the northeast corner of Fifth avenue and 15th street, an eleven-story mercantile structure on plot 38.6x125. The brokers in the sale were R. E. L. Mordecai, Douglas L. Elliman & Co., and Robert C. Knapp.

### Apartment Houses In Trade.

William F. Burns, the florist, is reported to be negotiating for the purchase from the Henry Morgenthau Co. of the Columbus, a ten-story elevator structure, with stores, at the southeast corner of Broadway and 157th street, on plot 100x125, facing the subway station. He will give, it is said, in part payment the "Glenham," an eleven-story apartment house, at 2626 Broadway, and the "Elbe," a six-story structure, at 660 Riverside Drive. The brokers are Arnold, Byrne & Baumann. The "Columbus" was erected by Patrick McMorrow on property secured by him in 1909 from Klein & Jackson. The architects were Neville & Bagge. Mr. McMorrow traded the "Columbus" about eighteen months ago with the Morgenthau Co. for a plot at 131-137 West 35th street, 75x98.9, which he improved with a tall mercantile structure.

### Builders Buy on Park Avenue.

Bing & Bing have purchased from Adolph Ganzmuller, the Operating Realty Co. and Margaret Calhoun respectively, 951, 953 and 955 Park avenue, three five-story flats on plot 77, 102.2, 100 feet north of 81st street. The buyers will erect a twelve-story apartment house from plans by Robert T. Lyons. The brokers in the deal were George Ranger and John J. Kavanagh, Stoddard & Mark representing the purchasers as attorneys.

### Sonn Bros. Sell "Courtwood."

The "Courtwood," a six-story, high-class apartment house at the southwest corner of Broadway and 169th street, on plot 90 x 150, has been sold by the Central Building, Improvement & Investing Co., Sonn Bros., to an investor who gave in part payment a valuable Mt. Vernon residence. The "Courtwood" was acquired by the selling company from the Pembroke Realty Co. last December.

### Manhattan—South of 59th Street.

**CHRISTOPHER ST.**—George J. Kenny & Brother sold for Bernard J. McCann 87 Christopher st, between Bleecker and West 4th sts, consisting of lot 25x98, with 6-sty stores and apartment building, to Mrs. Anna M. Adolph.

**HORATIO ST.**—Christopher M. Garland sold through Duross Co. the dwelling at 44 Horatio st to John and Magdalena Fait.

**ST. MARKS PL.**—The 4-sty building at 18 St. Marks pl, on plot 26x120, has been reported sold. The owner of record is the Central Trust Co., which acquired it at foreclosure in March, 1911, for \$51,726.

**WEST HOUSTON ST.**—George J. Kenny & Brother sold through Pepe & Bro. 90 West Houston st, adjoining the northwest corner of West Broadway and West Houston st, to Joseph Peroninoni, owner of the adjoining property on the north and west.

**30TH ST.**—The estate of John A. L. Kemper sold 235 West 30th st, a 3-sty building, on plot 19.9x98.9, between 7th and 8th avs. This property was scheduled to be sold at auction Tuesday by Joseph P. Day.

**36TH ST.**—The D. H. Jackson Co. has resold to the Holland Holding Co., Judson S. Todd, Pres., 239 West 36th st, a 4-sty dwelling on lot 18.6x98.9. The purchasing company now owns 233-5-7 West 36th st, the adjoining houses, and controls a plot 74x100, and is about to file plans for a 12-sty mercantile structure. The sellers bought this property from Miss Mary L. Whitehead several weeks ago. Goodale, Perry & Dwight were the brokers.

**6TH AV.**—The Brown-Weiss Realities purchased from Julius Eloskey 92 6th av, a 3-sty building, on lot 22.8x90, adjoining the southeast corner of 8th st.

**10TH AV.**—Joseph Wenner has sold the 4-sty tenement and store, with 3-sty rear house, at 491 10th av, on lot 20.6x100, to Karl Seibert, a tenant in the baking business on the premises. The new owner will convert the rear house into a bake shop.

### Manhattan—North of 59th Street.

**81ST ST.**—The Arcade Realty Co. has bought from Clemens Muller the 3-sty dwelling at 167 East 81st st, 113.6 ft. west of 3d av, which, with previous acquisitions, including 163 and 165, gives the buyers a plot with a frontage of 61.6 ft. An apartment house operation is contemplated.

**95TH ST.**—O'Reilly & Dahn re-sold for Marie I. Bloomfield to Adam Schurer the 5-sty flat 231 East 95th st, on lot 25x100.

**97TH ST.**—The Northern Realty Co. sold to Mary C. Hendrick 64 West 97th st, a 4-sty dwelling, on lot 19x100.11.

**101ST ST.**—D. H. Jackson Co., purchased from the estate of Conrad Stein the 5-sty flat, on East 101st st, on lot 25x100.11, through Goodale, Perry & Dwight and Derschuch & Co.

**125TH ST.**—The estate of Robert E. Westcott has sold 305 to 309 East 125th st, three 5-sty tenement houses, covering a plot 75x99.11, 75

ft. east of 2d av. to Hannah McDonald, who gave in exchange the block front in the north side of 175th st, between Broadway and Wadsworth av, plot 124.7x71.9x irreg. Slawson & Hobbs negotiated the trade.

135TH ST.—Rev. C. B. Twisby, pastor of the Mt. Gilead Baptist Church, colored, has bought from Mrs. O. Masse, through J. B. Wood, the 3-sty dwelling at 120 West 136th st, on lot 15x99.11.

AMSTERDAM AV.—Hugh Skelly, president of the Kips Bay Brewing Co., has purchased from the Compact Realty Co., Louis A. Jaffer, president, the "Fantana," a 6-sty apartment house at the northwest corner of Amsterdam av and 111th st, on plot 64x84x irreg.

AMSTERDAM AV.—Hugh Skelly purchased from May Scheer 1052 Amsterdam av, a 6-sty elevator apartment house adjoining the southeast corner of 112th st.

AUDUBON AV.—Isaac Weil sold through Arnold, Bryne & Baumann and Joseph Ostroff, the northeast corner of Croton st and Audubon av, plot 50x90, to the Henry Morgenthau Co., which gave in exchange 1317 Wilkins av, a 5-sty apartment house on plot 80x100xirreg.

EDGEcombe AV.—The D. H. Jackson Co. sold 58 Edgecombe av, a 4-sty dwelling, on lot 15.10x100, between 137th and 138th sts, to Louis J. Herrmann, who gave in exchange 1491 Amsterdam av, a 5-sty tenement with stores, on lot 25x100, near 134th st.

MADISON AV.—Taylor Brothers sold for the Equitable Trust Co., as executors of the Fraley Estate, the 4-sty dwelling, 962 Madison av, southwest corner of 76th st, on lot 20x102.2. The property has been held at \$115,000.

RIVERSIDE DRIVE.—The West Side Construction Co., Jacob Axelrod president, has sold "Placid Hall," a 6-sty apartment house at the southeast corner of Riverside dr and 151st st, on plot 103.9x153.1. The property was acquired in 1912 by the seller from the W. Axelrod Realty Co., which constructed it a short time previously. The buyer is understood to have given in part payment a vacant corner situated further south on the drive.

ST. NICHOLAS AV.—Ennis & Sinnot have re-sold 1505-1507 St. Nicholas av, a new 5-sty apartment house on plot 57.2x100, to Woodbury G. Langdon, who gave in exchange 121 West 134th st, a 5-sty flat, on lot 25x100; 157 West 118th st, a 4-sty dwelling on lot 18x100; and 249 Front st, a loft building near Peck slip on lot 18x62. William Cruikshank's Sons were the brokers.

ST. NICHOLAS AV.—The Brown-Weiss Realities bought from Alfred Fehheimer 456 St. Nicholas av, southeast corner of 133d st, a 5-sty flat, on lot 26.4x92.3x irregular.

SEAMAN AV.—Dr. Wesley Wait of Newburgh has sold through Hall J. How & Co. to the T. G. Galardi Co. a plot of nine lots forming the southwest corner of Seaman av and 207th st, which the buyer intends to improve with three apartment houses.

WEST END AV.—Earle & Calhoun have sold for A. F. Sterne the 3-sty dwelling on lot 20x100 at 885 West End av.

7TH AV.—Arnold, Byrne & Baumann have sold for Dr. S. K. Johnson the northwest corner of 7th av and 112th st, a 7-sty elevator apartment house, on plot 26x100, to the Vassar Realty Co., which gave in exchange 38 lots on Fairfield av, Stamford, Conn.

CENTRAL PARK WEST.—William H. Knowles of Pensacola, Fla., has sold through Pease & Elliman, the 5-sty building on plot 50x100, at 292-293 Central Park West, which is at present used as a private hospital. The sale will in no way effect the present tenancy.

**Bronx.**

FOX ST.—The Henry Morgenthau Co. sold a plot, 80x100, in Fox st, bet Ave St. John and Leggett av, to the Mack Construction Co., Inc. With this new purchase the Mack Construction Co. has a plot 160x100 which it is improving with 5-sty flats.

GERMAN UL.—Kurz & Uren, Inc., sold for Samuel Y. Hampton the southeast corner of German pl and 157th st, a vacant plot 75x100, to builders, who will improve with a 6-sty apartment house.

TIFFANY ST.—G. W. Cooper sold to Charles L. Moffett, the triangular plot 85x105x72 in Tiffany st, oppsite the Hunts Point building of the American Bank Note Co.

CROTONA AV.—Richard H. Scobie has resold for Ernest O. Beecher to Herman Goossen the 5-sty apartment house 1809 Crotona av, with 5 stores, on plot 26x100, at the southwest corner of 175th st.

CROTONA AV.—Sutera & Villone have sold for the Spies estate the southeast corner of Crotona av and 187th st, a plot 100x70, to a builder, who will improve it with apartment houses. The plot was acquired by A. W. Spies in 1852.

HEATH AV.—Achille & Lucia Scubia have sold to C. Scalafani and G. Guardino, 3058 Heath av, a 3-sty dwelling on plot 33x100.

SOUTHERN BOULEVARD.—Kurz & Uren, Inc., sold for Hubener Eschner Co. 876 Southern Boulevard, a 4-sty flat, on plot 33.6x100.

WALTON AV.—John Pfuger has sold for Mrs. A. Greenwald, the 2-family house at the northeast corner of Walton av and 176th st.

**Brooklyn.**

CLIFTON PL.—Henry Agar has sold the 3-sty dwelling, 243 Clifton pl, for Harriet Eason, and the 2-family dwelling, 576 17th st, for W. Brockway.

GARFIELD PL.—Burrill Brothers have sold the 3-sty dwelling at 280 Garfield pl, between 8th av and Prospect Park West, on lot 20x100, for Joseph A. Arons.

PENN ST.—Bulkeley & Horton Co. has sold the 2-sty private house at 185 Penn st, on lot 20x100, between Lee and Marcy avs, for Clarence J. Wyckoff to Samuel Goldfinger.

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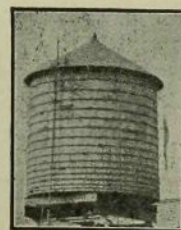
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PUTNAM AV.—Frank A. Seaver sold the one-family brick house at 540 Putnam av for Fannie F. Quinn.

STERLING PL.—Elisha T. Everett has sold 821 Sterling pl, a 2-sty dwelling.

46TH ST.—Tutino & Cerny have sold for Thomas Thompson the 2-sty two-family dwelling on lot 20x100, at 659 46th st.

52D ST.—Sinmacros Realty Co. sold the two dwellings, 224 and 336 East 52d st, to William Meyer and later re-sold same for about \$13,000; also for M. L. Maxwell the dwelling 147 92d st for about \$6,500; for the Bradley estate the corner lot, 25x100, at Ridge Blvd and 92d st, and to a builder for improvement with dwellings, the plot 140x100 at the southwest corner of Ridge Blvd and 91st st.

58TH ST.—Hall J. How & Co. have sold 526 58th st, a two-family house on lot 20x100, for T. G. Galardi Co. to John J. Byrne.

61ST ST.—Jes. R. Johnston sold for the Gustav Adolphus Building Co. the apartment house in the south side of 61st st, 100 ft. west from 5th av, to Mrs. Griswold for investment. In part payment the purchaser gave a residence and 8 acres at Central Valley, N. Y. The transaction involved about \$80,000.

AV I.—Flatbush Gardens Co. sold the two-family dwelling at 3815 Av I; also, sold a plot in the west side of East 46th st, north of Av N, to J. J. Reilly, who will erect dwellings; and a plot 80x100, in the east side of Hendrickson st, south of Av F, for Rollo Harris.

ST. MARKS AV.—John E. Henry, Jr., sold for W. W. Woods the old homestead on plot 150x150, at 880 St. Marks av, to Edward McGuire, who gave in part payment three 4-sty apartment houses, each on lot 25x125, in Prospect pl, between New York and Brooklyn av.

5TH AV.—Samuel Galitzka Co. has resold for Barenburg & Bower, the plot, 100x100, at the northeast corner of 5th av and 82d st.

5TH AV.—Samuel Galitzka Co. sold for John H. Bahrenburg and Henry Bower the northeast corner of 5th av and 81st st, plot 100x100.

PROSPECT PARK WEST.—Henry Pierson & Co., Inc., sold to Clarence T. Cleury, for occupancy, the 4-sty dwelling, 94 Prospect Park West.

Queens.

ARVERNE.—The Lewis H. May Co. sold for Lewis Friedman his residence containing 20 rooms on a plot of 7 lots at the southeast corner of Ocean and Seaview avs, to H. A. Thayer.

FLUSHING.—August Millang has purchased the colonial dwelling and about 4 1/2 acres on Whitestone av near Higgins lane, from James A. Gray.

Rural and Suburban.

CORNWALL LANDING, N. Y.—J. Sterling Drake has sold for Miss Virginia S. Field of New York City to Joseph R. Weir of Goshen, N. Y., the handsome field cottage and riparian rights, on the Hudson River, located at Cornwall Landing.

ENGLEWOOD, N. J.—Daniel B. Freedman has resold through Porter & Co. the northwest corner of Morris av and Cross st, Englewood, N. J., a 3-sty building, on plot 50x150; also an adjoining vacant plot 50x100. The property was recently acquired by Mr. Freedman in part payment for the dwelling 63 East 93d st.

GOOD GROUND, L. I.—Peter R. Gatens has purchased from Edward W. Bedell the Bedell Cottage, with garage, and several acres, overlooking the Shinnecock Bay at Rampasture Point. After making extensive improvements on the property Mr. Gatens will occupy it as a summer home.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to J. C. Matlack, of Manhattan, for occupancy, the 12-room stucco residence on a plot with 260 ft. frontage on the southeast corner of Beverly rd and Park lane, Kensington, for about \$30,000.

HARTSDALE, N. Y.—The Scarsdale Estates have sold to Emil D. Otto of New York City a plot 90x200 on Greenacres av, at Hartsdale. Mr. Otto expects to construct a residence. Scarsdale Estates also sold to Anna S. Cleary of White Plains a plot on Castleton pl, 75x150. The Quaker Realty Co. has purchased at Scarsdale Hill a plot on Berkley av from Paul Mausolf containing about half an acre.

HEMPSTEAD, L. I., etc.—The Windsor Land and Improvement Co. sold, at Hempstead, to G. Tompe and J. Wirthman each 40x100 on Acacia av; to J. Healy, 40x100 on Grand av; to S. J. Salls, 20x96 on Milburn av; to M. A. Christie, 60x125 on Oak av; to M. Powell and W. N. Hume, 80x100 and 40x100, respectively, in Botsford st; to R. Forster, 60x100 on Nassau and Windsor parkways; to W. A. O'Callahan, 40x100 in Marshall st; to A. E. Burgess, 80x125 on Willow av; also at Rockville Centre to W. C. & A. M. Sebbes, 50x100 in Bedell st; at Rosedale to H. Cregan, 40x100 on Stratford rd, and to B. Reilly, 40x100 in Bradley pl; and at East Rockaway, 40x100, to M. A. Brady in Sperry st East.

LARCHMONT, N. Y.—Rudolph J. Schaefer, head of the F. & M. Schaefer Brewing Co., has purchased at Larchmont the residence formerly owned by Archibald W. Ferguson on Pryer Point. In exchange Mr. Schaefer gave a plot of waterfront property adjoining La Hacienda, the home of Mrs. Jackson Gouraud.

MT. VERNON, N. Y.—The Cooley Realty Co. has sold a new stucco residence recently built by the Milligan Co. at 24 Wallace av for Edna L. Foster to Joseph New.

SUTTON MANOR, N. Y.—O'Connor & McCann have sold for Edward W. Davidson 3 Farragut Circle, Sutton Manor, Westchester County. The property was held at \$12,000.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Kate Lamb, of Manhattan, a plot in Westmoreland fronting 80 ft. on the east side of Bayview av, 591 ft. north of Broadway.

LEASES.

Printers Lease in West 31st Street.

Final agreements were signed Thursday for the lease of the store, basement, first, second, third and fourth lofts in the new fifteen-story building to be erected at 406-426 West 31st street, to Louis Satenstein, doing business under the trade name of the American Book Bindery, Hurst & Company, publishers, and Michael Conroy, printer, doing business under the trade name of the American Book Printing House. The lease is for a term of fifteen years at an aggregate rental of around \$750,000. The lessees have been located at Cherry and Rutgers streets for over twenty years, and formerly occupied about 75,000 square feet of space. Their new quarters will include over 100,000 square feet.

The negotiations were carried on by Fenimore C. Goode, of N. Brigham Hall & Wm. D. Bloodgood, and extended over a period of eighteen months. The same broker reports that arrangements

have been made for leasing a large part of the remainder of the building to several well known printing and lithographing firms, and it is expected that the entire building will be rented before it is completed. Possession will be given about January, 1915. The owner and builder is the 406 West 31st Street Co.

Manhattan.

DANIEL BIRDSALL & CO. and Mark Rafalsky & Co. leased to the Basket Importing Co., Julius Ohnhaus, president, the store, basement and 2 lofts in 119 and 121 West 23d st, extending through to 24th st.

SAMUEL BLOCK leased to the Bangs Laboratories, Inc., the Fango Building, at 69 and 71 West 90th st, for 10 years at an aggregate rental of about \$75,000.

GUSTAVE BRITT leased the entire building at the northwest corner of 8th av and Jane st for Martha A. Gaines to Henry Koehler.

THE CROSS & BROWN CO. leased for A. E. Ranney Co. the south half of the corner store in 1700 Broadway; office space at 396 Broadway to William Weidman; in conjunction with the Park Hill Realty & Mortgage Co., office space in the Strand Theatre Building, to Harry Goldman; for the Rivoli Realty Co. t N. Levin & Co., of 10 West 21st st, the entire 3d floor of the new building at 22 East 41st st. M. & L. Hess represented the lessees in this deal.

DUFF & BROWN CO. leased for the W. J. T. Duc Estate the store in 2044 7th av; for John D. Wilkens the store in 1784 Amsterdam av, and for Geo. D. Sherman the 3-sty garage at 415 West 150th st.

THE DUROSS CO. leased to Wolf Wezekevitch the 5th loft in 46 West 21st st; the 4th loft to Harry and Philip Lucks, and the 3d loft to Samuel Silverman. This completes the renting of the building.

DOUGLASS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 246 West End av to Philip Weinstein. This completes the renting of this building which contained 24 of the largest apartments on the West Side at rents ranging from \$3,000 to \$8,000; also apartments in the new building at 103 East 86th st to Richard S. Satterlee, and in 26 East 49th st to Miss S. S. Titsworth.

DOUGLAS L. ELLIMAN & CO. leased for Prof. Henry Fairfield Osborn, president of the American Museum of Natural History, the 5-sty dwelling at 22 East 70th st to George G. McMurtry, Jr., of 812 5th av.

DOUGLAS L. ELLIMAN & CO. have leased for the Fullerton-Weaver Realty Co. an apartment of 18 rooms and 6 baths at 640 Park av, to Charles A. Coffin, chairman of the executive committee of the General Electric Co.; in the same building one to Mr. John A. Hadden. These apartments are among the finest in New York City, having as special features a southern exposure of 110 ft. and an eastern exposure of 70 ft. The rents range from \$9,000 to \$12,000. The same brokers also leased a large apartment in 755 Park av to Charles H. Warren, vice-president of the Mutual Life Insurance Co.; one in 116 East 63d st to Mrs. J. L. Durant; in 122 East 82d st to Edward Fisher; and the basement store in 24 East 49th st to A. Oringer, tailor.

J. B. ENGLISH leased for the Alland Realty Co. the 5-sty building at 228 West 52d st; for E. Leurquin, the 4-sty dwelling 355 West 50th st to E. Smith; offices in the Astor Theatre building to the Trans-Atlantic Musical Chamber of Commerce; apartments in the George Eliot, at 163 West 48th st, to G. Mohr; in 109 West 47th st to Wm. Perrin, E. Raven Rosenberg, Hobart Henly and M. Hickey; and in 205 West 56th st to Prof. A. N. Schmidt and G. Wilson.

THE M. J. FITZGERALD CO., INC., leased from Joseph Gatti the store and basement in 252 Lafayette st and 91 Crosby st. The firm has been for 40 years at 58 Centre st, on the new Court House site. C. Stevenson & Co. were the brokers.

M. FORMAN & CO. leased the 1st loft in 39 West 29th st to S. Tanenbaum, Sons & Co.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased the 20th floor, containing 16,000 sq. ft. of floor space in the building at the northeast corner 20th st and Broadway, for the Charter Construction Co., Bing & Bing; to Kemp, Lundberg & Beatley, of 476 Broadway.

GOODWIN & GOODWIN leased for the Westman Realty Co. to Lizzie B. Pickering the 3-sty dwelling at 125 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 8th floor, containing 10,000 sq. ft., in the building at the southwest corner of 9th av and 26th st to Eaton & Gettinger, printers. The lease is for an aggregate rental of about \$50,000. Eaton & Gettinger have been located in the Doubleday, Page building at 133 East 16th st for a number of years.

THE JOHN J. HEARN CONSTRUCTION CO. rented, through John H. Payne, the store in 344 Washington av to a grocer for 5 years.

M. & L. HESS, INC., leased the 3d floor in 22 East 41st st to N. Levin & Co., of 10 West 29th st, for 10 years; the 2d loft in 133 5th av to J. Freedman; the 8th loft in 10 West 18th st to Wald & Jacobs, of 121 Greene st; and the 1st loft in 26 West 20th st to Jacobs Bros.

M. & L. HESS, INC., leased the 6th loft in 15 and 17 East 32d st to Stern & Danziger, of 114 West 27th st; the 1st loft in 6 and 8 West 32d st to Luis Barnett & Son, and the 8th loft in 143 and 145 West 20th st to the Touraine Waist Co.

WILLIAM HOBSON leased to the Aldorf Construction Co. a plot, 75x100, on the west side of Wadsworth av, 50 ft. north of 179th st. The land was leased for 20 years, the rental for the first 10 years aggregating \$25,000, and the last 10 \$30,000. The plot is to be improved with a 1-sty business structure.

Advertisement for 'A DIP DINNER DANCE' at Brighton Beach Hotel on Decoration Day. Includes details about the event, rates for rooms and meals, and contact information for C. M. Bellak.

C. F. W. JOHANNING leased for Mrs. Amend the store in 2239 8th av to Barnet and Bertha Hoffman for 3 years.

A. KANE & CO. leased for James Lowerre the dwelling at 244 West 121st st for 3 years; for Frank J. Cassidy 259 West 121st st for 2 years, and for the Farmers' Loan and Trust Co. 246 West 121st st for 2 years.

MOORE & WYCKOFF leased an apartment in the new 12-sty apartment house now being erected for the estate of Ogdon Goelet at 410 Park av to Dr. Percy E. D. Malcolm.

THE M. MORGENTHAU, JR., CO., leased for Julius Holzwasser 1570 to 1576 Madison av, four 5-sty apartments, 76x100.

THE NEHRING CO. leased for Frank Dickerson 505 and 507 West 176th st, a 5-sty apartment house.

D. P. NICHOLS has taken a lease on the garage at 157 East 32d st, occupied by the Aeolian Co. up to its removal a month ago to a new garage in Long Island City. The Manhattan garage is a 5-sty building on a plot on the north side of the way 50 ft. wide and 172.6 ft. deep, about 125 ft. west of 3d av.

PEASE & ELLIMAN have leased for the Rus-site Co., George Taylor, president, the first floor at 15 East 47th st, to Francis H. Bacon & Co. This will be occupied as a branch of the prominent interior decorating firm of Boston; also leased for the Century Holding Co., space in 25 West 45th st to the A. C. Clark Co., Inc.; and the following apartments: 10 rooms and 4 baths in the new house now under construction at the southwest corner of Park av and 77th st to Cornell Woolley; 8 rooms and 3 baths in 829 Park av to a Mr. Crocker; in 200 West 58th st to Miss M. L. Hopkins; and in 27 East 62d st to Mrs. Isabel Dos Passos; in 24 West 59th st to Dr. R. Offenbach; in 42 East 66th st to William C. Cooper; in 133 West 11th st to L. Riggs, Jr., and offices in Aeolian Hall to Fitch H. Medbury and Dr. Rich Von Foregger.

PEASE & ELLIMAN leased in the new house under construction at Park av and 77th st, known as 850 Park av, apartments of 8 rooms and 3 baths to J. M. Fishel and Adolph Mayer, and through the F. R. Wood, W. H. Dolson Co. an apartment in 472 West End av to Arthur Frankenstein.

PEPE & BRO. leased for the Gerbereux Co., Realty, Inc., 181 West 4th st to B. Barillari.

GEO. R. READ & CO. leased for C. C. Marshall the building at 26 Moore st to Simpson Trucking Co., of 31 Moore st; for the Fairfield Realty Co. the 3d floor in 64 to 68 Fulton st to the Royal Insurance Co., of 84 William st, for 5 years; for Hamilton V. Meeks the 3d floor in 12 Barclay st to the Barclay Bindery, of 10 Barclay st; and for R. L. Walsh Co. the 2d floor in 253 Pearl st to Fire Door Contracting Co., of 92 William st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for William Waldorf Astor

to the Stock Exchange firm of Renskorf, Lyon & Co., of 43 Exchange pl, the offices formerly occupied by E. F. Hutton & Co., at the southwest corner of New st and Exchange pl; the dwelling at 32 West 11th st to James A. Wright, and, with Seton Henry and Douglas Gibbons the dwelling at 871 Madison av to Mrs. Frederick W. Jackson for 5 years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment in 903 Park av to Mrs. Clarence M. Hyde.

THE GEORGE ROSENFELD CO., INC., leased to the Western Union Telegraph Co. a store in the "Ridgewood" apartment house, at the northwest corner of Broadway and 107th st.

THE M. ROSENTHAL CO. leased for Webster R. Mabie & Co. a loft in 15 and 17 West 26th st to Henry I. Cohen.

THE M. ROSENTHAL CO. leased for Dr. Price the store and basement at 412 6th av to the Indestructo Baggage Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased the 2d loft at 558 and 560 West 34th st to Acme Woodworking Co., Inc., of 558 West 34th st, for Clark & Wilkins.

THE LOTON H. SLAWSON CO. leased the store and basement in the former Park & Tiltford building at 141 and 143 5th av to Bamberg & Rieser, dealers in ribbons and velvets, now at 103 5th av.

E. A. TURNER leased the 1-sty factory in course of construction at 207 East 44th st to Karl J. Freund, of 3 East 47th st, and Emil Feffercorn; a store in 196 Lexington av; in 402 4th av to J. Montross; in 47 East 28th st to Paul Breskin, of 81 Madison av; and in 126 East 27th st to M. J. Graswinckle.

UNGER & WATSON, INC., leased the 3-sty dwelling at 245 East 50th st to August Schmidt.

SIDNEY L. WARSAWER leased a loft in 238 West 41st st for the Ludin Realty Co. to Bach Brothers.

SIDNEY L. WARSAWER leased for William J. Ginger the store, basement and 1st loft of 218 West 37th st, about 8,500 sq. ft., to H. F. Smith.

VAN NORDEN & WILSON leased for the Sperry Realty Co. the 8th loft, 9th floor, in 19 and 21 West 36th st to Gudeman & Co., manufacturers of lamps and lamp shades, of 37 West 36th st, for 2 years.

FREDERICK ZITTEL & SONS and the Houghton Co. leased the dwelling at 30 West 68th st to Carrie Brandt for 5 years.

**Brooklyn.**

BURRILL BROS. leased the 3-sty brick house at 492 4th st for D. J. Shapier to John Wolf for 3 years.

THE BULKLEY & HORTON CO. leased 675 St. Marks av, a 3½-sty residence, to Henry A. Rudkin; 1397 Dean st, a 4-sty residence, to A. Van Riper; 22 Arlington pl, a 3-sty house, to William Thornton; a cottage on Willow walk,

near boat landing at Shelter Island Heights, through R. G. Duvall to E. M. Johnston for a summer home; 184 Washington av, a 3-sty residence through Henry Schenk to F. Dougherty; 131 Willoughby av, a 3-sty dwelling, to Mrs. M. Hammond; 188 Hall st, a 3-sty dwelling, to Annie Smith; 284 Clinton av, a large detached residence to Mrs. Eleanor V. Bowers; and 135 Adelphi st, a 3-sty house, to John Gallagher.

CHARLES E. RICKERSON leased 99 St. Marks av, a 4-sty brownstone dwelling, to Miss Rachel Miller, and 571 Carlton av, a 2-sty dwelling, for Mrs. M. A. Barteaux to Christopher Ringston.

HENRY PIERSON & CO. have leased 3-sty dwelling at 863 Carroll st, adjoining the residence of the late Timothy L. Woodruff to Mrs. Thole.

**Queens.**

THE LEWIS H. MAY CO. leased at Arverne for E. A. New a cottage on Straiton av; for Jennie S. Simon on Jerome av; for S. & L. Construction Co. on Alexander av. At Far Rockaway, for Harry W. Ahearn on Neilson av; for Mrs. C. Weissman on Franklin av; and for P. B. Gallagher on Grandview av.

JOHN STICH & CO. leased at Far Rockaway for John Mulholland a cottage on Hollywood av to Dr. S. Schnaper; for George W. Newins at 22 Cleveland av to Ralph Dreyfus; for the S. & L. Construction Co. in Park pl to David Schaff; for Elizabeth McMahon in Prospect st to Fred Hamburger; for Lottie Hahn 65 Sheridan boulevard to Daniel Katz; and for the S. & L. Construction Co. on Mott av to David F. Phillips.

**Suburban.**

PEASE & ELLIMAN, in conjunction with Duryee & Co., leased Camp O the Winds, on Upper Saranac Lake for Thomas Blagden to William B. Boulton, of New York city; in conjunction with the same brokers, Mrs. Burtis' camp at Loon Lake to Marshall H. Clyde, and a house at Roslyn, L. I., for Mrs. H. P. Teller to Conde Nast, the editor of Vogue.

DOUGLAS L. ELLIMAN & CO. leased, in conjunction with B. M. Osborne, the Gay Cottage on Hunting lane at East Hampton, L. I., to William A. Adriance; in conjunction with Alfred E. Schermerhorn, places at East Hampton, to J. E. Zanetti and Mrs. Enrique Conill, and, in conjunction with John F. Scott, the Cheever cottage, "Taber House," at Wave Crest to Paul Phipps.

DOUGLAS L. ELLIMAN & CO. and B. M. Osborne leased at East Hampton, L. I., the Cay cottage, on Hunting lane, to William A. Adriance; and at Wave Crest, L. I., in conjunction with John F. Scott the Taber House to Paul Phipps.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., the residence of William F. Grant, on Fairmount rd, to Edgar-W. Rogers.

**If You Bid \$50 FOR A LOT WORTH \$5,000**

AND THAT IS THE HIGHEST BID MADE THE LOT MUST BE SOLD TO YOU

No Matter if you can resell it for \$5,000 the next minute.

This is what is meant by an

**ABSOLUTE AND UNRESERVED AUCTION SALE WITHOUT PROTECTION THE PEARSALL SALE MUST BE AN ABSOLUTE SALE**

The following men (deceased) were among the original buyers of the Pearsall Property:

1. THOMAS ALEXANDER, Formerly Commissioner of U. S. Court.
2. JAMES ALEXANDER, Formerly Paying Teller of Citizens' Central National Bank.
3. WM. P. BAKER, Formerly with Francis H. Leggett & Co., Wholesale Grocers.
4. OTIS K. DIMOCK, President of Dimock & Fink, Plumbers' Supplies.
5. ADOLPH M. BENDHEIM, Formerly Director Metropolitan Tobacco Co.
6. NATHAN WISE, Formerly Director Metropolitan Tobacco Co.
7. ERNST EHRMAN, Formerly Vice-Pres. and Treas. Central Realty Bond & Trust Co.
8. GEO. W. GALLINGER, Attorney.
9. JOSEPH HAMMERSCHLAG, Formerly of Falkenan, Oppenheimer & Hammerschlag, Diamond Importers.
10. MAURICE RAPP, Attorney.

**THE HEIRS AND EXECUTORS** of their Estates insist on an absolute sale of the property **IT IS ALWAYS AT SALES OF THIS SORT THAT BARGAINS ARE PICKED UP AND MONEY MADE**

FOR INSTANCE, the Neil Estate Lots Sold at \$400 to \$800, now worth \$2,500 to \$6,000 each.

Camman Estate Lots Sold at \$400 to \$600, now worth \$5,000 to \$6,000 each.

Devoe Estate Lots Sold at \$350, now worth \$4,000 each.

Moss Estate Lots Sold Oct. 28, 1913, at \$1,350 to \$3,000, on Jerome Ave., now worth \$4,000 to \$6,000 each.

**THIS IS A CLEVER MAN'S CHANCE TO MAKE MONEY!**

THE 420 LOTS OF THE PEARSALL PROPERTY have got to be sold no matter what they bring

At Public Auction to the Highest Bidder, Without Reservation or Protection

You Can Buy Them for Whatever You Choose to Pay for Them

**DECORATION DAY, SATURDAY, MAY 30, 10 A. M.**

ON THE PREMISES, RAIN OR SHINE,

Pelham Parkway, Williamsbridge Road and Adjacent Streets, Bronx

**TO REACH THE PROPERTY**

Take 2d or 3d Avenue "L" to 129th St. & 3d Av., thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to 180th St. station, thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to Tremont Av. or 177th St. station, thence Morris Park Avenue trolley car to property.

Titles guaranteed by Title Guarantee & Trust Co.

**SAVINGS BANKS BOOKS TAKEN AS DEPOSIT ON THE PURCHASE OF LOTS.**

Only 30% cash required  
Balance on Mortgage for 5 YEARS.  
Send for Maps to  
J. Clarence Davies, 149th St. & 3d Ave.  
Joseph P. Day, 31 Nassau St.  
Agents and Auctioneers,

THE SCARSDALE ESTATES rented on a 2 years lease a residence on Walworth av, Greenacres, to C. E. Gunn of the Queens Insurance Co.

THE COOLEY REALTY CO. leased in Mt. Vernon for Cornelia S. Ferris the dwelling at 186 Archer av; for Etta M. Peek the dwelling 337 Garden av, and for Harriet N. Lockwood the dwelling 20 Melrose av.

FISH & MARVIN rented the J. W. MacBride property, Longcroft, at Quaker Ridge, Mamaroneck, N. Y., to Morton H. Meinhard, of New York. The property consists of 15 acres, a large stucco residence and outbuildings.

FISH & MARVIN for Mrs. Albert C. Bostwick her property at Orienta Point. The property has a long frontage on Long Island Sound and has been rented by Mrs. George Hunter Smith, of Chillicothe, Ohio. The same brokers have leased the "Pocantico Cottage" at Briarcliff for the summer furnished to Albert J. Newberry, of New York, with Chauncey B. Griffen the T. L. Wright property in Battle Hill Park at White Plains to Dr. Hans Schules, and the Root residence at Sagamore, Bronxville, for the summer furnished to James L. Ashley of the International Nickel Co.

H. GOLDSCHMIDT leased at Cedarhurst the M. Jensen house to L. R. Rubens; the Seamans house to Joseph Hyman; the Craft house to Max Levi; the Murphy house to Irving D. Speyer; the Plank house to N. J. Miller; the Shire house to Mayer Meyers; the Smith house to Gustave Hirsch; the Belding house to Louis Green; the Swarthout house to M. Loew; the Holm house to George Pearsall; the Pott-hoff house to J. Steinberg; the Lund house to Cortland D. Moss; for Judge J. T. Mahoney his house on Central av to I. Simon for 2 years, and the Weidner cottage on Atlantic av to Lawrence Shire. At Lawrence, the Flagg house to M. H. Cardoza; the Mimnaugh house to Wallace Bamberg for 2 years and the Mimnaugh cottage to J. H. Levy for 2 years. At Woodmere, the Strassburger house to Leo Schwab; the Weil house to Nathan Hellman, and the Heidelberg house on Burton av to August Kastor.

JOHN F. SCOTT rented for Herbert A. Weeks his house, known as Wabun, on Briarwood Crossing, Cedarhurst, to Dr. E. Livingston Hunt.

JOHN F. SCOTT sublet for the estate of George W. Crossman Windermere, in Ocean av, at Cedarhurst, owned by Samuel P. Hinckley, to Benson B. Sloan.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., for Hiram Fobes a dwelling on Sunset av to William F. Brunner.

WORTHINGTON WHITEHOUSE and Miss Louise Bower leased for Miss Joanna M. Wilmerding her house, known as the Homestead, on South Country rd, West Islip, to Nelson Macy, for the season.

KENNETH IVES & CO. leased for Mrs. George M. Cumming her house in Broadway, Irvington, N. Y., to Mrs. Charles E. Schafer for the summer and to Dr. P. F. Chambers for the winter; for J. Frank Phillips his residence in Dow's lane, Irvington, to John Luke; for Francis R. Masters the Armour house at Dobbs Ferry to Milton I. D. Einstein; for Mrs. Daniel Brubacher her house on Bryam Shore, Greenwich, to Samuel E. Kilner; for Ellsworth Ford his house on Milton rd, Rye, to H. W. Thayer; for A. T. Chester a house on the Post rd, Rye, to Thomas Watkins; for Captain Brainerd Taylor his house at Shippan Point, Stamford, to Daniel Lewerth; for Miner D. Randall his house, known as the Moorings, at Tokeneke, Darien, Conn., to Albert Tilt.

E. S. & S. F. VOSS leased at Hewlett, L. I., for H. T. S. Green a residence to Senator Martin Saxe, of New York.

VASA K. BRACHER leased a furnished cottage for Calvin T. Allison, for the season, at Stony Point, N. Y.

THE U. S. EXPRESS CO., through Baker & Grover, has leased from the Titan Co. the new steel-frame warehouse fronting on the Passaic River, at the foot of Chapel st, Newark. The building will be used to store the company's records and correspondence.

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.

Table with 3 columns: Date (1914 May 22 to 28, 1913 May 23 to 28), Total No., Assessed value, No. with consideration, Consideration.

Mortgages.

Table with 3 columns: Date (1914 May 22 to 28, 1913 May 23 to 28), Total No., Amount, To Banks & Ins. Cos.

Table with 3 columns: Date (1914 Jan. 1 to May 28, 1913 Jan. 1 to May 28), Total No., Amount, To Banks & Ins. Cos.

Mortgage Extensions.

Table with 3 columns: Date (May 22 to 28, May 23 to 2), Total No., Amount, To Banks & Ins. Cos.

Table with 3 columns: Date (Jan. 1 to May 28, Jan. 1 to May 28), Total No., Amount, To Banks & Ins. Cos.

Building Permits.

Table with 3 columns: Date (1914 May 23 to 29, 1913 May 24 to 29), New buildings, Cost, Alterations.

Table with 3 columns: Date (Jan. 1 to May 28, Jan. 1 to May 28), New buildings, Cost, Alterations.

BRONX.

Conveyances.

Table with 3 columns: Date (1914 May 22 to 28, 1913 May 23 to 28), Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: Date (1914 May 22 to 28, 1913 May 23 to 28), Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Mortgage Extensions.

Table with 3 columns: Date (May 22 to 28, May 23 to 28), Total No., Amount, To Banks & Ins. Cos.

Table with 3 columns: Date (Jan. 1 to May 28, Jan. 1 to May 28), Total No., Amount, To Banks & Ins. Cos.

Building Permits.

Table with 3 columns: Date (1914 May 22 to 28, 1913 May 23 to 28), New buildings, Cost, Alterations.

Table with 3 columns: Date (Jan. 1 to May 28, Jan. 1 to May 28), New buildings, Cost, Alterations.

BROOKLYN.

Conveyances.

Table with 3 columns: Date (1914 May 21 to 27, 1913 May 22 to 27), Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: Date (1914 May 21 to 27, 1913 May 22 to 27), Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Building Permits.

Table with 3 columns: Date (1914 May 21 to 27, 1913 May 23 to 28), New buildings, Cost, Alterations.

QUEENS.

Building Permits.

Table with 3 columns: Date (1914 May 21 to 27, 1913 May 23 to 28), New buildings, Cost, Alterations.

Table with 3 columns: Date (Jan. 1 to May 27, Jan. 1 to May 28), New buildings, Cost, Alterations.

RICHMOND.

Building Permits.

Table with 3 columns: Date (1914 May 21 to 27, 1913 May 23 to 28), New buildings, Cost, Alterations.

Table with 3 columns: Date (Jan. 1 to May 27, Jan. 1 to May 28), New buildings, Cost, Alterations.

REAL ESTATE NOTES.

SHARP & CO. have moved to larger quarters at the southwest corner of Broadway and 90th st, where they will continue to conduct a general real estate business.

WILLIAM L. DE BOST, vice-president of the Cruckshank Co., has been elected a director of the Bond & Mortgage Guarantee Co. and a member of the bond and mortgage committee.

PEASE & ELLIMAN have been appointed agents by General E. P. Meany of the new 12-sty loft building at 31-3 East 32d st, recently sold to him through the same brokers.

VESA K. BRACHER, who was recently elected a member of the Real Estate Board, has been appointed agent of 29 East 61st st, owned by William E. Hall.

DAVID L. WOODALL was the broker in the recent sale of the 2-family house 216 East 178th st to Herman Ohm, and two lots in Palisade pl, near Popham av, for Fernando Wood.

LOUIS SCHRAG and Goodale, Perry & Dwight were the brokers in the recently recorded sale of the 4-sty dwelling 355 West 24th st for the Benda estate.

OSCAR HAMMERSTEIN has taken title to 869-877 St. Nicholas av, southwest corner of 154th st, plot 86.3x92, from the Manhattan Life Ins. Co. for a stated consideration of \$130,000.

DUFF & BROWN CO. has been appointed agent by Gamble & Brown, of the Bavaria Apartments at 40-44 St. Nicholas pl, and by the First National Bank of Hoboken, of 111 West 60th st.

CROSS & BROWN CO. has been appointed agent by the Fulton Building Co. for the new 81st St. Theatre Building, recently completed at the southeast corner of Broadway and 81st st, and by Arthur S. Lewis for the 5-sty loft buildings at 20-22 West 46th st.

M. MORGENTHAU, JR., CO. has placed mortgage loans aggregating \$50,000 for Mrs. Marie C. Hartung; \$30,000 on 114-16 West 21st st, two 3-sty old dwellings, each on lot 23x92, and \$20,000 on 49 East 10th st, a 4-sty business building on lot 28x98.4.

L. J. PHILLIPS & CO. will sell at auction on June 11, in the matter of the Corgil Realty Co., bankrupt, the plot 56.8x71.10xirreg on the west side of Bassford av, 95 1/2 ft. north of East 182d st. They will also sell on June 9, 502 West 180th st and on June 10, 147 West 63d st.

NEW YORK TITLE INSURANCE CO. has made a building loan of \$500,000 to the Aeon Realty Co., Summer Gerard, president, on its plot 36 to 46 East 31st st, 115x98.9 ft., on which the company has commenced the erection of a 12-sty mercantile building, after plans by Walter Haefeli. The building, which will be ready for occupancy by December next, has been more than half rented from the plans.

GEORGE F. LADUE has obtained for the Storm Holding Co., Inc., George H. Storm, president, a building and permanent loan of \$190,000 upon its garage to be erected in East 72d st, between Av A and Exterior st. The garage is to be four stories high, on plot 125x204.4, running through to 71st st, and will contain many special features. A point of interest in this transaction is that the loan is to be secured by an amortization mortgage, by which the principal is to be reduced by annual payments of \$10,000 until the expiration of the term. Pease & Elliman were associated brokers in the transaction.

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.

- CAROLINE SIMON—49 East 104th st, \$21,000. LEAH JACOBSON—75 Market st, \$21,000. SARA RAPEL—1048-1054 Boston rd, \$30,000. WENRY SPREEMAN—18 1st st, \$8,000. MARY B. DAY—27 West 128th st, \$7,850. BARNET KERNER—118 Essex st, \$13,000. CHARLES REGNAULT—119 9th av, \$30,000; 2258 Hughes av, \$7,500.



LENA C. COBURN—55 Central Park West, \$195,000.  
 WILLIAM T. HULBERT—41 West 37th st, \$63,000.  
 ENGELBERT GRUNER.—345-349 East 34th st, \$42,000.  
 LOUISE M. LEE—2485 2d av, \$25,000; 173 Allen st, \$20,000.  
 ROBERT C. KAMMERER—337 East 58th st, \$16,000; 339 East 58th st, \$17,500; 234 East 62d st, \$16,500.  
 WILLIAM H. PENFOLD—10 East 40th st, \$62,000; 7 East 39th st, \$55,000; 177 Water st, \$34,000.  
 GEORGE F. WILCOXSON.—115 West 84th st, \$55,000; 157 9th av, \$22,500; 348 West 21st st, \$14,500; 365 West 20th st, \$17,000.  
 KATIE H. BROWN.—Block front on the east side of 12th av, between 51st and 52d sts, 20.11x 22.5, \$315,810.  
 ANDREW BRUCE—165 East 80th st, \$15,000; vacant on Intervale av, 112.4 ft. north of Freeman st, 50x100, \$12,500.  
 ESTATE OF AMBROSE ADAMS—premises 510 East 86th st, valued at \$18,000; 721 Prospect av, \$8,000.  
 JACOB COHEN—315 East 74th st, \$17,000; 235 East 82d st, \$23,000; 331 East 81st st, \$17,000; 224 East 80th st, \$20,000.  
 SIMON L. GOLDBERG—316-320 East 50th st, \$70,500; 226 East 55th st, \$50,000; 500 West 112th st, \$127,000.  
 EMILY R. MARCUS—139 West 82d st, \$26,000; 141 West 82d st, \$26,000; 143 West 82d st, \$26,500; 145 West 82d st, \$27,000; 147 West 82d st, \$27,000.  
 GUSTAV H. SCHWAB—31 West 47th st, \$74,000; vacant plot at northwest corner of Sedgewick av and 179th st, 335.2x69.4x286x86.53, \$22,000.  
 ALFRED L. M. BULLOWA—226 East 97th st, \$12,000; 311-313 East 103d st, \$25,000; 311 East 106th st, \$17,000; 310-312 East 122d st, \$20,000; 1684 Park av, \$17,500; 1688 Park av, \$17,500; 446 West 40th st, \$13,500; 521 East 15th st, \$13,000; 130 West 134th st, \$23,000; 303 West 118th st, \$23,500; 126 7th av, \$36,500; 450 Greenwich st and 437 Washington st, \$34,000; 522-528 Broome st, \$60,000; 55 Thompson st, \$16,500; 240-242 Spring st, \$35,000; 209 Spring st, \$35,000; 46 East 66th st, \$50,000.

**OBITUARY**

DANIEL S. McELROY, one-time Tax Commissioner and a prominent real estate owner in this city, died on Wednesday after a long illness, at his home in Irvington, on Hudson, aged sixty-three. Mr. McElroy was born in New York and made his home in the city until recently. He took a deep interest in politics and was elected to the Assembly in 1882. He was a member of the New York Club, the Automobile Club of America, and the Ardsley Club of Ardsley-on-Hudson. His widow, Mrs. Linda L. McElroy, three sons, Daniel S., Jr., George L., and Arthur L. McElroy, and a daughter, Miss Mary A. McElroy, survive.

**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.**

Parties in interest continue to be the principal buyers at local auction sales. Out of fifty-four offerings at the Manhattan and Bronx Exchange Sales Rooms this week such buyers obtained thirty-four. Eleven sales were either withdrawn or adjourned and only nine parcels went to outside bidders.

Today large lot auctions will be held in the Bronx and in Queens. Joseph P. Day will sell 420 lots on Pelham Parkway and the Williamsbridge Road, belonging to the Pearsall estate and the Jere Johnson Company will dispose of 285 seashore lots at Neponsit on the Rockaway Coast. At the Exchange Sales Rooms tenements and dwellings comprise the bulk of the offerings for the coming week. Most of the holdings are of the usual variety offered as a result of foreclosure proceedings. Among the more important properties are a fine residence in East 72d street to be sold by Herbert A. Sherman, and an apartment house on Morningside avenue to be sold by Samuel Marx.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 29, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Chrystie st, 155 (\*), ws, 50.7 N Delancey, 25.5x69.9x25.9x69.7, 5-sty bk tnt & str; due, \$1,906.51; T&C, \$736.16; sub to two prior mtgs aggregating \$16,000; Ernst Plath. 18,150

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Manhattan Auction Sales Continued.

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**Forsyth st, 157**, ws, 75 s Rivington, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$26,822.84; T&c, \$783; Bertha Kaufmann, party in int. 24,000

**Maiden la, 96-100**, ss, 81.5 w Pearl, runs w60.11x88.2xe43.7xn22.1xel3.6xn6.1 x e 8.4 xn48.2 to beg, 2-5 & 6-sty bk loft & str bldg (trstes); bid in at \$158,000.

**South st, 54-55**, ws, 22.1 n Jones la, 42.1 x76.10x42.5x76.4, 6-sty bk loft bldg (trstes); bid in at \$59,000.

**12TH st, 34 W**, ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; partition; D Phoenix Ingraham. 18,700

**30TH st, 235 W**, ns, 360.6 w 7 av, 19.9x98.9, 3-sty bk tnt (vol); withdrawn.

**39TH st, 36 W (\*)**, ss, 410 e 6 av, 25x98.9, 4-sty stn office bldg, 1-sty ext; due, \$18,925.34; T&c, \$1,830; Jno Vander Pooel et al. 84,800

**57TH st, 47 E**, ns, bet Madison & Park avs, 20x80.5, 4-sty & b stn dwg (vol); bid in at \$65,000.

**63D st, 236 E (\*)**, ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & str; action 1; due, \$5,728.82; T&c, \$—; Jonas Weil & ano. 22,500

**113TH st, 227 W (\*)**, ns, 200 w 7 av, 16.8 x100.11, 3-sty & b bk dwg; due, \$11,006.18; T&c, \$661.65; Mary S Maddock. 8,000

**119TH st, 71 W (\*)**, ns, 265 e Lenox av, 18x100.11, 3-sty & b stn dwg; due, \$16,263.77; T&c, \$443.98; Jennie Steinman. 14,000

**131ST st, 268-70 W**, ss, 100 e 8 av, 50x99.11, 2-5-sty stn tnts (vol); bid in at \$34,900.

**131ST st, 207 W (\*)**, ns, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, \$10,506.73; T&c, \$162.84; Anna E Donald. 7,000

**2D av, 908**, es, 50.3 n 48th, 25.1x100, 4-sty bk tnt & str (exr); Jas A Farrell. 17,000

**3D av, 1368-72**, swc 78th (Nos 180-2), 63.11x100, 3-4-sty bk tnts & str; No 1372 is leasehold (trste); bid in at \$35,000.

BRYAN L. KENNELLY.

**Delancey st, 268 (\*)**, ns, 25 e Columbia, 25x100, 6-sty bk tnt & str; due, \$14,237.18; T&c, \$1,225; sub to a prior mtg of \$21,000; Julia Bachrach. 29,752

**132D st, 277 W (\*)**, ns, 625 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, \$8,953.79; 1 & c, \$373.34; N Y Physicians' Mutual Aid Ass'n. 8,500

**7TH av, 1074 (\*)**, swc 119th (No 200), 26 x100, 5-sty bk tnt & str; due, \$46,725; T&c, \$1,080; Bettie Rothfeld et al. 44,000

L. J. PHILLIPS & CO.

**63D st, 238 E (\*)**, ss, 85 w 2 av, 25x100.5, 5-sty bk tnt & str; action 2; due, \$7,519.51; T&c, \$—; Jonas Weil & ano. 20,500

**127TH st, 275 W**, ns, 150 e 8 av, 25x99.11, 3-sty & b stn dwg; (partition); Mary I Hart, party in int. 6,150

HERBERT A. SHERMAN.

**126TH st, 161 W (\*)**, ns, 166.8 e 7 av, 16.8 x99.11, 3-sty & b stn dwg; due, \$12,766.84; T&c, \$1,571.15; Chas A Sherman, exr. 11,000

M. MORGENTHAU JR. CO.

**134TH st, 238 W (\*)**, ss, 300 e 8 av, 25x99.11, 5-sty bk tnt; due, \$19,761.45; T&c, \$571.56; Gustavus Sidenberg. 14,000

JAMES L. WELLS.

**Ellwood st, nwc Hillside av**, 115.7x200x154.10x204, vacant; due, \$4,141.64; T&c, \$4,043.25; Minerva Realty Co. 10,000

**Hillside av, nwc Ellwood**, see Ellwood, nwc Hillside av.

JACOB H. MAYERS.

**52D st, 201 W**; see 7 av, 800-8.

**7TH av, 800-8 (\*)**, nwc 52d (No 201), 75.5x74.4, 3-sty bk bldg & str; due, \$17,942.78; T&c, \$2,350; Central Consumers Wine & Liquor Co. 2,500

SAMUEL MARX.

**17TH st, 206 W**, see 7 av, 106-10.

**7TH av, 106-10**, ws, 52.1 s 17th, runs w 79xn52.11 to 17th (No 206) xw20x104.11xe 99xn52 to beg, 12-sty bk loft & str bldg; due, \$66,814.30; T&c, \$2,267.15; Oscar J Mayer. 50,000

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; Bridget McGouren. 11,300

DANIEL GREENWALD.

**158TH st, 522-8 W**, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; adj July 3.

HENRY BRADY.

**Monroe st, 237-9 (\*)**, ns, 191.6 e Scam-mel, 48x95.5, 2-4-sty bk tnts & str & 2-4-sty bk rear tnts; due, \$31,613.38; T&c, \$466.71; Bernhard Mayer. 33,500

**34TH st, 238 E**, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; adj June 12.

**100TH st, 313-5 E (\*)**, ns, 220 e 2 av, 40x100.11, 6-sty bk tnt & str; due, \$38,950.54; T&c, \$2,106.67; Equitable Trust Co, NY. 34,000

Total ..... \$489,352  
Corresponding week 1913..... 642,600  
Jan. 1, 1914, to date..... 16,014,115  
Corresponding period 1913... 21,598,108

Bronx.

The following are the sales that have taken place during the week ending May 29, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

**134TH st, 411-9 E**, ns, 100 e Willis av, 75.2x100, 2-2 1/2-sty fr dwgs & vacant; bid in at \$12,000.

**198TH st E (\*)**, swc Grand Blvd & Con-course, 42.4x98x26.10x98.6, vacant; due \$2,234.83; T&c, \$700; sub to prior mtg of \$4,500; Anne Bergin. 6,500

**Sedgwick av, 3367**, ws, 277.4 s Giles pl, 100x109.1x88.2x90, 2 1/2-sty fr dwg & vacant (vol); bid in at \$8,000.

JAMES L. WELLS.

**Magenta st (\*)**, ns, 181.4 w Bronxwood av, 25x89.5; due, \$297.13; T&c, \$235; Lillian W White. 300

**Magenta st (\*)**, ns, 206.4 w Bronxwood av, 25x89.5; due, \$297.13; T&c, \$230; Lillian W White. 300

**Magenta st (\*)**, ns, 231.4 w Bronxwood av, 25x89.6; due, \$300.36; T&c, \$225; Lillian W White. 300

**Magenta st (\*)**, ns, 256.5 w Bronxwood av, 25x89.6; due, \$300.36; T&c, \$220; Lillian W White. 300

**Magenta st (\*)**, ns, 281.4 w Bronxwood av, 25x89.6; due, \$303.85; T&c, \$220; Lillian W White. 300

**217TH st E (\*)**, ss, 525 e Paulding av, 24.4x103.9x25x104.4; due \$208.39; T&c, \$240; Lillian W White. 200

**Bathgate av, 2381 (\*)**, ws, 181.11 n 3 av, 25x105.6x26.5x97, 3-sty bk tnt & str; due, \$8,823.08; T&c, \$500; Herman Kappes. 9,557

**Jackson av, 483-5 (\*)**, ws, 25 s 147th, 50 x100, vacant; due, \$6,491.62; T&c, \$179.92; Dollar Savgs Bank of N Y. 1,000

**Sackett av (\*)**, nec Bear Swamp rd, 74.4 x141.7x181.9x94.6; due, \$3,278.73; T&c, \$537.99; Dollar Savgs Bank of N Y. 1,000

HENRY BRADY.

**City Island av (\*)**, es, 127.10 n Cemetery la, 26x—; due, \$1,899.13; T&c, \$900; Wm Webber, &c. 1,500

HERBERT A. SHERMAN.

**150TH st, 541 E**, ns, 300 e Brook av, 25 x100, 5-sty bk tnt; due, \$6,476.43; T&c, \$291.85; Kate Hopp. 16,000

GEORGE PRICE.

**Castle Hill av**, ws, 905 n Starling av, 28 x74x51x68; due, \$1,773.28; T&c, \$575; M Rossetti. 2,450

DANIEL GREENWALD.

**College av (\*)**, ws, 95.6 n 163d, 16.6x100, vacant; due, \$1,291.12; T&c, \$196.80; Saml B Cooper. 900

Total ..... \$40,607  
Corresponding week 1913..... 114,950  
Jan. 1, 1914 to date..... 2,857,904  
Corresponding period 1913.... 2,851,813

Brooklyn.

The following are the sales that have taken place during the week ending May 27, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM H. SMITH.

**BERGEN ST (\*)**, ss, 484.6 w Rocka-way av, 58.1x125.2x110.11; Frances Kadans ..... 600.00

**BUTLER ST**, ns, 75 w Hoyt, 25x100; Lillian M Coffey..... 4,950.00

**CARROLL ST (\*)**, ss, 218.9 w 7 av, 19x143; Asa A Spear..... 7,000.00

**PACIFIC ST**, ns, 326.6 w Hopkinson av, 73.6x100; Adj June 15..... —

**STATE ST**, ns, 120 w 3 av, 20x100; Mary A Leyden..... 6,750.00

**WARWICK ST (\*)**, es, 190 s Dumont av, 20x90; Bertha Corlies..... 3,500.00

**E 3D ST (\*)**, ws, intersec nws Church av, 75x24.10x irreg; Geo C Beach..... 11,360.00

**E 7TH ST (\*)**, ws, 130 n Av U, 20x125; also E 7TH ST, ws, 150nAvU, 20x125; Christian M Shultheis..... 5,810.00

**N 8TH ST (\*)**, 175 w Wythe av, 25x100; Jas S Slavin..... 6,100.00

**27TH ST**, 156, ss, 200 e 3 av, 25x100, vacant (vol); withdrawn..... —

**36TH ST (\*)**, ns, 320 se 14 av, 20x100.2; Jno Schlegel, Jr, et al..... 4,000.00

**52D ST (\*)**, sws, 140.2 nw 9 av, 80x100.2; Henry Kettlehodt..... 2,000.00

**54TH ST**, sws, 207.6 nw 3 av, 17.6x100.2; Lena S Cole..... 2,850.00

**63D ST**, nec 5 av, 100x40; David Adler Lurwig F Brauns et al; Adj June 10

**66TH ST (\*)**, ss, 140 e 14 av, 20x100; Fredk W Sherman..... 6,800.00

**66TH ST (\*)**, sws, 160 se 14 av, 40x100; Philipp J Gleason et al..... 1,500.00

**70TH ST (\*)**, sws, 131.5 se 18 av, 20x100; Jas W McDermott..... 3,000.00

**70TH ST (\*)**, sws, 151.5 se 18 av, 20x100; Jas W McDermott..... 3,000.00

**71ST ST**, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Adj June 10..... —

**ALBANY AV**, 214, ws, 136.2 s Prospect pl, 16.7x100, 2-sty & b bk dwg (exr); withdrawn..... —

**ALBANY AV**, 216A, ws, abt 169.4 s Prospect pl, 16.6x80, 2-sty & b bk dwg (exr); Jno Sheehan..... 3,700.00

**ALBANY AV**, 220, ws, 36.7 n Park pl, 16.7x80, 2-sty & b bk dwg (exr); withdrawn..... —

AV O (\*), ss, 40 e 3d, 40x100; Ann Connors ..... 4,500.00  
 GATES AV (\*), ss, 200 w Tompkins av, 20x100; Susan E Collins ..... 6,400.00  
 5TH AV, es, 20.7 n 73d, 24x100.4; Adj June 10 .....  
 12TH AV, sec 36th, 136.10x98.10; adj June 9 .....  
 16TH AV, ses, 325 n Bath av, 125x108.4x irreg; Elsie L Hanneman def ..... 6,800.00  
 18TH AV (\*), ses, intersec nes 71st, 20 x88.11; Louis C Pabst ..... 5,000.00

NATHANIEL SHUTER.

AMBOY ST (\*), es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al. .... 6,300.00  
 OAKLAND ST, sec Kent, 95x125; W C Reid ..... 7,010.00  
 ST JOHNS PL (\*), ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer ..... 12,000.00  
 E 9TH ST (\*), es, 160 n Av Q, 20x100; Metropolitan Associates of N Y ..... 3,000.00  
 E 10TH ST (\*), ws, 140 n Av Q, 26x100; Metropolitan Associates of N Y ..... 3,000.00  
 14TH ST (\*), nes, 456 nw 3 av, 20x100; Julia Lichtenstern ..... 1,600.00

47TH ST, ns, 280 e 5 av, 20x100.2; adj June 9 .....  
 47TH ST, ns, 300 e 5 av, 20x100.2; same; action 2; adj June 9 .....  
 47TH ST, ns, 360 e 5 av, 20x100.2; same; action 3; adj June 9 .....  
 58TH ST, ns, 100 e 13 av, 60x100.2; G H Burtis ..... 2,750.00

ATLANTIC AV (\*), ss, 200 w Hopkinson av, 100x100; Collective Holding Co ..... 3,080.00  
 MONTAUK AV, es, 170 s Pitkin av, 20 x100; withdrawn .....  
 WASHINGTON AV, ws, 138 n Gates av, 20x113; withdrawn .....  
 CHAS. SHONGOOD.

72D ST, sws, 143.10 nw 6 av, 20x100; adj June 9 .....  
 73D ST, nec 5 av, 93.10x20; adj June 9 .....  
 5TH AV, es, 44.7 s 72d, 24x88.3; adj June 9 .....  
 5TH AV, es, 68.7 s 72d, 20.7x93.5; adj June 9 .....  
 5TH AV, es, 89.2 s 72d, 24x107.9; adj June 9 .....  
 5TH AV, es, 68.7 n 73d, 24x115.9; adj June 9 .....  
 WILLIAM P. RAE.

72D ST, ns, 394.6 w 6 av, 20x117.5; adj June 10 .....  
 81ST ST, ns, 80 e 5 av, 225.7x100; adj June 10 .....  
 BAY RIDGE AV, sws, 135 nw 3 av, 30.10x136.6; also BAY RIDGE AV, sws, 165.10 nw 3 av, 22.1x136.6; also SILLIMAN PL, nes, 159.7 nw 3 av, 52.2x143.2; Temple Bar Realty Co. .... 14,100.00  
 5TH AV, es, 20.7 s 72d, 24x93.11; withdrawn .....  
 5TH AV, es, 44.7 n 73d, 24x110.1; adj June 10 .....  
 JAMES L. BRUMLEY.

SMITH ST (\*), nec Baltic, 20x75; also BALTIC ST, ns, 75 e Smith, 25x100; Arthur H Waterman ..... 9,250.00  
 41ST ST, nes, 240 sw 13 av, 20x100.2; withdrawn .....  
 CHAUNCEY REAL ESTATE CO.  
 W 19TH ST (\*), ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern. .... 15,500.00

Total ..... \$173,110.00  
 Corresponding week, 1913 ..... 286,073.00

VOLUNTARY AUCTION SALES.

Bronx.

MAY 30.  
 JOSEPH P. DAY.  
 420 LOTS of Pearsall Estate on Pelham pkyw, Wilson, Van Hoesen, Narraganset, Tenbroeck, Hernig, Yates, Lydig & Neil avs & Williams-bridge rd at 10.30 a m on premises.

Brooklyn.

BRYAN L. KENNELLY.  
 JUNE 6.  
 600 LOTS on 44 st, New Utrecht av, Ft Hamilton pkyw, S 9 & 10 avs & 41, 42, 43, 44, 45, 46 & 47 sts at 1 p m on premises.

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 30

No Legal Sales advertised for this day.

JUNE 1.

BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x75, 2-2-sty bk tnsts & 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.

JUNE 2.

100TH ST, 403 E, ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & str; Anna C F Schwartz—Benj Belter et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, \$28,972.54; T&c, \$926.40; Bryan L Kennelly.

122D ST, 506-S W, ss, 150 w Ams av, runs s 95.11xw25x5w25x90.11x50 to beg, 6-sty bk tnt; N Y Life Ins & Trust Co sub trste—Isaac Huppert et al; Emmet & Parish (A), 52 Wall; Wm S Bennett (R); due, \$68,252.61; T&c, \$2,743.42; sub to tax lien \$7,298.56; Joseph P Day.

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.

138TH ST W, ss, 175 e Lenox av, 50x99.11, pt 1-sty fr shed & 2-sty bk church; Geo Schwepenhauser—Jno R Glead et al; Wm O Gantz (A), 52 Bway; Ely Rosenberg (R); due, \$5,426.86; T&c, \$158.78; sub to a first mtg of \$25,000; Joseph P Day.  
 AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & str & 1-sty ext; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, \$14,429.47; T&c, \$741.99; mtg recorded Apr21'13; Joseph P Day.

JUNE 3.

39TH ST, 242 W, ss, 363.1 e 8 av, 17.1x98.9, 4-sty bk tnt; Louis Bernstein et al exrs—Eliza L Harney et al; Louis J Rosett (A), 29 Liberty; Jos P McDonough (R); due, \$4,606.92; T&c, \$250.80; sub to pr mtg \$18,000; Joseph P Day.

MORNINGSIDE AV, 16, es, 56.5 s 116th, 53.10 x68.3x47.8x93.3, 6-sty bk tnt; Carl Fischer—Oscar Stevenson et al; Richd Dudensing, Jr (A), 156 Bway; Bernhard Rabbino (R); due, \$62,855.32; T&c, \$2,730; Samuel Marx.

JUNE 4.

LEWIS ST, 63, ws, 100 s Rivington, 25x100, 5-sty bk tnt & str; Jos E Steckler—Jacob Wolf et al; Meighan & Necarsulmer (A), 38 Park Row; Albt R Lesinsky (R); due, \$25,158.87; T&c, \$372.95; Joseph P Day.

24TH ST, 223 W, ns, 283.4 w 7 av, 16.8x80, 4-sty & b bk dwg; German Kahn et al exrs—Marie Frank et al; Eugene Cohn (A), 74 Bway; Edwin H Updike (R); due, \$2,146.85; T&c, \$283.50; sub to 1st mtg \$11,000; Joseph P Day.

60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Inst—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, \$14,374.33; T&c, \$452.77; Samuel Marx.

118TH ST, 320 E, ss, 275 e 2 av, 25x100.11, 5-sty stn tnt; Wilson M Powell trste—Esther Bonner et al; Wilson M Powell, Jr (A), 7 Wall; Melvin M Dalberg (R); due, \$18,277.98; T&c, \$722.30; mtg recorded July9'03; Joseph P Day.

144TH ST, 421 W, ns, 155 e Convent av, 20x99.11, 4-sty & b bk dwg; Germania Life Ins Co—Theo Kilian et al; Action 1; Dulon & Roe (A), 41 Park Row; Isidor Niner (R); due, \$16,931.58; T&c, \$484.07; mtg recorded Nov25'98; Joseph P Day.

144TH ST, 423 W, ns, 136 e Convent av, 19x99.11, 4-sty & b bk dwg; same—same; Action 2; same (A); same (R); due, \$16,416.90; T&c, \$497.57; mtg recorded Nov25'98; Joseph P Day.

JUNE 5.

21ST ST, 137 E, ns, 210.6 w 3 av, 20.6x98.9, 5-sty stn dwg; Eliz Kelly—Annette Pascal et al; Corbitt & Stern (A), 60 Wall; Alfred Steckler, Jr (R); due, \$3,315.89; T&c, \$1,700; sub to mtg \$29,000; Joseph P Day.

72D ST, 14 East, ss, 241 e 5 av, 27x102.2, 5-sty stn dwg, 4-sty ext; U S Trust Co of N Y—Martindale Real Estate Co et al; Stewart & Shearer (A), 45 Wall; Melvin H Dalberg (R); due, \$125,986.66; T&c, \$4,717.25; Herbert A Sherman.

101ST ST, 209-11 W, ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; Aug Ruff et al—Sender Feldmark et al; Gettner, Simon & Asher (A), 299 Bway; Saml Strasbourger (R); due, \$14,642.54; T&c, \$979; sub to 1st mtg of \$78,000; mtg recorded Mar3'11; Joseph P Day.

131ST ST, 64 W, ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Matthew McNamara—Sarah McCormick et al; Thos J Bannon (A), 5 Beekman; Jno T McGovern (R); due, \$8,754.91; T&c, \$411.75; mtg recorded Dec1'10; Joseph P Day.

7TH AV, 424, ws, 41.2 n 33d, runs w61.2x13.6 xw8.5x5.9x69.10x19.3, 4-sty stn tnt & str; County Holding Co—Unico Realty Co et al; Merrill & Rogers (A), 100 Bway; Roy M Robinson (R); due, \$68,239.04; T&c, \$1,339; J H Mayers.

JUNE 6.

No Legal Sales advertised for this day.

JUNE 8.

LEWIS ST, 102, es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; J Frederic Kernochan—Fannie Rosenblum et al; Henry F Miller (A), 44 Pine; Isaac S Heller (R); due, \$19,139.49; T&c, \$763.08; mtg recorded Feb29'04; Joseph P Day.

LISPENARD ST, 13-15, ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisholm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earl W Webb (R); due, \$41,290.25; T&c, \$1,838.50; Joseph P Day.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8 x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$39,912.38; T&c, \$1,425; Joseph P Day.

135TH ST, 209 W, ns, 175 w 7 av, 25x99.11, 5-sty bk tnt; Equitable Life Assur Soc of the U S—New York Real Estate Security Co et al; Action 1; Alexander & Green (A), 165 Bway; Sheridan S Norton (R); due, \$19,199.13; T&c, \$231.75; J H Mayers.

135TH ST, 211 W, ns, 200 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$19,203.25; T&c, \$249.57; J H Mayers.

135TH ST, 213 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, \$19,201.08; T&c, \$249.57; J H Mayers.

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 30.

No Legal Sales advertised for this day.

JUNE 1.

170TH ST E, sec College av, see Teller av, sec 170.  
 COLLEGE AV, es, 100 s 171st, see Teller av, sec 170.

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(Bronx Legal Sales Continued.)

COLLEGE AV, es, 25 n 171st, see Teller av, sec 170.  
TELLER AV, sec 170th, 104.10x29.7x111.6x 18.11; also COLLEGE AV, es, 25 n 171st, 25x 100; also COLLEGE AV, es, 100 s 171st, 25x 125, vacant; Blanche Wesselman—Annie Lambert et al; Wesselman & Kraus (A), 55 Liberty; Saml Lesser (R); due, \$4,429.48; T&c, \$730.45; Bryan L Kennelly.

**JUNE 2.**  
No Legal Sales advertised for this day.

**JUNE 3.**  
COSTER ST, 648, es, 280 s Spofford av, 20x 100, 2-sty & bk dwg; Grace Porter & ano—Feiser Realty & Constn Co et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, \$6,560.30; T&c, \$287.67; Geo Price.  
COSTER ST, 646, es, 300 s Spofford av, 20x 100, 2-sty bk dwg; Otto F Struse et al exrs—Feiser Realty & Constn Co et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, \$6,561.81; T&c, \$287.67; Chas A Berrian.

175TH ST, 486 E, ss, 66.1 e Washington av, 18.8x103.10x18.8x103.9, 2-sty fr dwg; American Savgs Bank—Mary Randrup, indiv & extr; Irwin & Orr (A), 203 Bway; Robt H Bergman (R); due, \$5,012.24; T&c, \$166.03; mtg recorded Jan21'11; M Morgenthau, Jr, Co.  
176TH ST, 507, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; Simeon M Barber—Matilda Leuchtenburg et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, \$1,812.21; T&c, \$459.36; Henry Brady.  
ARTHUR AV, 2375-7, ws, 164.8 s 187th, 50x 124, 1-sty bk theatre & 2-sty fr dwg & str; Jno Bussing, Jr, et al—Filomena Tesoro et al; C D Manville (A), 10 S 3 av, Mt Vernon, N Y; Frank A Saporito (R); due, \$13,962.26; T&c, \$218.97; Joseph P Day.

**JUNE 4.**  
HOME ST, nec Hoe av, see Hoe av, 1200.  
HOME ST, 975, ns, 40.3 e Hoe av, 45.4x99.6x45x 104.8; Margt Knox—First Preferred Realty Corp et al; Action 2; Arthur Knox, 198 Bway (A); Chas C Marrin (R); due, \$2,768.93; T&c, \$485; Chas A Berrian.  
HOE AV, 1200-2, nec Home, 109.8x40x104.8x 40.3, 5-sty bk tnt; Margt Knox—First Preferred Realty Corp et al; Action 1; Arthur Knox (A), 198 Bway; Chas C Marrin (R); due, \$4,360.74; T&c, \$540; Chas A Berrian.

SEDGWICK AV, es, 289.7 n 183d, 40.11x120.9 x40.8x126.3, 3-sty fr dwg; Wm L Penny et al exrs—Eugene J Quin et al; Jno T Fenlon (A), 55 Liberty; Benno Lewinson (R); due, \$4,436; T&c, \$1,120.61; sub to 1st mtg \$11,500; Joseph P Day.  
SO BOULEVARD, 1501-3, ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & str; Anna M Jones—Inter-City Land & Securities Co et al; Fredk de P Foster (A), 44 Wall; J Philip Van Kirk (R); due, \$5,258.55; T&c, \$290; George Price.

**JUNE 5.**  
BELMONT AV, 2451, nwc 188th, 45x87.5, vacant; 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.

**JUNE 6 & S.**  
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 30.**  
No Legal Sales advertised for this day.

**JUNE 1.**  
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Kleindienst et al; Mary A Carroll et al; Herzfeld & Sweeder (A), 44 Court; Hermon H Shook (R); Nathaniel Shuter.  
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.

**JUNE 2.**  
SMITH ST, es, 80 s Huntington, 20x75; also 13 AV, ws, 55 n 37th, 51x80; Michl Harrigan—Wm Harrigan et al; Wm S Butler (A), 190 Montague; Jos A Kennedy (R); Wm H Smith.

STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al; Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiber (R); Wm H Smith.

4TH ST, 478, sws, 337.10 se 7 av, 33.4x100; also 4TH ST, 482, sws, 371.2 se 7 av, 33.4x 100; Patk Mollow et al—Delia Smith et al; Clarke & Clarke (A), 51 Chambers, Manhattan; Conrad S Keyes (R); Jas L Brumley.

BAY 19TH ST, nws, 179.1 sw Bath av, 18.1x 70.3; Lawyers Title Ins & Trust Co—Haskell Realty & Constn Co et al—Philip S Dean (A), 160 Bway; Geo A Steves (R); Wm P Rae.

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 Shogood.  
59TH ST, ns, 200 w 6 av, 20x100.2; Addison C Thorne et al—Jno E Sullivan; Thos P Mulligan (A), 16 Court; Chas E Hunter (R); Wm H Smith.

ATLANTIC AV, ss, 150 w Saratoga av, 100x 100; Wm A Crane—Mancorn, Inc, et al; Jos J Schwartz (A), 361 Stone av; Michl Ditore (R); Isaac Marshall.

BLAKE AV, swc Stone av, 50x100; Robt E Moore—Jacob Levy et al; Frank L Polk (A), 153 Pierrepont; Fred M Ahern (R); Wm H Smith.

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

THATFORD AV, ws, 50 s Belmont av, 25x100; Minnie Hoffmann—Moses Freed et al; Herb Cracauer (A), 271 Bway; Burt L Rich (R); Wm H Smith.

TILDEN AV, ss, 450 w Lott, 50x150; Christina Roeder—Edw J Atwood et al; Klendl & Sons (A), Atlantic & Pennsylvania avs; Harry C Underhill (R); Wm H Smith.

6TH AV, es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co—Dunloe Holding Co et al; Jno J Bakerman (A), 5014 5 av; Fredk G Milligan (R); Nathaniel Shuter.

**JUNE 3.**  
CONOVER ST, sws, 84 s Walcott, 16x100; Sheriff's sale of all right, title, &c, which Grace McCormick had on Jan29'14, or since; Lewis M Swasey (sheriff); Wm P Rae.  
CRESCENT ST, ws, 246.8 n Fulton, 20x105; Gustav A Freitsche—Barbara A Schwillie et al; Watson & Kristeller (A), 100 William, Manhattan; Jno J Haggerty (R); Wm H Smith.

FULTON ST, ns, 23.9 w Warwick, 20x91.3; Franziska Haer—Chas M Korte et al; Watson & Kristeller (A), 100 William, Manhattan; Peter W Ostrander (R); Jas L Brumley.

MINNA ST, ss, 300 w Chester av, 100x100; Elliott J Creighton—Peoples Union Realty Co et al; Jesse Watson (A), 60 Wall, Manhattan; Alex S Bacon (R); James L Brumley.  
38TH ST, nes, 38.10 se New Utrecht av, 20x 90; Wm Dunker et al—Woodworth Realty Co et al; Julius Siegelman (A), 887 Manhattan av; Algernon I Nova (R); Nathaniel Shuter.

41ST ST, sws, 62.11 se 11 av, 20x80.2; Chas M Hough et al—Ramon G Cadiz et al; Jesse Watson (A), 60 Wall, Manhattan; Jno E Ruston (R); James L Brumley.

AV U, ns, 40 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.  
RUGBY RD, 80, swc Church av, 71.8x100x37.1x 105.9; Jesse Watson—Mabel A Smith et al; Russell L Tarbox (A), 60 Wall, Manhattan; De Witt V D Reiley (R); James L Brumley.

**JUNE 4.**  
72D ST, sws, 260 se 8 av, 20x100; Mary Benson et al—H-A Improvement Co et al; Chas H Edwards (A), 48 Cedar, Manhattan; Jos F Maguire (R); Wm H Smith.

**JUNE 5.**  
WARREN ST, ns, 220 w Hoyt, 20x100; Dermott Ryder—Fredk A Johnson et al; Harry L Thompson (A), 175 Remsen; Myles Purvin (R); Nathaniel Shuter.

CHURCH AV, nec E 34th, 40x100; Chas J Schriever et al—Sarah D Fogelson et al; Jos F Conran (A), 18 Court; Wm H Raftery (R); Wm P Rae.

**JUNE 6.**  
No Legal Sales advertised for this day.

**JUNE 8.**  
CONEY ISLAND AV, ws, 397.1 s Foster av, 30x90; Henry Timm et al—Antonie Grunder et al; Carl S Heidenreich (A), 272 Fulton; Bernhard Bloch (R); Nathaniel Shuter.  
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.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**MAY 23.**  
123D ST, 129-31 W; Fred M Stein—Osias Karp et al; Wilber, Norman & Kahn (A).  
127TH ST, ss, 93 e Madison av, 17x76; Emma L Chadwick—Jas Shea et al; Stoddard & Mark (A).  
178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Jas Rowan et al; J C Gulick (A).

**MAY 25.**  
BROOME ST, ns, 22.4 e Allen, 41.4x75.3x irreg; two actions; Aug Caille—Philip Lubetkin et al; C Brandt, Jr (A).  
48TH ST, ns, 400 w 7 av, 25x100.5; also 5TH AV, es, 50.5 n 11th, 25.1x100; also 43D ST, ss, 105 e 3 av, 100x100.5; also 81ST ST, ss, 220 w Lex av, 83x102.2; Anna Pekowsky—Thos F O'Reilly; M Monfried (A).  
51ST ST, 237 W; Margt F Barnes—Benven Realty Co et al; J A Hardiman (A).  
59TH ST, ns, 225 e 11 av, 25x100; Louis T Lehmeier—O'Rourke Bros Co et al; M S Marden (A).

118TH ST, ns, 457.1 e Pleasant av, 40.10x100.11; Cath Silberhorn et al—Fredk Stichweh et al; G H Hyde (A).  
BROADWAY, nwc 66th, 112.10x140.8; Union Estates Co—Wm L Flanagan Jr et al; Eisman, Levy, Corn & Lewine (A).  
WEST END AV, swc 73d, 24.4x95; Geo H Allen—Ellie F Moffitt et al; Cary & Carroll (A).

**MAY 26.**  
HESTER ST, 55; Jacob Shevell—Reuben Satenstein et al; Strasbourger, Eschwege & Schallek (A).  
137TH ST, ns, 84 e Edgecombe av, 16x92; Guaranty Trust Co of N Y—Jno J Egan et al; Stetson, Jennings & Russell (A).  
MADISON AV, 2034; Lee W Groves et al—Dominion Trust Co et al; H T Randall (A).

**MAY 27.**  
65TH ST, 335-7 E; Newton Ehrman—Harry Levy et al; Lachman & Goldsmith (A).  
115TH ST, 310 E; Lewis G Jones—Angelina Farrari et al; Weekes Bros (A).  
117TH ST, ss, 50 w 2 av, 40x58.5; Belle G Bernheimer et al—Sali Adler et al; Stewart & Shearer (A).  
119TH ST, ns, 285 w Lenox av, 20x100.11; Chas H Lowerre—Etta G Dupont et al; Thomson, Koss & Warren (A).  
1ST AV, 2044; Thos B Kent—Patk Garofalo et al; L W Gibson (A).  
7TH AV, 2304-6; two actions; Saml M Fecheimer et al—L & D Construction Corp et al; S P Kurzman (A).  
LOT 127, map of part of Estate of Mangle Minthorne; Birdie Berliner—Saml Klausner et al; amended; Myers & Goldsmith (A).

**MAY 28.**  
21ST ST, 132-40 W; two actions; Saml Kempner et al—Newstate Co et al; Kurzman & Frankenhelmer (A).

106TH ST, 160-2 E; two actions; Henrietta Bachrach—Baruch Israeli et al; I Cohen (A).  
106TH ST, 227 E; Edw L Coster—Bertha Kaufmann et al; Anderson, Iselin & Anderson (A).  
172D ST, 570 W; Jno J Dillon—Rosannah T Hicks et al; Kelley & Connelly (A).  
MADISON AV, swc 68th, 100.5x20.6; Mutual Life Ins Co of N Y—Eric B Dahlgren et al; F L Allen (A).  
PINEHURST AV, ws, 50.1 n 180th, 50.1x112.10; Alonzo Co—Dunloe Holding Co, Inc, et al; O Hammann (A).  
1ST AV, 2044; Thos B Kent et al—Patk Garofalo et al; amended; L W Gibson (A).

**MAY 29.**  
113TH ST, ss, 281.3 e 5 av, 18.9x100.11; Margarete E Griffith—Simon Docter et al; Duer, Strong & Whitehead (A).  
BROOME ST, 59; Caroline M Smith—Julius Stoloff et al; Alexander & Ash (A).  
18TH ST, ss, 225 e 9 av, 25x92; Fulton Trust Co of N Y—Carrie A Miller et al; Kneeland, Harison & Hewitt (A).  
W BROADWAY, 425; Edw H Swan et al—Kate E Zache et al; Schenck & Punnett (A).  
JAMES ST, 6; Wm A Paton et al—Frank Sanfilippo et al; C Norwood (A).  
130TH ST, es, 140 w 7 av, 15x99.11; Minnie D Baker et al—Sarah A Smith; M Goldwater (A).  
70TH ST, 226 E; Mutual Life Ins Co of N Y—Jno H Bodine et al; F L Allen (A).  
AUDUBON AV, swc 184th, 99.11x35; Susan Devin—Chas W Graham et al; D Daly (A).

**Bronx.**

**MAY 22.**  
BELMONT AV, ws, 50 n 186th, 25x87.6; Jno H Logie—Kate Griffin et al; Howell Bros (A).  
WILLIS AV, swc 144th, 25x84; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuberger (A).  
LOTS 3 & 4, blk 41, map of part of Section C, Edenwald, A Hupfel's Sons—Eli Larsen et al; H Robitzek (A).  
LOTS 43, 130, 131 & 132, map of lands of the estate of Jos Husson et al at Clason Point; Warren B Sammis—Willard P Beach et al; W E Sammis (A).

**MAY 23.**  
No Foreclosure Suits filed this day.

**MAY 25.**  
TINTON AV, es, 120.5 n Southern Blvd, 50x 81.3x irreg; Jno Kroog—Fox St Constn Co et al; H Robitzek (A).  
LOTS 138, 139 & 140, block 2980, Sec 11, Land Map; Norah Fells—Torrence Smith et al; Reiss & R (A).

**MAY 26.**  
179TH ST E, nwc Belmont av, 1.6x81.7x irreg; also HUGHES AV, nec 179th E, 66.4x96.7x irreg; Jos Rosenzweig—Wm Seidman et al; F D W Searing (A).  
HOE AV, ws, 247.2 s Home, 25x100; Mary K Yates—Lawrence Davis et al; L J Obermeier (A).

LOT 16, block F, map of Dore Lyon's property at Westchester; Josephine Magrane—Chas Welch et al; J H Hildreth (A).  
LOTS 57 & 58, map of University Heights North; Anna M Hobbs (trste)—Eliz J Wellwood et al; R K Brown (A).

**MAY 27.**  
GROVE ST, ws, 185.2 n 181st, 26.5x52.8x irreg; Agnes Cook—Jos W A McConaghy et al; G W File (A).  
ELTON AV, ns, 63.8 w 162d, 31.10x124.8x irreg; Sarah E Furdald et al (trstes)—Jas E Corbett et al; R Kelly (A).  
PROSPECT AV, ses, 199 s 180th, 33x100; Henry R Browne (trste)—Giosue Galiani et al; Hamilton, Gregory & Freeman (A).

**MAY 28.**  
185TH ST, ns, 117.8 w Washington av, 16.8x100; Maggie Tucker—Ellen J Murray et al; F W Pollock (A).

MT HOPE PL, ns, 190 w Anthony av, 20x100; Mabel W Roehrig—Margt A Clarke; Hirlman & Vaughan (A).

ROAD leading from Village of Westchester to Eastchester, ws, adj land of Dennis Heddy; Park Mtg Co—Wm Abbatt et al; Seybel & French (A).

LOTS 229, 230, 330 & 331, map of prop of St Joseph's Orphan Asylum; Wm S Flynn—Mary Eustace; M B McHugh (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**MAY 21.**  
123D ST, 449-53 W; Edw A Kerbs—Jno H Callan; Bandler & Haas (A); Myron Sulzberger (R); due.....108.150.00

**MAY 22.**  
GREENWICH ST, es, 48.5 n Dey, 26.10 x73.9; Saml Shapiro—Sally Cohn et al; Bernhard H Levy (A); Maxwell Lustig (R); due.....10,625.00  
128TH ST, 71 E; Wm R Appleby—Thos J McLaughlin et al; Cannon & Cannon (A); Jno L Bernstein (R); due .....30,204.30  
128TH ST, 73 E; same—same; same (A); Albert Unger (R); due.....30,204.30

**MAY 23.**  
No Judgments in foreclosure suits filed this day.

**MAY 25.**  
77TH ST, 216 E; Bertha B B Walker—Julius Hochdorp; Frank Kewk (A); Geo E Weller (R); due.....21,665.00  
AV C, nwc 11th, 51.9x83; Wm L Condit—Burt Realty Co Inc et al; Elkus, Gleason & Proskauer (A); Maurice Goodman (R); duee .....66,779.52

**MAY 26 & 27.**  
No Judgments in foreclosure suits filed these days.

LIS PENDENS.

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

Manhattan.

MAY 23. FRONT ST, ec Fletcher, 32.5x93.2; City of N Y—Carson Erevort et al; foreclosure of tax lien; F L Polk (A). 45TH ST, 7-11 W; Fleischman Bros Co—45th St Co et al; action to declare lien; Stroock & Stroock (A). MAY 25. 121ST ST, 201 W; also 7TH AV, 2026; also CONVENT AV, 470; three actions; Otto Gordon—Heathcote Holding Co et al; three actions to foreclose mechanics lien; I Witkind (A). MAY 26. 36TH ST, ns, 275 e 9 av, 36x98.9; also STH AV, 24 n 33, 24.8x100; Security Bank of N Y—Agnus C Geoghegan et al; action to set aside two deeds, &c; H B Goodstein (A). 86TH ST, 124-6 E; also 3D AV, 1156-62; also 46TH ST, 344-6 E; Harry Miller—Sol Herzog et al; action to impress lien; J M Mandelbaum (A). 136TH ST, ss, 255 w Lenox av, 29.11x99.11; Stephen Wilcox—4th Moravian Church; action to foreclose mechanics lien; E L Holywell (A). MAY 27. 14TH ST, ns, 153.7 e Av B, 21.10x103.3; also 14TH ST, 607 E; also 16TH ST, 330 W; also RD from Fordham to West Farms, ns, 24.10 w Old Clinton av, 17.9x107.6; also LEWIS ST, 161-3; also MITCHELL PL, nec 1 av, 18x80.10; also 28TH ST, 330 E; also 101ST ST, 122 W; also 50TH ST, 400 E; also 94TH ST, 231-3 E; also 58TH ST, 532 W; Abr Greenberg—Goldberg & Greenberg, Inc, et al; action to set aside deeds; H R Elias (A).

MAY 28. WASHINGTON ST, sec Duane, 25x50; Esther G. O'Sullivan—Mary E. O'Sullivan; partition; J. J. K. O'Kennedy (A). 49TH ST, 161 W; Ashforth & Co, Inc—Cora R Lapsley; notice of attachment; De La Mare & Morrison (A). 132D ST, 508-18 W; Adolf Stelling et al—Emma Brickenstein; partition; Rabe & Keller (A). MAY 29. 44TH ST, 203-7 E; Marshall H Runk—Lillian Hof; partition; G W Roberts (A).

Bronx.

MAY 22. No Lis Pendens filed this day. MAY 23. 232D ST, ns, bet White Plains rd & Barnes av, known as Lots 600 to 663, Ward 24; Chas Haubert—Edw A Anderson et al; action to foreclose tax lien; Reeves & Todd (A). MAY 25. No Lis Pendens filed this day. MAY 26. BAINBRIDGE AV, 3203; Jno Stumpf et al—Rosina Primavera et al; action to foreclose mchanics liens; M Grossman (A). MAY 27. WEBB AV late Tee Taw av, nwc land of Roman Catholic Orphan Asylum; W I Fleisher & Co, Inc—Roman Catholic Orphan Asylum et al; action to foreclose mechanics lien; Corbett & Stern (A). MAY 28. No Lis Pendens filed this day.

Brooklyn.

MAY 21. COMMERCE ST, swc Van Brunt, 17.6x55.6; Catharina Henry—Thos J Moran et al; H L Thompson (A). COOPER ST, ses, 124 sw Knickerbocker av, 17x100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A). COOPER ST, ses, 141 sw Knickerbocker av, 17x100; same—same; same (A). CHESTNUT AV, ses, 560 w Liberty, 20x100; N Y Mtg & Security Co—Theresa M Crandall et al; H M Bellinger, Jr (A). CLINTON AV, sec Greene av, runs s47.6x110 xs3xe30xn50.6xw140 to beg; Savgs Bank of Utae—Jno C Kluber et al; Miller & Finck (A). MILLER AV, nec Belmont av, 95x300; Caroline Candidus—Altworth Realty Co et al; H F Cochrane (A). NEW LOTS RD, ss, 24 w Van Siclen av, runs s2.490 xw54.6 xs130.6 xw588.8xn670 xel87 x—1,967.0xe507.1 to beg; Maria Wyckoff—Empire Keystone Impt Co et al; F Van Wyck (A). LOT 59, sectional map 5 of Village of Fort Hamilton; Eugenia R Thompson—Bridget E Webb; damage suit; Hovell, McChesney & C (A). LOTS 139 & 140, blk 6766 & LOTS 81 & 82, blk 6765, map of Kings Oaks; Felix Kunkel—Eva Hoertz et al; N Dietz (A). MAY 22. LORIMER ST, es, 25 n Jackson, 50x100; Jos A Burr—Howard Bloomgarden et al; J T Bladen (A). SUMPTER ST, ss, 150 e Hopkinson av, 18.9x 100; Levi Blumenau—Saml Potash et al; J Brenner (A). SUMPTER ST, ss, 168.9 e Hopkinson av, 18.9x 100; same—same; same (A). SUMPTER ST, ss, 187.6 e Hopkinson av, 18.9x 100; Levi Blumenau—Saml Potash et al; J Brenner (A). SUMPTER ST, ss, 206.3 e Hopkinson av, 18.9x 100; same—same; same (A). SUMPTER ST, sec Ralph av, 20x50; Cornelia E Wood—Grace Kasschan & ano; H L Thompson (A). UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw—Gertrude Savage et al; E R Vollmer (A).

W 6TH ST, es, 91.4 s Av U, runs e—xs60.2xe 18.6x106.7xe88.11xs—xw—xn123 xw.43.9 xs 120.8xn— to beg; also LOTS 1, 2 & 4, map of prop of Jno R, Eliz & Jacobus Lake & Ida Stryker; also AV V, nwc Van Siclen, 33.3x85.3x17.6x85.1; Second United Cities Realty Corpn—Wm B Lake Constn Co et al; I Roth (A). 74TH ST, ns, 395.11 e Stewart av, 100x140; Helene V Engel—Mafin Constn Co et al; H S & C G Bacrach (A). 76TH ST, ns, 380 e 20 av, 60x100; Eagle Savgs & Loan Co—Delia Walsh et al; J C McLeer (A). CARLTON AV, es, 274.2 n DeKalb av, 21x100; Michl F McGoldrick—Jessie F B Shaffer et al; G H Harman (A). EASTERN PKWAY, swc Troy av, 216x120.7; National Radiator Co—Sol Kraus Realty & Constn Co et al; foreclosure of mechanics lien; H C Glore (A). HUDSON AV, 491; Marie Endeman—Chas T Cowenhoven, Jr et al; C M Camp (A). ST MARKS AV, swc Bedford av, 20x107; Philip Geyer—Anna Weckesser et al; Murtha & Hanson (A). SURF AV, ns, at int of prop of Pros Park & C I R R, runs ne252.8xw60.6xnw33.5xs60.7 xsw243.4xel35.3 to beg; Emilie Huber—Martin J Rauscher et al; F Obernier (A).

MAY 23. STERLING PL, ns, 191.8 w Ralph av, 23.4x100; Isaac Maller—Bernstein Bldg Co & ano; specific performance; S S Schwartz (A). 56TH ST, sws, 150 se 12 av, 50x100.2; Sisters of Community of St John the Evangelist—Chas Ten Broeck et al; H L Thompson (A). 71ST ST, nec Ridge blvd, 66x100; Abr Sacks, Inc—Island View Corpn et al; foreclosure of mechanics lien; A Sachs (A). ATLANTIC AV, ns, 32 e Ralph av, 15x80; Jas S Anderson—Chas R Kreps et al; Melrudge & Maxfield (A). MONTAUK AV, es, 210 s Pitkin av, 20x100; Victor Kapfen—Sarah Maloney et al; J H Lack (A). NEW JERSEY AV, 665; Geo B Ensworth—Saml Shapiro et al; second amended notice; D V D Reiley (A).

MAY 25. LEFFERTS ST, ss, 156.2 e Nostrand av, 20x 102.6; Title G & T Co—Charlotte S Draper et al; H L Thompson (A). ROBINSON ST, ns, 332.6 e Rogers av, 60.3x 112.6x60.3x122.6; Madelene Gumpert—Stand- ard Water Meter Co & ano; N McGovern (A). E 2D ST, es, 405 s Av J, runs e60xsel17.8xsw6.6 xw68.4xn17 to beg; Louisa Ziegler—Park Lawn Bldg & Realty Co et al; Sohmer & Sennenthal (A). S 3D ST, sws, 100 nw Hewes, 25x95.2; Williamsburgh Savgs Bank—Kathleen Fulton et al; S M & D E Meeker (A). 51ST ST, ec 14 av, 60.2x100; Fannie Johnston—Marie A O'Connell et al; H J Davenport (A). 86TH ST, nws, at int land of Anna E Denyse, runs s100xe—xn—xw127xw— to beg; Agnes Sommerville—Josephine A Schuller et al; determination of a claim; J A Sheehan (A). DUMONT AV, nec Hinsdale, 100x100; Moses Annenberg—Almont Holding Co et al; fore- closure of mechanics lien; S Rabinowitz (A). FLATBUSH AV, es, 133.10 s Av C, 70.10x100; Mary E Richards—Hugo Heyman et al; H L Thompson (A). FLUSHING AV, 1033; Danl Spitzer—Morris Kunitz et al; specific performance; H S & C G Bacrach (A).

GLENMORE AV, ss, 50 w Bradford, 50x100; Mary J Bender—Henry Kahler et al; par- tition; J H Steenwerth (A). KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Wilfred Burr et al; E A Carley (A). KINGSTON AV, es, 97.7 n Atlantic av, 26x90; same—same; same (A). SHEFFIELD AV, es, 50.5 s Jamaica av, 50x 100; Williamsburgh Savgs Bank—Ida Davis et al; S M & D E Meeker (A). WASHINGTON AV, swc 3d, 19x100; Gilbert C Wood—Lawrence Liss et al; H L Thompson (A). 6TH AV, ws, 103.6 s Carroll, 19.5x97.10x19.4x 96; Claus Hohorst—Mary F MacGregor et al; Collier & Collier (A). LOT 184, map of So Greenfield; also PROP in bed of Old Ocean av in front of lot 184; Mary E Roberts—Malcolm Graham & wife; par- tition; Van Alen & Dyckman (A).

MAY 26. ADELPHI ST, es, 256.3 s Willoughby av, runs e125.6xs20xw123.7xn20 to beg; May C Green—Chas L Bennett et al; J J Clark (A). BERGEN ST, ns, 200 e New York av, 55x100; Lawyers Title Ins & Trust Co—Gilbert M Stratton et al; T F Redmond (A). DECATUR ST, ss, 95.10 e Reid av, 18x100; Ida H Crook—Augustus F Gardner et al; Wilson, Barker & W (A). DECATUR ST, ss, 113.11 e Reid av, 18.1x100; Mary B Kellogg—Augustus F Gardner et al; Wilson, Barker & W (A). MOORE ST, 64; Jas J McGillen—Esther Shmurak et al; J Makay (A). SANDS ST, 127 & 131; also SANDS ST, ns, 155.5 w Bridge, 25.1x100; Henry P Journey—Calmon Hurwitz et al; H C Rickaby (A). STATE ST, sws, 300 se Bond, 50x100; Abr Levine—Hartman Realty Co et al; M David- son (A). VARET ST, ss, 100 w Morrell, 25x100; Frieda Berg—Louis Levy et al; S Berg (A). UNION ST, ss, 375 e S av, 75x90; Newburgh Savgs Bank—Gilbert M Stratton et al; T F Redmond (A). 4TH ST, nes, 97.10 se S av, 38.6x95; Lawyers Mtg Co—F T Nesbit & Co et al; Cary & Carroll (A). N 5TH ST, nes, 100 nw Roebling, 25x100; Mar- guerite B Hicks—Jacob F Healey & ano; partition; C E Minor (A). 14TH ST, nes, 491 nw 3 av, 25x100; Frances E Van Horn—Ann E Wilben et al; parti- tion; J D Barben (A). 51ST ST, ss, 160 e 6 av, 20x81.7x20x82.3; Jno D Holsten—Nestor Westerberg et al; H A Holsten (A). 55TH ST, sws, 360 se 11 av, 20x100; The Thrift —Loretta M Disken et al; F Jordan (A).

55TH ST, sws, 320 se 11 av, 20x100; The Thrift —Loretta N Disken et al; F Jordan (A). 60TH ST, swc 11 av, 40x100; Annie E Moffett —Frank Granieri et al; C B Campbell (A). 60TH ST, sws, 320 se 11 av, 20x100; Eliz B Decker—Emanuele Taranto et al; T F Red- mond (A). BAY RIDGE AV, nwc Bay, runs ne290xw—xn —xnw—xs—xe— to beg; Dime Savgs Bank— Jeremiah E Tracy et al; Dykman, Oeland & K (A). JEFFERSON AV, ns, 62 w Tompkins av, 19x 100; Sarah L Stephenson—Nettie R Howell & ano; C S Stephenson (A). MARCY AV, es, 40 s Monroe, 20x100; Wm P Hill—Eva S Sanford et al; T F Redmond (A). OVINGTON AV, sws, 174.1 nw 14 av, 18.6x52.5 x18.6x51.11; Title G & T Co—Chas Gabren et al; T F Redmond (A). SKILLMAN AV, ns, 100 e Humboldt, 16.8x100; Title G & T Co—Congetto Diccico et al; T F Redmond (A). 17TH AV, ws, 80 n 63d, 20x80; Milton J Vogel —Eva Hopcraft et al; J Rosenweil (A). LOTS 1 to 568 map of 1179 lots of Estate of Henry L Wyckoff; Maria Wyckoff—Empire Keystone Impt Co et al; F Van Wyck (A). LOTS 61 & 62 block 4748 map "Rugby E"; Chas Adler—Frank Hoetsberg; breach of contract; C H Broas (A).

MAY 27. BRADFORD ST, ws, 25 s Blake av, 30x100; Caroline Candidus—Barbara Lauer et al; H F Cochrane (A). REMSEN ST, ns, 123 e Clinton, 24x100; Realty Associates—Peppard Realty Co & ano; H L Thompson (A). STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reischenbacher et al; H L Thompson (A). E 2D ST, es, 140 n Av N, 26.8x113; Eliz R Lake—Caroline E Lacy et al; Hubbard & Rushmore (A). 4TH ST, sec Bway, runs e80xs62xe6xs39.4xw86 xn101.4 to beg; Williamsburgh Savgs Bank— Smith Gray Co et al; S M & D E Meeker (A). BAY 13TH ST, 144; Stephan J Dugan—Mary Dobrycka; foreclosure of mechanics lien; E R Mead (R). 17TH ST, sws, 197 se 3 av, runs sw100.2xse3xsw 39.4xse25.1xne137.6xw28 to beg; Mary E Field—Morris Ring et al; Owens, Gray & T (A). 67TH ST, ns, 223.9 w 3 av, 20x69.1x20.4x71; Tunis G B Kouwenhoven—Isaac Dranow et al; C A Kenmore (A). 81ST ST, ns, 100 w 3 av, 80x109.4; Arthur J Connelly—Adaline S Connelly (dissolution of partnership; T Gilleran (A). 93D ST, sws, 149.11 se 3 av, 25x130.10; Frank McGahan—Aug Hildebrandt et al; H L Thompson (A). LAFAYETTE AV, 358A & 360; also 58TH ST, sws, 280 se 8 av, 60x100.2; Miriam Harper —Eliz F McBride & ano; Harper & Clements (A). S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Bklyn Trust Co—Annie Martin & ano; H L Thompson (A). STONE AV, ws, 80 n Truxton, 20x100; Edw G Eckert—Veronica Hause et al; T F Tevlin (A). 11TH AV, nec Bay Ridge av. —x—; Bay Ridge Park Impt Co—Edw I Wilson et al; M S Allen (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 23. CLEVELAND PL, 15; Louis Pollinger— Jos & Edw Liebertz & Henry Rubin & Sol Schwartz (112) 100.00 LEXINGTON AV, 567-71; also 51ST ST, 160-66 E; Consolidated Chandelier Co—Hammerstein Opera Co & Oscar Hammerstein (113) 4,200.00 6TH AV, 634; Chas Koster—Louise B O'Donohue, Alvina McAleenan, Harry Olkovitz & David Mandel (114) 5,468.85 MAY 25. 201ST ST, ACADEMY ST & HARLEM RIVER; Louis Krieg—United Electric Light & Power Co & F T Nesbit & Co, Inc (118) 22.27 201ST ST, ACADEMY ST & HARLEM RIVER; Wm Cayten—United Electric Light & Power Co—F T Nesbit & Co (115) 10.00 6TH AV, 624; Chas Koster—Louise B O'Donohue, Alvina McAleenan, Harry Olkovitz & David Mandel (correc- tion) 5,468.85 MAY 26. 120TH ST, ns, 164.9 e Pleasant av, 103.5x121.10; Jno Carlucci—Ernest P Bernat & Alex Pelli Co, Inc (120) 685.00 LEXINGTON AV, 571; Davis Brown, Inc—Hammerstein Opera Co & Oscar Hammerstein (119) 9,449.79 MAY 27. 45TH ST, 7-11 W; Globe Automatic Sprinkler Co—Forty-Fifth St Realty Co (121) 3,600.00 78TH ST, 45-7 E; Grant Pulley & Hardware Co—Albt Rathbone, Edw Corning Co & Bayer Catton Co (122) 132.50 113TH ST, 2 E; Felice Trochina—Irving T Smith & Building Contracting Co, Inc (124) 55.00 113TH ST, 87 E; same—Abr Lipschitz & Building Contracting Co (125) 32.25 SHERMAN AV, nwc 204th, 400x100; David Finkler—Vermilyea Realty Co, Antonio L, Chas & Jno La Cagna- nina (123) 40.00 MAY 28. BROADWAY, swc 97th, 100x100; Jas McLaughlin Co—97th Street & Broad- way Realty Co & Crane & Co (126) 259.25

Mechanics Liens, Manhattan (Continued).

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.

Table listing mechanics liens in Manhattan from May 23 to May 28, including details like street names and amounts.

Bronx.

MAY 22, 23, 25, 26, 27 & 28. No satisfied Mechanics' Liens filed these days.

Brooklyn.

Table listing mechanics liens in Brooklyn from May 21 to May 27, including details like street names and amounts.

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

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan from May 21 to May 26, including details like names and amounts.

Table listing mechanics liens in Manhattan from May 20 to May 21, including details like street names and amounts.

Bronx.

Table listing mechanics liens in Bronx from May 22 to May 25, including details like street names and amounts.

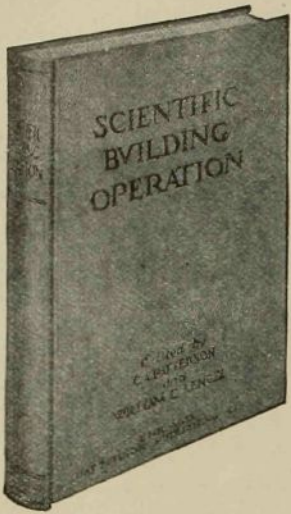
Brooklyn.

Table listing mechanics liens in Brooklyn from May 21 to May 25, including details like street names and amounts.

Table listing mechanics liens in Brooklyn from May 25 to May 26, including details like street names and amounts.

Table listing mechanics liens in Brooklyn from May 26 to May 27, including details like street names and amounts.

Table listing mechanics liens in Brooklyn from May 27 to May 28, including details like street names and amounts.



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The Record and Guide

119 West 40th Street, N. Y.

WILLIAM ASSUCHKEWITZ & BRO; Otto Erler; \$835.69; Rosenthal & Heermance.  
 BARRIENTOS, Maria; Oscar Hammerstein; \$8,000; House, Grossman & Vorhaus.  
**MAY 27.**  
 BOSTON & MAINE R R; Henry Edelmuth; \$10,000; Guggenheimer, Untermeyer & Marshall.  
 THOMAS, SEBAAD & NAHEEN D; Danl Tatum et al; \$359.60; Olcott, Gruber & Boynge & McManus.  
 UNION PARK DEVELOPMENT CO; Benj J Kline; \$750; McKennell & Appell.

DUDLEY AV, ns, 25 w Williams, 25x 100; Peter Corell loans Bentz Contracting Co, Inc, to erect 2-sty frame dwelling; 5 payments ..... 2,800.00  
 DUDLEY AV, ns, 50 w Williams, 25x 100; same loans same to erect 2-sty frame dwelling; 5 payments ..... 2,800.00

ORDERS.

Brooklyn.

**MAY 21.**  
 ADELPHI ST, 156-62; Hartman Constn Co on Realty Associates to pay Gowanus Wrecking Co ..... 1,500.00  
 POWELL ST, nwc Dumont av, 100x 100; A Ratner on Stratmore Co to pay Saml Scholkow ..... 100.00  
**MAY 22.**  
 ADELPHI ST, 156-62; Hartman Constn Co on Realty Associates to pay Gowanus & Arnott ..... 1,000.00  
 OCEAN AV, swc Cortelyou rd, —x—; General Iron Works on Cortelyou Investing Co to pay Elmer Enfield ..... 900.00  
**MAY 25.**  
 74TH ST, ns, 395.11 — Stewart av, 140x100; Mafin Constn Co on Lawyers Title Ins & T Co to pay Schwartz & Son ..... 400.00  
**MAY 26.**  
 ADELPHI ST, ws, 84 s Myrtle av, 103x 100; Hartman Constn Co on Realty Associates to pay Spatt Plumbing Supply Co ..... 1,800.00  
 E 23D ST, ws, 134 n Av D, 83.8x80; Moskowitz Bldg Co on N Y Mtg & Security Co to pay Cohn Cut Stone Co ..... 825.00

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 22, 23, 25, 26, 27, 28.  
 Albion Constn Co, St Nicholas av, nwc 164th st., Raisler Heating Co. Steam Heating Apparatus ..... 7,000.00  
 Drown, Hy R., 22d st, 126-30 W., Tippet & Wood, Tanks, &c. .... 2,275.00  
 Gardner, Hy P., 25th st, 28-30 W., Tippet & Wood, Tanks, &c. .... 2,295.00  
 G B W Constn Co, 19th st, 20-30 W., Tippet & Wood, Tanks, &c. .... 668.00  
 Heuel, Emil & ano as trstes, &c, estate Conrad Stein, Bleecker st, 27-31, Tippet & Wood, Tanks, &c. .... 800.00  
 Johnston, Caroline H., 23d st, 27-33 W., Tippet & Wood, Tanks, &c. .... 3,737.00  
 Metropolitan Realty Co, William st, 216-8, Tippet & Wood, Tanks, &c. 3,995.00  
 Regina Constn Co, 181st st, nwc Mapes av., Colonial Mantel & Refrigerator Co. Refrigerators ..... (R) 288.00  
 Silverson, Abr., Attorney st, 5-7., Anton Larson & Son, Refrigerators.... 175.00

Bronx.

MAY 22, 23, 25, 26, 27, 28.  
 Crotona Parkway Amusement Co., Crotona Parkway & Elsmere Automatic Sprinkler Co of America. Automatic Sprinklers. .... 1,850.00

Brooklyn.

MAY 21, 22, 23, 25, 26, 27.  
 John Marks Laundry Co, Inc, 30th st & 2d av., Benj F Kelley & Son, Heaters. .... 1,300.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

**MAY 26.**  
 AMSTERDAM AV, nwc 187th, 94.10x 100; Jas G Wentz loans Janpole & Werner Constn Co to erect two 5-sty apartments; 9 payments ..... 75,000.00  
**MAY 27.**  
 141ST ST, ns, 535 w 8 av, 30.9x100; City Mortgage Co loans Williams Building Co to erect a 6-sty apartment; 7 payments ..... 23,000.00  
 182D ST, ns, 100 w St Nicholas av, 50 x78.9; Wm J Brown loans Henry Sullivan to erect a —sty bldg; — payments ..... 20,000.00  
**MAY 28.**  
 LEXINGTON AV, es, 50.5 s 51st, 50x 100x irreg to 51st, x220x irreg; Manhattan Life Ins Co loans Hammerstein Opera Co to complete Opera House; 2 payments ..... 450,000.00  
**MAY 29.**  
 46TH ST, 14 E; County Holding Co loans Ritz Realty Corp to erect an 8-sty loft; 2 payments ..... 150,000.00  
 88TH ST, ns, 122.11 e Riverside dr, 118.5 x100.8x irreg; Lawyers Realty Co loans Riverside-88th St Corp to erect a 9-sty apartment; 7 payments .... 400,000.00

Bronx.

**MAY 22.**  
 HOME ST, ss, 50.3 w Bryant av, 50.3x 100.3; Manhattan Mtg Co loans Wm Sinnott Co to erect 5-sty apartment; 14 payments ..... 36,000.00  
 HOME ST, swc Bryant av, 50.3x100; same loans same to erect 5-sty apartment with stores; 14 payments ..... 46,000.00  
 223D ST, ns, 130 w White Plains rd, 50 x114; Richd W Horner, attorney, loans Arthur A Austin to erect 2 2-sty frame 2-family houses; 3 payments ..... 8,000.00  
 LOTS 184, 185, 186 & 187, map in partition of the real estate of Wm Adee; Richd W Horner, attorney, loans W D Howell Co, Inc, to erect 5-sty brick apartment with stores; 4 payments. 40,000.00

**MAY 26.**  
 190TH ST E, ss, 118.6 e Morris av, 50x 142.5; Bronx Investment Co loans Arthel Realty Co to erect 5-sty bk apartment; 7 payments ..... 40,000.00  
 LAYTON AV, nec Dean av, 25x100; Rose Apt loans Francesco & Grazia Santamarena to erect 2-sty bk bldg; 3 payments ..... 2,500.00  
**MAY 27.**  
 176TH ST, ss, 100 w Clinton av, 49.9x 158; City Mortgage Co loans Mitchell-McDermott Constn Co to erect 5-sty apartment; 12 payments ..... 30,000.00  
**MAY 28.**  
 FOX ST, ss, 180 e Av St John, 40x100; City Mtg Co loans Mack Constn Co to erect 5-sty apartment; 11 payments ..... 25,000.00  
 FOX ST, ss, 220 e Av St John, 40x100; City Mtg Co loans Mack Constn Co, Inc, to erect 5-sty apartment; 11 payments ..... 25,000.00

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 p-ower 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.

Named Streets.

Barclay st, 25—Trustee Columbia College....SS  
 Bayard st, 49—Mrs. Jos. Kletzko.....C  
 Bayard st, 66—Jacob Rosenberg.....C  
 Beekman st, 72—Est. Wm. W. Green.....C  
 Beekman st, 99-103—Louise Hammersley Est..B  
 Bleecker st, 107-9—Harris & Co.....G  
 Bleecker st, 107-9—Morris Zimmerman & Son.G  
 Bleecker st, 107-9—Raffaele Fusco & Bro....G  
 Bleecker st, 107-9—Aaron Silverman & Co....G  
 Bleecker st, 107-9—Joseph Meisel.....G  
 Bond st, 12—Hammel Bros.....C  
 Bond st, 12—Vernon Smiley.....C  
 Bond st, 12—Benj. W. Seaman.....C  
 Bond st, 12—Arthur Concors.....C  
 Bond st, 12—Benj. Rosenburgh.....C  
 Bond st, 25—Alex. Barkenkopf & Son.....C  
 Broad st, 60—Est. of Calvin Stevens.....C  
 Broad st, 60—The Dermot Co.....C-I  
 Broome st, 217—Isadore Hauptman.....G-A  
 Broome st, 217—Hyman Gold.....G  
 Duane st, 108-10—James H. Heroy Est.....C  
 Centre st, 247-9—Phillip Levine & Co.....C  
 Chatham sq, 20—Rachel Rich.....B  
 East Broadway, 2-6—Minnie A. Cohen.....SS  
 East Broadway, 123—Daniel Daniels.....I  
 Goerck st, 153-55—Wm. Asch.....E  
 Grand st, 263—Morris Krakow.....C-D  
 Grand st, 494-8—Meyer London.....C  
 Murray st, 98—Frederic Gallatin.....C  
 New Chambers st, 46—Lenx Photo-Eng. Co..A  
 South st, 22—Arthur Cohn.....G-A  
 Rivington st, 62—Jacob Aranovitz.....G  
 Spring st, 10—Henry Christian.....C  
 Stanton st, 179—Meyer Lopides Est.....E  
 Washington st, 81-5—Daniel J. Faour.....D  
 Washington st, 81-5—Naser, Katen & Nahass.....D-C  
 Washington st, 81-5—Mansour Elhiow & Bro.D  
 Washington st, 81-5—Farhood & Kottie.....D  
 Washington st, 81-5—National Negligee Co..D-C  
 Washington st, 215—Hall & Ruckel.....A-G

Numbered Streets.

14th st, 8 E—Adolph & Max Finkelstein....DR  
 14th st, 8 E—Finkelstein Bros.....D  
 14th st, 8 E—Abr. Moskowitz.....DR  
 14th st, 8 E—Wm. H. Levy & Wm. Schuber..DR  
 14th st, 8 E—Jacob Davis.....DR  
 15th st, 28 W—Horowitz & Gotthell.....G-A  
 15th st, 28 W—Sorotick & Friedman.....G-A  
 15th st, 28 W—Rosen & Sabkerstein.....G  
 15th st, 28 W—Hirsch & Wiener.....G-A

17th st, 227 W—Book Publishing Co.....G  
 18th st, 307-9 W—18th St. Methodist Episcopal Church .....C-I  
 24th st, 19-21 W—Ginsberg & Fisher.....DR  
 26th st, 55-57 W—Phillip Kessler.....D  
 26th st, 55-57 W—Herman Cadon.....D  
 26th st, 55-57 W—Harriet G. Coogan.....D  
 26th st, 122-6 W—Fabian Construction Co..C  
 26th st, 326 E—Jacob Fairberg, et al.....C  
 28th st, 145-7 W—Fashion Button Works....C  
 28th st, 145-7 W—Premier Waist Co.....D  
 28th st, 145-7 W—G. & B. Seid & Co.....C  
 28th st, 145-7—Cooper & Grapes.....C  
 28th st, 145-7 W—Louis Mayer & Co.....C  
 28th st, 145-7 W—Waldman & Rabinowitz...C  
 28th st, 145-7 W—Hyman Kaplan.....C  
 28th st, 145-7 W—Gross Realty Co., Inc....D  
 38th st, 66 W—May Bartzel.....C  
 38th st, 68 W—T. J. Oakley Rhinelander, et al.....C  
 47th st, 129-31 W—Leopold Stern.....SS  
 48th st, 318-20 E—Leipzig Fur Dyeing Wks..C  
 52d st, 632 W—Buick Motor Co.....C-D-L  
 83d st, 168-70 E—Brown Bros.....H-A-L  
 87th st, 85-7 W—Est. of John Overback.....C  
 88th st, 117 E—Alex. Soling.....G  
 88th st, 119 E—Canebrake Realty Co.....G  
 92d, 409-11 E—W. & J. Realty Corp.....C  
 102d st, 406-12 E—Adam C. Wickel, et al..C-D  
 136th st, 168 W—Dennis W. O'Halloran.....C

Named Avenues.

Av A, 1501—Julius Hirsch.....A-G  
 Av D, 53—Benj. Rosenberg.....H-A-D  
 Broadway, 478-82—The Roosevelt Hospital Co. ....SS  
 Broadway, 1757-63—Rodney K. Hains Co..G-A  
 Madison av, 140-42—Wm. F. Mittendorf....C

Numbered Avenues.

1st av, 291—Barbara Wachtel, et al.....C  
 5th av, 708-12—N. Y. Edison Co.....D  
 8th av, 987-89—John Reisenweber..F-C-B-SS  
 11th av, 455-57—Pennsylvania Terminal Storage Warehouse Co.....H-A-G

BRONX ORDERS SERVED.

Named Streets.

Suburban pl, 806-10—Nathan P. Socol.....C  
 Named Avenues.  
 Cauldwell av, 967—Mrs. Annie Dooley.....C  
 City Island av, nr Beach st—Chas. Keeley...L  
 Hoe av, 1760-4—Trask Building Co.....C  
 Van Cortlandt av, 8—John Schill.....C  
 Walton av, 839—Wm. G. Robinson.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 33-37—Chas. H. Reynolds.....C  
 Breevoort pl, 39—Geo. F. Sullivan.....M  
 Cook st, 108—Nathan Leibel.....C  
 Franklin st, 37-61—Gutta Percha & Rubber Mfg. Co. ....M  
 Fulton st, 88—Frank M. Tierman.....C  
 Fulton st, 88—Wm. Halbert.....C  
 Fulton st, 1467—Robbins Estate.....M  
 Fulton st, 3082—Henry Behr.....A-G  
 Havemeyer st, 185—Louis Cohen.....C  
 Herkimer st, 1325-35—Beecher Memorial Cong. Church .....C-M  
 Kosciusko st, 141—Samuel Adelson.....C-G  
 Kosciusko st, 141—Abraham Levy.....G  
 Kosciusko st, 141—Phillip Garfinkel.....G  
 Kosciusko st, 141—Alexander Bernstein....G  
 Lincoln pl, 814—Chas. W. Fuller.....C-M  
 Montague st, 109—Eagle Savings Loan Ass'n.M  
 Pearl st, 56-60—Henry L. Hudson..G-A-C-DR  
 Pearl st, 355—Geo. W. Wilson.....C-B  
 S. Oxford st, 180—Mrs. Wm. F. Haigh.....M  
 Washington st, 60-72—The Robert Gair Co...C  
 Watkins st, 311—Rubin Leving & Harry Jaffe .....C-B  
 Watkins st, 436—Joseph Spiegelman & Morris Fischer .....C-A-G  
 Withers st, 84-86—Richard Young.....C

Numbered Streets.

17th st, 427—Jacob Stedler.....M  
 40th st, 270—John Deliberty.....D-C  
 40th st, 1200—Michael M. Stone.....M-C  
 62d st, 2102—Alco Building Co.....M-C  
 66th st, 2082—Alco Building Co.....C-M  
 68th st, ns, bet 1st & 2d avs—Chas. H. Carpenter .....A  
 74th st, 1678—Joseph Delgin.....M  
 92d st, 413-9—John Kaiser.....M-C

Named Avenues.

Atlantic av, 91—The Monroe Swiss Embroidery Works .....G  
 Atlantic av, 137—Habit Alton.....G  
 Atlantic av, 183—Fadone, Manassa & Co....G  
 Blake av, 1126—Chas. Cords.....M  
 Broadway, 109—Louis Shift.....G  
 Broadway, 677-79—Isaac Pearson.....C  
 Bushwick av, 358—Louis Weil.....C  
 Coney Island av, 1099—Henry Simpson.....M  
 Dumont av, 120—Douglas Building Co..C-M  
 Flatbush av, 37-51—Pioneer Stor. Warehouse Co. ....SS  
 Foster av, 1819—Alfred F. Decker.....M  
 Gates av, 15—LeGrand L. Clark.....M  
 Gates av, 15—Michael Russell.....C  
 Lexington av, 13-23—Julius Pincus & Manuel Tobias .....C  
 Myrtle av, 1065—Hyman Slom.....C  
 Pitkin av, 1821—Benj. Hases.....C  
 Pitkin av, 1821—Isidor Finkelstein.....C  
 Portland av, 41 N—Egidio Grovinazzo.....C-M  
 Rockaway av, 377—Ruby Lieberman.....C  
 Rockaway av, 428-32—Hyman Silverstone..C  
 Snediker av, 219—Jacob Boshneck.....C  
 Snediker av, 219—Samuel Boshneck.....G  
 Snediker av, 219—Bklyn Union Gas Co.....C  
 Utica av, 151—Frank P. Lucke.....C

Numbered Avenues.

5th av, 552—Lewis Germain.....G-C-A

QUEENS ORDERS SERVED.

Named Avenues.

Alexander av & Ocean (Beach 62d st). Arverne—Max Gold .....B-C-SS  
 Central av, 457 (Far Rockaway)—Peter Rohm .....M-C  
 Springfield av, nr Clinton av (Springfield)—Bernard Schenck .....M

RICHMOND ORDERS SERVED.

Named Avenues.

Post av, 988 (West New Brighton)—James A. Denman .....A-A-G

# BUILDING MANAGEMENT

## FINANCING A LOAN ON LOFT BUILDINGS

By GEORGE F. LADUE

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

**C**AN a satisfactory loan be obtained today upon a loft building? Refer the question to your mortgage broker and he will answer in the affirmative, provided the contemplated enterprise contains the essentials to success, namely, demand for and desirability of the improvement, and, the financial ability of the promoter to successfully carry the operation to completion. Let us analyze these essentials in the order mentioned.

Demand for and desirability of the improvement are two essentials often overlooked, ignorantly perhaps, which spell the failure of many a real estate improvement. The workings of these two essentials are best illustrated during a new and rapid development of a section of the city which has hitherto lain dormant, the beginning of which is the result of careful thought and study by clever operators. These men discover the demand, which is often caused by various conditions existing in older established sections of the city. They study this demand and its solution, feel its pulse, as it were, and when the demand is about to assert itself, they are ready with a solution. The requirements have been looked into and a new section of the city selected. One which, by reason of natural growth, offers better advantages both as to location and transportation facilities, and one in which lots can be purchased at reasonable prices, owing to its dormant condition.

The development begins, a boom is started and migration to the newer section follows. This migration is primarily due to the slow and sure northward movement which is the result of limitations peculiar to Manhattan Island, and to many improvements and changes in transit facilities continually being made. It is also caused by the policy of owners of real estate in the older sections who, feeling safe in their position, do not endeavor to satisfy the demands of their tenants as they arise, nor do they appear to realize the possible future results of such neglect. Once started, however, this migration cannot easily be checked. One firm follows another, trade follows trade, until the folly and short-sightedness of owners in the older sections are more than offset by that of the speculative builder who has taken up the cause of the operator in the newer one. The result is that demand is oversupplied in both sections, rents are reduced, and the inevitable shrinkage of values for the time being follows; and the loss falls most heavily upon those who are responsible for pushing the development to such an extreme.

### Opening New Section.

However, we are discussing loans on loft buildings, so let us turn our attention to the section under development and analyze its conditions, before, during, and after the boom. The pioneer in any section, and of any type of building, always has difficulty in securing a satisfactory loan, and his broker must find some institution or individual who is open to conviction as to the demand for the improvement, the desirability of the type of building for the section, and its ultimate success.

For a time operator, builder, broker and lender, all march steadily forward to the inspiring music of jingling dollars, rapidly made on the one hand and securely invested on the other. We now find that the elements of selection of location and character of improvement enter largely into the success of an enterprise. The loft must be located



GEORGE F. LADUE.

on the best available plot, be it corner or otherwise, and it must be of a type suitable to the established demand if it is to attract mortgage funds. Lending institutions are, perhaps, becoming skeptical about the success of further development for the time being, and may endeavor to protect their present mortgage holdings by withholding their funds.

Now, what are some of the features of a loft that will insure its being a profitable investment for the owner and, therefore, safe security for a mortgagee. It must be well-located on a desirable avenue or street or selected inside plot. It must have light and plenty of it, and permanent light on as many sides as possible. Size of plot, height of building and quality of construction are also essential points to consider.

### Successful Operation.

I have in mind a loft which was erected last year in the Thirties and recently sold. It is well located on a desirable cross-street and, while it is situated on an inside plot, it has permanent light on all sides above the fourth floor, due to judicious plotting. For this reason the builder had no difficulty in obtaining a satisfactory loan from a savings bank, and has now sold to an investor in a market that refuses to digest any but the best securities.

Now, as to the financial ability of a builder to carry an operation to successful completion: A man who owns a plot or has recently purchased one with the intention of erecting a loft at some future date, decides to go ahead with the operation because he cannot afford to carry his holdings in their present income producing condition. That man will probably find it equally hard to carry the additional burden through to successful completion. Nor should he build merely because his neighbor has put up what appears to be a successful proposition.

In planning the financial details of a loft building an owner should first endeavor to ascertain the true value of his property. What the original cost was or what he recently paid for his lots has little bearing on the case. What are they worth today is the question and their value is regulated largely by the demand for them, and the supply of other lots equally as good.

Secondly, he should carefully figure out the cost of a building suitable to

the plot he intends to improve and is justified in adding legitimate carrying charges such as taxes, interest, commissions, etc. After establishing the true value of his property he can be reasonably sure of obtaining 66 2-3 per cent. of the amount on first mortgage, bearing in mind that the amount thus secured is subject to slight variation owing to market conditions and varying opinions as to the value and success of the operation. Such a loan, based upon an honest valuation, can be procured in this or almost any market provided always that the finished product supplies a legitimate demand.

If, however, a builder is counting on "beating the market," "borrowing out" or equaling the "participation loan" of his neighbor, he is doomed to disappointment, for this enlightened market will not stand for any such high financing. He will succeed only in wearing himself out and the patience of his brokers as well, and will find that the recognized lending institutions will begin to look upon him and his enterprises with distrust. I do not mean to infer that a builder should expect to borrow only 66 2-3 per cent. of the true value of his property, but he should not endeavor to secure more than that percentage on first mortgage.

### Safe Investment.

A first mortgage of not more than 66 2-3 per cent. on New York City realty, if selected with care and judgment, is the safest form of investment, yielding an equal return that is offered the investing public today. It is legal security for savings banks and trust funds, and its high standard should not be lowered by those whose actions are not regulated by law. One of the causes that is largely responsible for the present withholding of mortgage funds has been the cheapening of this excellent form of investment by the more than liberal policy of careless lenders in the recent past, some of whom are already realizing their errors.

A builder is justified in securing additional funds, if necessary, on second mortgage to assist him in his operation, bearing in mind, however, that the amount of assistance he requires is measured by his financial resources and that there is a limit beyond which he should hesitate to go.

The present status of the second mortgage is, generally speaking, a peculiar one, owing to the usury laws in this State, limiting the interest rate to six per cent. This fact has developed the practice of demanding large discounts by certain lenders, while others, more conscientious or timid, perhaps, refrain from investing in these securities. If second mortgages could legitimately be written to draw a slightly higher rate of interest, it would result in a larger demand for this class of security and would standardize it.

Building and permanent loans are usually obtained from the institutions that are looking for safe, permanent investments, and for that reason, are more conservative in their views. Short-time building loans are generally made by private corporations, or operators who wish to facilitate a sale.

Now, just a word as to rates of interest for loans on loft buildings, for the past few months they have been firm, yielding five and five and one-half per cent. for the best securities. Of late, however, there has been a general improvement in the mortgage market and this excellent form of development should also benefit by the reduction of rates that all are looking for.



**USEFUL APPLIANCES**

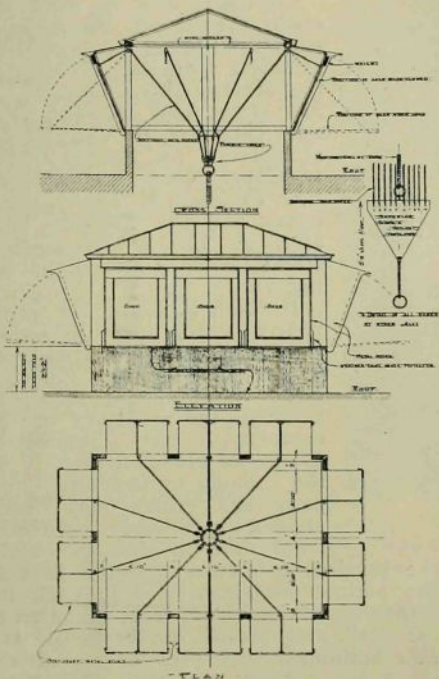
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

**A Combined Ventilator Skylight.**

**A** SKYLIGHT system that has the additional virtue of being a ventilator in normal times as well as in times of fire peril is being introduced by the Superior Cornice & Skylights Works, Inc., 214-216 East 127th street.

The sides of this combined ventilator-skylight are composed of a number of apertures provided with a like number of metal sash set in weather-tight pockets and hinged outward. These sash when closed are positioned at an inclined angle, equipped with brackets, weights, pulleys, fusible-links, etc., and so arranged that they will open automatically without human intervention, and so that its operation will not be hindered by warping or settlement, or from obstruction by snow or ice.

The sash are operated by a system of ropes attached to fusible-links which in return are governed by a main rope or set of ropes run down to a point where they can be conveniently operat-



ed. Each sash, in addition to the main lines, is provided with a guide-rope that holds the sash in its extended position when the main ropes are cut or when excessive heat causes the fusing of the links and the subsequent drop of sash.

The sash are usually four feet high by three feet wide, with six-inch double corner posts and six-inch intermediate mullions, well braced and reinforced.

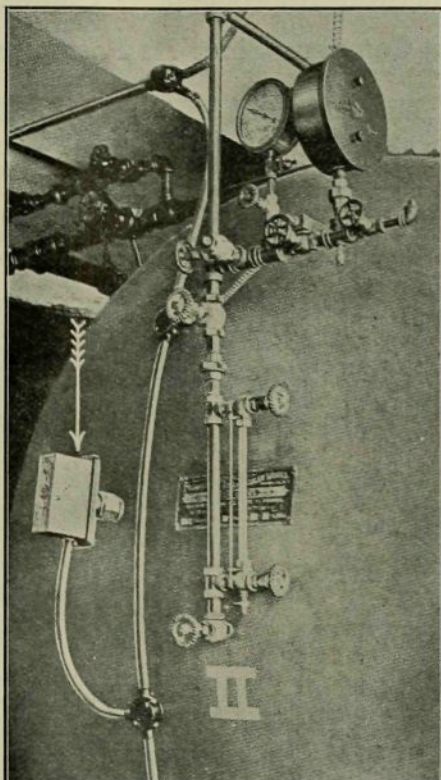
The roof of this ventilator-skylight is of first-class hip-ridge construction, with heavy bars and condensation gutters, glazed with a thin glass and made perfectly weather-tight. A No. 12 galvanized, one-inch Underwriters' wire mesh is placed underneath this roof to gather in the glass which invariably breaks from excessive heat in case of fire.

The ventilator-skylight is of special use when there is a fire in a theatre building, it being obvious that the cutting of the main ropes or the melting of the fusible-links will separate the numerous lines, releasing all sash simultaneously, allowing them to gravitate to their open position and thereby permitting accumulated smoke and gases to escape.

Superior ventilators are constructed in a manner approved by the National Board of Fire Underwriters, and in accordance with "An Ordinance Regulating the Construction and Equipment of Theatre Buildings, as Approved by National Fire Protective Association and National Board of Fire Underwriters."

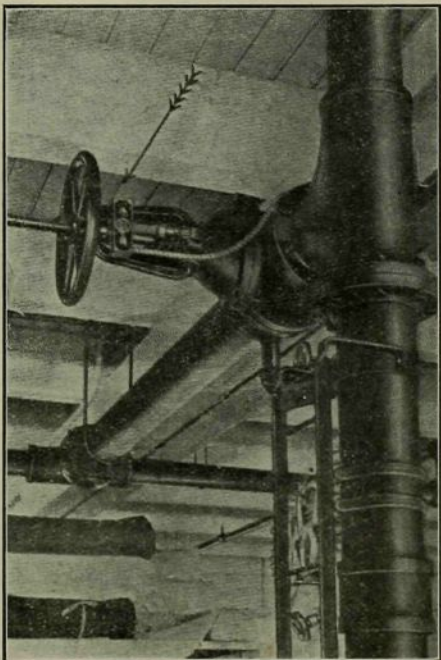
**Making Sure of Emergency Equipment.**

SK any man in charge of a great mercantile establishment point blank, "Is your fire protection ready for an emergency this minute?" and his answer will be, "Why, I suppose so." Then ask him if that is what he calls fire protection.



"Supposing so" never will save his stock or his company great loss in profits resulting from a delay in the daily routine caused by fire. If an insurance company had given that man a special rate because he had equipped his plant with sprinklers, and then, after the fire, the inspector had found the feed valve closed, a counter claim of contributory negligence could be made, and the settlement might be indefinitely delayed.

There is a way by which building managers may be sure that they are receiving full protection from the expensive equipment installed to give protection in an emergency. If a repair man, a malicious employe turns off that valve, an electrical contact informs the A. D. T. system, and the manager is at one notified that he is without fire



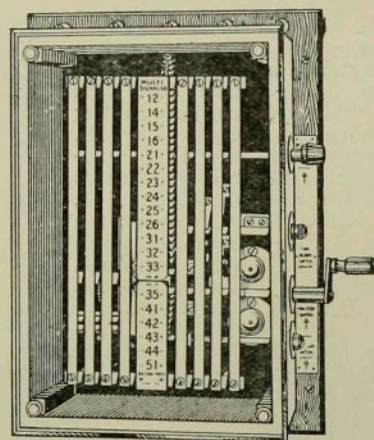
protection. If the pressure in the tank is low, the same information is conveyed to the A. D. T. headquarters, and it is remedied. If the water in the tank has frozen, the central office knows about it instantly, through the operation of the devices shown in the accompanying illustrations. In any event the building

manager knows whether he is protected or not, and he does not have to guess at it. A similar system is employed in the dry sprinkler system.

As soon as a flash comes over the wires that the sprinkler gate has been closed, the central office telephones the manager. At the same time an inspector is despatched to the building to find out just why that gate was closed. A written report is also sent, so that the manager has a record of just when his fire protection was efficient, and when, because of repair or alteration, it was out of service. The service is rendered on a yearly basis.

**An Office Call.**

**M**UCH time is lost daily in the average business establishment trying to locate an employe who is wanted. In order to obviate the usual delays, and thereby save money for the concern, the Multi-Signal Company, of the Marbridge Building, Broadway and 34th street, have put on the market a device which will overcome the difficulty. The accompanying cut shows the telephone desk equipment, and the remainder consists of concealed wires which run



through the building, and small annunciators in each department in the structure. When a certain employe is wanted the operator moves a pointer and turns a key. Instantly a call is flashed to every part of the building, the annunciator flashing the number or name of the person wanted, and instead of several persons being disturbed at their work, the one wanted steps to the 'phone without confusion. The device works equally well for fire, time and dismissal signals.

**For Leaky Skylights.**

**I**F skylights leak because the glass has been put in with ordinary putty remedial measures may be taken by making a paste oil paint and applying it. This may be made by using paint skins that have been run through a grinding machine or boiled in a kettle and softened by linseed oil. This material remains elastic and does not crack. It must be thinned if the glass has been lapped without frames, then apply a strip of semi-paste to the end of each under-glass. When the paste has set the two pasted layers must be touched up a bit to insure perfect tightness. The result is almost a rubber glaze that will stand the effects of the weather far longer than ordinary putty. It is necessary, first to have all parts that the glaze is supposed to protect thoroughly cleaned and all traces of former putty removed.

**Motor Supplants Hand Power.**

**O**NE of the big leaks in building management is the cost of manual labor. The human machine gets tired easily, especially in hot weather, and so the United Manufacturing Company of Kansas City, Mo., hit upon the idea of doing many little stunts formerly thought practicable only by hand power, with a portable motor. This motor is mounted on a truck which may be trundled from one part of the building to another. It may be used for polishing desks or scraping floors, washing windows, drilling holes through concrete floors and scrubbing.

## CURRENT BUILDING OPERATIONS

### Many Large Structural Improvements Completed by the Libman Construction Company Since Its Formation Ten Years Ago

THE Libman Contracting Company has been identified with many large structural operations in Manhattan during the ten years since its incorporation. Founded by A. L. Libman, the president of the concern, in 1904, the concern has erected many public and private buildings.

The first municipal building erected by the company was the Rutgers Place Public Bath, which was commented upon in an article published in the Record and Guide on July 3, 1909. On this operation the Libman Contracting Company made a record for public buildings, by completing more than thirty days in advance of contract time. Since that date they have received many other important municipal contracts, among which are the transformer station at Blackwell's Island, for which Raymond F. Almiral was the architect; the Central Fire Alarm Telegraph Station for Greater New York, situated at Transverse Road No. 2, Central Park (Morgan & Trainer, architects); Public School No. 169, situated at Audubon avenue and 169th street (C. B. J. Snyder, architect); Public School No. 178, situated in Dean street near Saratoga avenue, Brooklyn (C. B. J. Snyder, architect).

In 1907 the Libman Contracting Company received its first theatre contract, the overhauling of and additions to the Mount Vernon Opera House, which amounted to about \$15,000. Since that date the company has erected seven theatres, the total cost of which, excluding ground, amounted to more than \$2,000,000. These theatres include the Prospect Theatre, at Prospect avenue and 160th street (E. C. Horn Sons, architects); the Riverside Theatre, at Broadway and 96th street (Thomas W. Lamb, architect); the Royal Theatre, at Westchester and Bergen avenues (Thomas W. Lamb, architect); the Audubon Theatre, at Broadway, 165th and 166th streets and St. Nicholas avenue (Thomas W. Lamb, architect); Cecil Spooner Theatre, at 163d street near Southern Boulevard (E. C. Horn Sons, architects); Keith's Prospect Theatre, 9th street near Fifth avenue, Brooklyn (William H. McElpatrick, architect), and the Candler Theatre, 223-229 West 41st street (Thomas W. Lamb, architect).

The apartment house work executed by the company includes the Middleton Apartments, at 189th street and St. Nicholas avenue (Goldwin Starrett & Van Vleck, architects); Lathrop Apartments, 83d street near Central Park West (Schwartz & Gross, architects); the twelve-story apartment houses at the southeast corner of Park avenue and 78th street and the northwest corner of Park avenue and 76th street (George & Edward Blum, architects), and the block of apartments

in the north side of 141st street, west of Lenox avenue (George Fred Pelham, architect). In 1910, the Driscoll residence, at 122 East 80th street, for which Schwartz & Gross were the architects, was erected, and in the fol-

lowing year the residence at 116 East 78th street was erected from plans by Rouse & Goldstone. Not only in the special fields above mentioned has the Libman Contracting Company been successful in obtaining contracts, but many of the large mercantile buildings in Greater New York have been erected by this company. The Leavitt Building, at 126-132 West 46th street, was erected in 1912, from plans by Nast & Springsteen; the International Motor Company's building at the northeast corner of 64th street and West End avenue (Nast & Springsteen, architects); the Roethlisberger Building, at 178 Franklin street (James C. Maurer, architect); the American Steel Company's building, at 162 Chambers street (Mitchell Bernstein, architect), and the Carnegie Company's building, at 9 West 35th street (Gross & Kleinberger, architects). The garages erected by this company include the Belnord, Motor Transportation, Cadillac and Manchester garages.

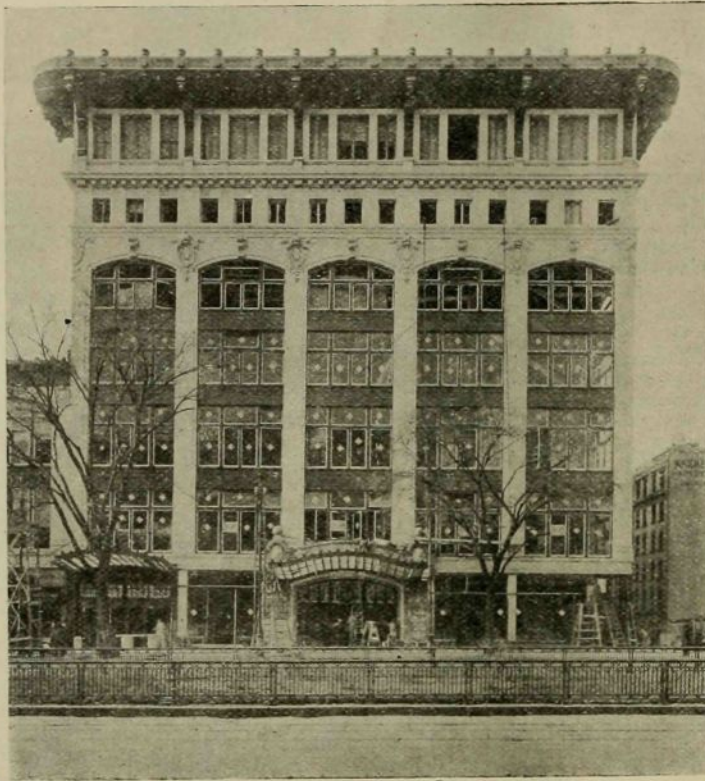
Contracts now in work include the Eclair Film Company's building, at Fort Lee (Charles Jourjon, architect); the Murray Hill Chambers, at 33d street and Madison avenue (Starrett & Van Vleck, architects); the Nassau County Court House, at Mineola, L. I. (William B. Tubby, architect), and the Hopkins Theatre, at 153-159 West 49th street (Murphy & Dana, architects).

Herman F. Lippe, for twenty-five years identified with the building interests of New York, is in charge of the construction staff, and James F. Connell, the secretary of the company, has immediate charge of all office work. As the Libman Contracting Company has grown with rapid strides, it became necessary from time to time to obtain

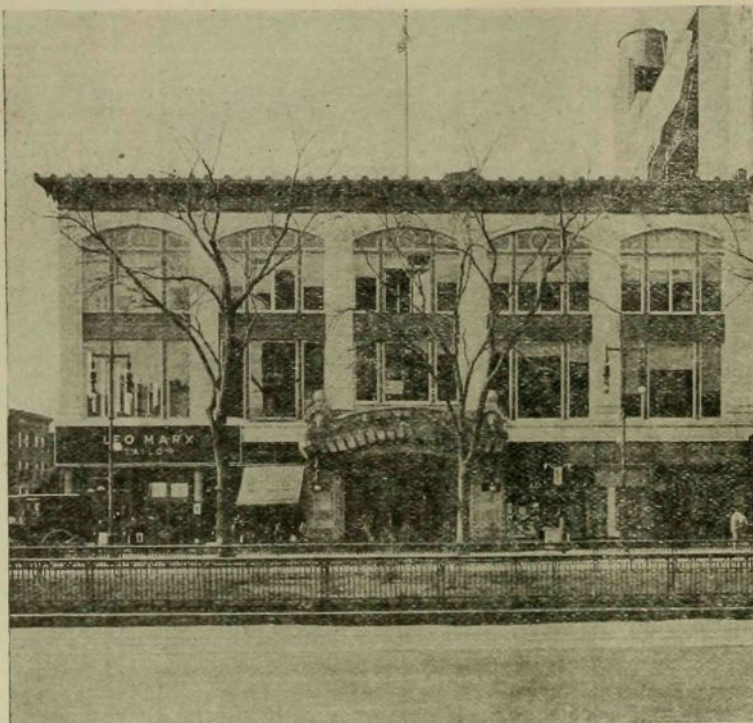
the services of new superintendents at the various buildings, and in each instance union mechanics were taken from the wall and placed in charge of the new buildings, with extremely good results; and with the assistance of these men, now amounting to twelve, the company is in a position to handle contracts of any magnitude with speed and strict fidelity to the plans and specifications.

#### Architectural Renderings.

Architectural rendering has of late years become more or less of a specialty, and the men who make the exhibition drawings and the color renderings for submission to clients have in the main become a specialized class, which does nothing else, and their ranks are recruited mainly from the architects' offices, but with occasional accessions from the painters. In the old days the perspective drawing ("it was not then called a "rendering") was almost invariably made in the office of the architect, or often by the architect of the building it depicted; and these old renderings, though oftentimes crude and unintelligent, were perhaps more interesting than the beautiful drawings of the present day, because they were documents of the designers. This method gave of course a certain



THEATRE AT BROADWAY AND 97TH ST.



THEATRE AT BROADWAY AND 96TH ST.

Company been successful in obtaining contracts, but many of the large mercantile buildings in Greater New York have been erected by this company.

advantage in the securing of work to the architect of pictorial talent—an advantage perhaps undeserved, since the picture is not the ultimate aim of the architect. The professional renderer was developed to overcome this disadvantage.

The fact that it is now the habitual practice of most offices to have their rendering done by men outside of the offices, does not mean that the proportion of men among the draftsmen in their offices who have ability in rendering has decreased, says the Brickbuilder; in fact, the contrary is the case, and not only is there a larger proportion of men who are able to render with some approach to architectural skill, but also the work of these men is of a better grade than it used to be.

Mr. Magonigle, for example, made a drawing for his proposed scheme for the Perry Memorial some years ago, which was quite as beautiful a thing as Mr. Long's wonderful drawing of the Hudson-Fulton Competition. Mr. Seymour made a rendering of the winning scheme of the Perry Memorial (Freedlander and Seymour, architects), which was one of the best architectural renderings we have ever seen, and, although it was a truly architectural rendering in black and white, it still was the type of drawing which could be submitted to a client.

**Proposed New Publishing Building.**

During the week announcement was made to the effect that a new building designed primarily for the use of the printing and allied trades would be erected in the section which has, during the past few years, become the new home of many of the city's largest publishing concerns. The new building will be located at 440-448 West 37th street and will be twelve stories high, covering a plot 125 by 100 feet. Hill & Stout, architects, 299 Madison avenue, are now at work on the preliminary plans. H. I. Underhill, of South Orange, N. J., is the owner of the projected building, and it is his intention to lease lofts for printing, lithographing and general publishing purposes.

**Activity at Intervale Ave. & 163d St.**

Samuel Katz, I Madison avenue, is preparing plans for three five-story apartment houses, with stores, one to be erected at Intervale avenue and 163d street, 72x100 feet, one in the north side of 163d street, 72 feet south of Intervale avenue, 43x100 feet, and one at the southeast corner of Rogers place and 163d street, 72x100 feet. The cost is about \$250,000.

**To Alter Former Cosmopolitan Printing Plant.**

The American Biscuit Works, Inc., of 90 West street, Manhattan, of which Edwin T. Murdock is president, contemplates making extensive alterations to the old Cosmopolitan plant at Irvington-on-the-Hudson, New York. The building will be for the company's own occupancy. The biscuit company recently bought the works. Complete details have not been determined, and no architect has been selected.

**"Betsy Head" Memorial Playground.**

The Public Recreation Commission, of which Cyril H. Jones is acting secretary, will soon submit plans to the Board of Estimate and Apportionment for its approval for the new "Betsy Head" Memorial Playground, to be erected at Brownsville, East New York, Brooklyn. Plans have been prepared by Henry B. Herts, of 35 West 31st street. The group consists of a play field, 300x438 feet, a men's gymnasium and a similar building for women; swimming pool, 60x150 feet; lockers; wading pool, 54x95 feet; farm house with farm gardens, and an additional play field, 108x279 feet. It is undecided how soon bids will be called for.

**NO ARCHITECTS SELECTED.**

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

WEEDSPORT, N. Y.—G. W. Treat, care of G. W. Treat & Son, this place, contemplates the erection of a residence here. No architect selected.

SAUGERTIES, N. Y.—J. O. Winston, 192 Albany av and Brown Station, Kingston, contemplates the erection of 2½-sty frame cottages to cost about \$5,000 each. No architect selected.

IRVINGTON-ON-THE-HUDSON, N. Y.—American Biscuit Works, Inc., 90 West Broadway, Manhattan, Edwin T. Murdock, president, contemplates making extensive alterations to the factory here. No architect selected.

POUGHKEEPSIE, N. Y.—The City of Poughkeepsie, D. W. Wilbur, mayor, Municipal Building, contemplates the erection of a city hall, probably at the corner of Main and Washington sts, and it is expected that a special election will be held soon on same. Cost, about \$150,000. No architect selected.

LYONS, N. Y.—B. Schneible, Canal st, contemplates remodeling the brick business block in Canal st. No architect selected.

WOLCOTT, N. Y.—George A. Bush, this place, contemplates the erection of a residence here. No architect selected.

KINGSTON, N. Y.—Fitzpatrick & Draper, Mill and Hasbrouck sts, contemplates the erection of a brick addition to the factory in Mill st. No architect selected.

NORTHPORT, L. I.—The Board of Trustees of Northport, George Babcock, president, is receiving competitive sketches for a brick library here to cost about \$10,000. No architect selected.

ENDICOTT, N. Y.—The Independent Order of Odd Fellows Lodge, No. 925, Noble Grand Ray Whittiker, contemplates the erection of a lodge and office building in Washington st. No architect selected.

CORTLAND, N. Y.—George Clark, care of the First National Bank, this place, contemplates the erection of a brick business block in Clinton st. No architect selected.

HAMILTON, N. Y.—Colgate University, Dr. E. B. Bryan, president, Sidney Colgate chairman of building committee, 188 Fulton st, Manhattan, contemplates the erection of a \$75,000 chapel at the University Grounds. No architect selected.

MANAHAWKIN, N. J.—The Board of Education of Stafford Township, Ocean County, N. J., Stephen Johnson, president, contemplates the erection of a 2-sty frame school here to cost about \$10,000. No architect selected.

SOUTH NORWALK, CONN.—South Norwalk Lodge, B. P. O. Elks, Joseph J. Linzweiler, Frank Clark, chairman of building, is receiving competitive sketches for additions and alterations to the residence in South Main st for society purposes.

**PLANS FIGURING.**

**CHURCHES.**

WEST HOBOKEN, N. J.—McDermott & Hanigan, 103 Park av, Manhattan, are taking bids on subs for a 1½-sty brick and stone chapel, 40 x90 ft., at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary. Mother Mary of Jesus, prioress, on premises, Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect.

**DWELLINGS.**

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, architect, is taking bids to close about June 5 for a 2½-sty terra cotta block residence for George T. Dunlap, care of Grosset & Dunlap 518 West 26th st, Manhattan. Cost, about \$20,000.

YONKERS, N. Y.—Stephen J. Kodak, 45 Warburton av, architect, is taking bids on general contract for a 3-sty brick residence in Franklin st, for the Sisters of the Most Holy Trinity, Rev. Father John Kunusek, pastor, 18 Franklin st. Cost, about \$12,000.

**FACTORIES AND WAREHOUSES.**

MOUNT VERNON, N. Y.—Plans are being figured for a 1-sty brick and concrete motor vehicle plant 152x300 ft., in South Fulton st, south of 8th st, for the Ward Motor Vehicle Co., Concord av and 143d st. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about \$200,000.

BROOKLYN.—McDermott & Hanigan, 103 Park av, are figuring the factory building at the northwest corner of Herbert and Monitor sts for the John Kroder & Henry Reubel Co., 107 East 17th st. Richard Berger, 309 Broadway, Manhattan, architect.

**HALLS AND CLUBS.**

MANHATTAN.—Beverly S. King, 103 Park av, architect, is taking bids for the 6-sty addition, 25x100 ft., to the Engineers' Club at 23 West 39th st, for the Engineers' Club, 32 West 40th st, Stephenson Taylor, president. Cost, about \$100,000.

**SCHOOLS AND COLLEGES.**

MONTCCLAIR, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the high school building at Park st and Midland av, from plans by Starrett & Van Vleck, architects, and desire bids on all sub-contracts prior to June 2.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for the Hebrew Technical Institute, Stuyvesant and 9th sts, and desire bids on all sub-contracts immediately.

FARMINGDALE, L. I.—Bids will close on general contract June 13 at 12 M, for the Agronomy Building at the State School for Agriculture for the Board of Trustees of the

New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, 30 Lafayette av, Brooklyn, secretary and in charge of bids. Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about \$40,000.

MONTCCLAIR, N. J.—Bids will close June 4 for the high school on Midland av, Park av and Chestnut st, for the Board of Education of Montclair. Starrett & Van Vleck, Everitt Building, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, is heating and ventilating engineer. Cost, about \$500,000.

BOGOTA, N. J.—The Board of Education of Bogota, C. H. Westervelt, owner, is taking bids to close June 2 at 8:30 P. M., for alterations to heating, plumbing and ventilating systems. C. V. R. Bogert, 167 Main st, Hackensack, N. J., architect.

**STABLES AND GARAGES.**

MANHATTAN.—Plans are being figured for the 3-sty brick private garage, 50x50 ft., at 259-261 West 69th st, for Fred G. Bourne, 149 Broadway. I. H. Green, Greeley av, Sayville, L. I., architect. Cost, about \$40,000.

BRONX.—H. Nelson McLernon, 128 West Fordham rd, is taking estimates for the construction of a number of metal garages on West Fordham rd, near Sedgwick av.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

MADISON ST.—Cohen & Felson, 329 4th av, have been commissioned to prepare plans for a 6-sty apartment house on the site of the old Mariners Church, southwest corner of Madison and Catherine sts, for Bernard F. Golden.

AUDUBON AV.—Foundations have been completed for four 5-sty apartments, 54x84 ft., on the east side of Audubon av, between 185th and 186th sts, for the Aspinwall Apartments Co., Inc. Chas. L. Grad, president, 30 East 42d st, owner. Andrew J. Thomas, 2526 Webster av, architect. A. I. Mordecai & Sons, 30 East 42d st, general contractors. Wolfinger & Lasberg, 346 Broadway, carpenters. E. Shuttleworth Co., Vernon av, L. I. City, marble. Total cost, about \$225,000.

SHERMAN AV.—Koppe & Moore, 830 Westchester av, are preparing plans for two 5-sty tenements on the west side of Sherman av, 207 ft. north of 163d st, for the Kovacs Construction Co., care of architect.

DELANCEY ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the 6-sty tenement 74-76 Delancey st for Samuel Kaufman, 47 Division st. Cost, about \$5,000.

43D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to two 7-sty apartments 241-7 West 43d st, for Henry Claman, 325 West 43d st. Cost, about \$40,000.

MORTON ST.—Robert E. LaVelle, 2801 Valentine av, has completed plans for alterations to two 5-sty tenements 9-11 Morton st for Miriam L. Trigs, Dresden, Germany. Cost, about \$15,000.

DOWNING ST.—John A. Rofrano, 110 West 34th st, has completed plans for a 6-sty tenement, 39.6x77 ft., at 59-61 Downing st for Domenico Rovegno, 188 West Houston st. Cost, about \$40,000.

NAGLE AV.—Benj. W. Levitan, 20 West 31st st, has completed plans for two 5-sty apartments, 50x92 ft., on the east side of Nagle av, 296 ft. south of Hillside av, and 346 ft. south of Hillside av, for the Central Building Improvement & Investing Co., 149 Church st, Hyman Sonn, president. Cost, about \$50,000 each.

175TH ST.—Builders have purchased from Hannah McDonald, as a site for a new apartment house, the block front on the north side of 175th st, between Wadsworth av and Broadway. The plot fronts 124.7 ft. on 175th st, 71.9 ft. on Broadway and 64.1 ft. on Wadsworth av.

**DWELLINGS.**

27TH ST.—Gross & Kleinberger, Bible House, are preparing plans for alterations and extensions to the 4-sty brick residence and stores, 25x66 ft., at 148 East 27th st, for Fannie Levy, care of architects, owner. Cost, about \$10,000.

**STABLES AND GARAGES.**

99TH ST.—C. P. H. Gilbert, 1123 Broadway, has about completed plans for a 2-sty brick garage, 50x110 ft., in the south side of 99th st, 125 ft. east of 5th av, for Otto Kahn, care of Kuhn Loeb & Co., 52 William st. Bids will be taken by architect about June 10.

**STORES, OFFICES AND LOFTS.**

31ST ST.—Excavating is under way for the 12-sty store and loft at 31-37 East 31st st, for the 31 East 31st Street Realty Co., Inc., George Backer, president. Wallis & Goodwillie, 56 West 45th st, architects. E. E. Shuttleworth Co., Vernon av, L. I. City, has the cut stone work. Cost, about \$300,000.

**Bronx**

**APARTMENTS, FLATS AND TENEMENTS.**

165TH ST.—Koppe & Moore, 830 Westchester av, are preparing plans for four 5-sty brick and limestone tenements in the south side of 165th st, Sherman to Grant avs, for the Kovacs Construction Co., owner and builder, care of architects.

JACKSON AV.—Frankfort & Kirchner, 830 Westchester av, are preparing revised plans for a 5-sty store and tenement, 25x75 ft., on the west side of Jackson av, 188 ft. north of 163d st, for the Loyal Building Co., P. Liebwitz, president, 391 East 149th st, owner and builder. Cost, about \$30,000.

FOX ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans and will take bids about June 1, for two 5-sty tenements, 40x88 ft., in the south side of Fox st, 180 ft. east of Av St. Johns, for the Mack Construction Co., Inc., 957 Hoe av, owner and builder. Cost, about \$70,000.

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**VALENTINE AV.**—The Valhalla Corporation, 3153 3d av, contemplates the erection of two 5-sty apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$100,000.

**INTERVALE AV.**—Samuel Katz, 1 Madison av, is preparing plans for three 5-sty apartments, one 72x100 ft. at Intervale av and 163d st, one 43x100 ft. in the south side of 163d st, 72 ft. south of Intervale av, and one 72x100 ft. at the southeast corner of Rogers pl and 163d st. Total cost, about \$250,000.

### SCHOOLS AND COLLEGES.

**BRONX.**—The Board of Education opened bids May 25 for alterations, repairs, etc., to various schools. Laurence J. Bengert, low bidder for P. S. 9, \$1,065; P. S. 38, \$860. C. L. Dooley, Inc., P. S. 10, \$960; P. S. 25, \$800. C. S. Langner, P. S. 20, \$894; P. S. 23, \$987; P. S. 29, \$1,462; P. S. 43, \$684. W. H. Quinn, P. S. 27, \$2,065; P. S. 37, \$687; P. S. 40, \$877. Samuel Rappaport, P. S. 30, \$739; Morris H. S., \$1,887.

### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
**NEWKIRK AV.**—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 40x100 ft., at the northwest corner of Newkirk av and East 21st st, for the Peru Realty Co., S. Hauben, president, 89 Clinton st, Manhattan. Cost, about \$65,000.

**UNION ST.**—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x88 ft., in the north side of Union st, 224 ft. west of Smith st, for the Marba Realty Corporation, A. Gordon, president, 591 Willoughby av, owner and builder. Cost, about \$30,000.

**32D ST.**—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 4-sty apartment, 40x95 ft., in the east side of West 32d st, 220 ft. south of Mermaid av, for the Eagle Realty & Construction Co., 134 Henry st, Manhattan. Cost, about \$25,000.

**BELMONT AV.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x80 ft., at the southwest corner of Belmont av and Jerome st, for the Daniel Building Corporation, D. Fisler, president, 529 Union av, owner and builder. Cost, about \$30,000.

**THROOP AV.**—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments, 51x64 ft., at the northeast corner of Throop av and Hart st, for the Ettamon Realty Co., Inc., 26 Court st, owner and builder. Cost, about \$80,000.

**43D ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for five 4-sty tenements, 50x89 ft., in 43d st, 100 ft. east of 14th av, for the Conservative Construction Co., 1265 Eastern Parkway. Cost, about \$125,000.

**15TH ST.**—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments, 50x76 ft., at the southeast corner of 15th st and 10th av, for the Boyna Realty Co., 557 15th st. Cost, about \$90,000.

**SCHENCK AV.**—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 50x88 ft., on the west side of Schenck av, 150 ft. south of Belmont av, for the Agress Construction Co., M. Agress, president, 509 Barbey st, owner and builder. Cost, about \$25,000.

**EASTERN PARKWAY.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 50x93 ft., on the south side of Eastern Parkway, 266 ft. east of Schenectady av, for Morris Weinberg, 129 Powell st, owner and builder. Cost, about \$29,000.

**HINSDALE ST.**—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for five 4-sty tenements, 40x29 ft., in the east side of Hinsdale st, 200 ft. south of Blake av, for S. & L. Halperin, 1414 Lincoln pl, owner and builder. Cost, about \$90,000.

**GEORGIA AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 39x88 ft., on the west side of Georgia av, 60 ft. north of Dumont av, for Harry Carlin, 409 Christopher st, owner. Cost, about \$24,000.

**19TH ST.**—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 62x89 ft., in the south side of 19th st, 225 ft. east of 5th av, for the L. R. Realty Co., 388 9th st, owner. Cost, about \$45,000.

**RIVERDALE AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Riverdale av and Watkins st, for Herman Rosenthal, 1423 St. Marks av, owner. Cost, about \$30,000.

**LENOX RD.**—Harry Dorf, 614 Kosciuszko st, has completed plans for a 4-sty apartment, 50x85 ft., on the north side of Lenox rd, 84 ft. east of Rogers av, for Chas. Weber, 148 Schaeffer st, owner and builder. Cost, about \$35,000.

**RIVERDALE AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements at the southeast corner of Riverdale av and Powell st, for the Turner Improvement Co., 397 Snediker av, owner and builder. Cost, about \$50,000.

**BLAKE AV.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x88 ft., on the south side of Blake av, 50 ft. east of Amboy st, for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about \$25,000.

**PUTNAM AV.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southeast corner of Putnam av and Ames st, for Jacob Goell, 1779 Pitkin av, owner and builder; cost, about \$25,000.

**UNION ST.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x73 ft., in Union st, 266 ft. south of Schenectady av, for Morris Weinberg, 129 Powell st, owner and builder; cost, about \$25,000.

**PARKSIDE AV.**—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick apartment, 43x89 ft., on the south side of Parkside av, 349 ft. east of St. Paul's pl, for the Clayton Co., 215 Montague st, owner and builder. Cost, about \$40,000.

**SARATOGA AV.**—Cohn Bros., 361 Stone av, have completed plans for ten 4-sty tenements, 50x88 ft., on the west side of Saratoga av, 92 ft. south of Pitkin av, for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about \$250,000.

**BARRETT ST.**—Cohn Bros., 361 Stone av, have completed plans for thirteen 4-sty tenements, 50x88 ft., in the east side of Barrett st, 92 ft. south of Pitkin av, to cost about \$325,000. Collective Holding Co., 1779 Pitkin av, is the owner.

### DWELLINGS.

**60TH ST.**—Eric Holmgren, 367 Fulton st, is preparing plans for two 2½-sty frame and stucco residences, 17x42 ft., at 60th st, near 19th av, for Carl Brollow, 60th st near 14th av, owner and builder.

**BARBEY ST.**—E. Dennis, Schenck and Liberty avs, is preparing plans for a 2-sty brick residence, 20x50 ft., in the west side of Barbey st, 80 ft. north of Hegeman av, for Chas. Rappold, 794 Cleveland st, owner and builder. Cost, about \$3,500.

**47TH ST.**—M. A. Cantor, 39 West 38th st, Manhattan, is completing plans for a terra cotta block and stucco residence, 45x32 ft., and 1-sty garage, 25x20 ft., at the northwest corner of 47th st and 13th av, for J. J. Lock, 44 Court st, owner and builder. Cost, about \$10,000.

**CARROLL ST.**—Jas. A. Boyle, 367 Fulton st, is preparing plans for four 2-sty brick residences, 20x45 ft., in the north side of Carroll st, about 60 ft. east of Kingston av, for the George Potts Co., 1747 Union st, owner and builder. Cost, about \$7,500.

### FACTORIES AND WAREHOUSES.

**PRINCE ST.**—A. Ullrich, 367 Fulton st, is preparing plans for a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohmann Sons & Co., 343 Adams st, owners. Cost, about \$55,000.

### HOSPITALS AND ASYLUMS.

**BROOKLYN AV.**—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the Home of St. Giles the Cripple, Garden City, L. I. Cost, about \$100,000.

### SCHOOLS AND COLLEGES.

**BROOKLYN.**—Bids were opened by the Board of Education May 25 for alterations, repairs, etc., to various schools. Glanz & Bernson, P. S. 16, \$3,348; P. S. 17, \$1,050; P. S. 19, \$1,725; P. S. 22, \$2,115; P. S. 23, \$2,110; P. S. 31, \$2,016; P. S. 33, \$2,045; P. S. 37, \$2,490. Kalmannoff & Koplovitz, P. S. 20, \$755; P. S. 110, \$1,050. H. Schultz, P. S. 38, \$985; P. S. 132, \$859. Finnan & Lee, P. S. 49, \$880; P. S. 71, \$980; P. S. 143, \$2,240. Abraham Seskin, P. S. 122, \$765. C. L. Dooley, Inc., P. S. 126, \$1,285. Robert J. Mackey Co., Inc., Eastern District H. S., \$4,166.

**PUTNAM AV.**—Frank J. Helmle, 190 Montague st, is preparing plans for a 4-sty brick convent, 18x76 ft., on the north side of Putnam av, 381 ft. east of Patchen av, for the Church of Our Lady of Good Council, Rev. Father P. Donohue, pastor, 915 Putnam av. Cost, about \$12,000.

### STORES, OFFICES AND LOFTS.

**FULTON ST.**—Oppenheim-Collins & Co., 35 West 34th st, Manhattan, contemplates the erection of a 5-sty brick and stone department store at 481-483 Fulton st, from plans by Buchman & Fox, Madison av and 42d st, Manhattan. Work will not be started before next fall.

### THEATRES.

**WASHINGTON ST.**—Chas. Infanger & Son, 2634 Atlantic av, have about completed plans for alterations to the brick theatre in Washington st, for the Columbia Theatre, 281 Washington st.

### MISCELLANEOUS.

**EAST NEW YORK.**—Henry B. Herts, 35 West 31st st, Manhattan, has completed plans for "Betsy Head" Memorial Playground at Brownsville, East New York, for the Public Recreation Commission, Municipal Building, Manhattan. Cyril H. Jones, acting secretary. Plans will be submitted to the Board of Estimate and Apportionment for their approval.

### Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
**LONG ISLAND CITY.**—Gustave Erda, 826 Manhattan av, has completed plans for four 4-sty tenements, 25x77 ft., in the west side of Academy st, 100 ft. south of South Ridge st, for J. F. Ryan, builder, 250 3d av, L. I. City. Cost, about \$56,000.

**RIDGEWOOD, L. I.**—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for six 3-sty tenements, 26x69 ft., on the south side of Madison av, 26 ft. west of Myrtle av, for the Lancastershire Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, about \$69,000.

**RIDGEWOOD, L. I.**—S. Millman & Son, 1780 Pitkin av, have completed plans for three 3-sty brick tenements, 26x69 ft., on the north side of Putnam av, 217 ft. west of Myrtle av, for the Lancastershire Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, about \$31,500.

**LONG ISLAND CITY.**—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty brick tenement, 50x86 ft., in the west side of Briell st, 267 ft. north of Washington av, for the C. A. Ross Realty Co., Brown Station, N. Y. Cost, about \$20,000.

**RIDGEWOOD, L. I.**—Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 25x78 ft., at the southeast corner of Gates and Cypress avs, for August Bauer, 355 Highland blvd, owner and builder; cost, about \$10,000.

**RIDGEWOOD, L. I.**—L. Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty brick tenements, 27x68 ft., in the south side of Woodbine st, 62 ft. east of Cypress av, for August Bauer, 355 Highland blvd, owner and builder. Cost, about \$80,000.

### DWELLINGS.

**BELLE HARBOR, L. I.**—John A. Lashe, builder and owner, Rockaway Park, L. I.,

preparing plans for a 2½-sty frame residence, 40x58 ft., in the west side of Monmouth st, 180 ft. north of Newport av. Cost, about \$10,000.

**EDGEMERE, L. I.**—P. Caplan, Arverne, L. I., has completed plans for twenty-four 2-sty frame residences, 18x26 ft., at Beach 43d st, near the Boulevard, for the Edgemere Building Corporation, M. Rosenfeld, in charge. Total cost, about \$72,000.

**EDGEMERE, L. I.**—P. Caplan, Arverne, L. I., has completed plans for six frame residences at Beach 43d st and Boulevard, for the Ansonia Construction Co., 99 Nassau st, Manhattan, owner and builder. Total cost, about \$20,000.

**MORRIS PARK, L. I.**—L. F. Schillinger, 167 Van Siclen av, Brooklyn, is preparing plans for a 2-sty brick residence, 18x70 ft., on the west side of Lefferts av, 170 ft. south of Beaufort st, for Stephen W. Stoathoff, 1118 Lefferts av, owner and builder.

**BELLE HARBOR, L. I.**—John A. Laher, builder and owner, is preparing plans for a 2½-sty frame residence, 30x35 ft., in the west side of Oxford rd, 300 ft. south of Washington av, to cost about \$7,000.

**GLENDALE, L. I.**—C. L. Varrone, Corona, L. I., has completed plans for a 2-sty frame store and residence, 20x52 ft., on the west side of Dry Dock rd, 160 ft. north of Metropolitan av, for Mrs. Rodman, Bleecker st, Ridgewood. Cost, about \$5,000.

**CORONA, L. I.**—C. L. Varrone, this place, has completed plans for a 2-sty frame residence, 20x52 ft., in Washington st, near Jackson av, for Pulese & Pancaldo, Jackson av, Corona. Cost about \$5,000.

**ST. ALBANS, L. I.**—R. C. Edwards, 233 Broadway, Manhattan, has about completed plans for two residences for Edwin H. Brown, Esq., care of architect. Cost, about \$5,000 each.

**DOUGLSTON, L. I.**—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 1½-sty frame and stucco summer bungalow for Huntington W. Merchant, care of architect. Cost, about \$7,000. Bids will be taken by architect about June 5.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY.**—Buchman & Fox, Madison av and 42d st, are completing plans for the 8-sty factory, 90x100 ft., for P. E. Lindblad & Co., 103 Park av, Manhattan, Paul E. Lindblad, president. Authentic Realty Co., 103 Park av, Manhattan, general contractor. The site has not been announced.

**SCHOOLS AND COLLEGES.**

**QUEENS.**—Bids were opened by the Board of Education May 25 for alterations, repairs, etc., to various schools. Edward E. Stapleton was low bidder for P. S. 12, \$241; P. S. 16, \$857; P. S. 68, \$573; P. S. 72, \$393; P. S. 75, \$420; P. S. 78, \$316; P. S. 87, \$264; P. S. 88, \$943. The Haupt Paint & Hardware Co., P. S. 13, \$563; P. S. 17, \$738; P. S. 71, \$515; P. S. 73, \$263; P. S. 81, \$1,341; P. S. 86, \$742. Edward Theriault, P. S. 67, \$634. Doncourt Construction Co., P. S. 77, \$527; P. S. 89, \$1,500; Newtown H. S., \$344.

**STORES, OFFICES AND LOFTS.**

**LONG ISLAND CITY.**—Edward Hahn, this place, has completed plans for a 2-sty brick office and carpenter shop at Steinway and Ditmar avs, for William Koch, 498 Steinway av, owner and builder.

**MISCELLANEOUS.**

**FOREST HILLS, L. I.**—The West Side Tennis Club, Forest Hills, contemplates the erection of a steel grand stand, of two tiers, capacity \$10,000. George S. Groesbeck, 30 East 42d st, Manhattan, has submitted tentative sketches.

**Richmond.**

**PUBLIC BUILDINGS.**

**ST. GEORGE, S. I.**—Carrere & Hastings, 225 5th av, Manhattan, have about completed plans for the 4-sty brick and limestone court house, 150x150 ft., at DeKalb to Wall sts, Stuyvesant to Jay sts and Hamilton av, for the City of New York, George Cromwell, president Borough of Richmond. Cost, about \$350,000. Bids will soon be advertised.

**Nassau.**

**DWELLINGS.**

**VALLEY STREAM, L. I.**—Harry Bayer, owner, 438 Waverly pl, Richmond Hill, has completed plans for a 2½-sty frame residence, 23x38 ft., in the east side of Grove st, 345 ft. south of Forest av. Cost, about \$5,000.

**HEMPSTEAD, L. I.**—L. Berger & Co., 1652 Myrtle av, Ridewood, have completed plans for a 2½-sty frame residence, 24x36 ft., for Mrs. Kate Kraft, 359 Seneca av, Ridgewood, owner. Cost, about \$5,000.

**Suffolk.**

**DWELLINGS.**

**PATCHOGUE, L. I.**—C. L. Varrone, Corona, L. I., has completed plans for a 1½-sty frame bungalow, 30x32 ft., for Amos Schreff, 35 Edson st, Corona, owner. Cost, about \$6,000.

**LAKE RONKONKOMA, L. I.**—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 2½-sty frame residence for the Crichton Realty Co., Vanderbilt Building, 51 East 42d st, Manhattan, owner.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**

**YONKERS, N. Y.**—Wm. P. Katz, 12 North Broadway, will prepare plans for changing a private residence here, into a 3-family apartment. Exact location and owner's name for the present withheld.

**DWELLINGS.**

**YONKERS, N. Y.**—Otto Smidt, Bergenfield, N. J., has completed plans for a 2½-sty frame residence, 20x37 ft., on Bennett pl, for Lawrence Divizio, 51 Chambers st, Manhattan. Cost, about \$4,000.

**HARTSDALE, N. Y.**—Herbert Baer, 665 5th av, Manhattan, has completed plans for a 2½-sty brick residence, 27x54 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Cost, about \$10,000. Bids will be called about June 1.

**HARTSDALE, N. Y.**—H. G. Larzelere, builder, 44 Hill st, New Rochelle, builder and owner, is preparing plans for a 2½-sty frame residence, 51x30 ft., on the west side of Walworth av, north of Fenimore rd. Cost, about \$12,000.

**SCARSDALE, N. Y.**—Irving B. Ells, 47 West 34th st, Manhattan, has been commissioned to prepare plans for a 2½-sty frame residence, 40x37 ft., on Crane rd, for R. W. Fairries, Heathcote Inn, Scarsdale, owner.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**BROOKLYN (sub).**—The Marcus Contracting Co., Inc., 309 Broadway, Manhattan, has received the contract for excavating the plot in the south side of South 9th st, 102 ft. west of Berry st, for a 6-sty tenement for the Illinois Realty Co., Dr. Henry Mendlowitz, president, 271 Berry st. Shampan & Shampan, 772 Broadway, Brooklyn, architects.

**DWELLINGS.**

**BROOKLYN.**—Harry Grattan, 523 Rugby rd, has received the general contract to erect a 2½-sty brick and frame residence, 35x51 ft., at the northeast corner of Ditmars and Ocean avs, for Robert M. King, 45 Winthrop st, George M. Lawton, 30 East 42d st, Manhattan, architect. Cost, about \$15,000.

**NEW ROCHELLE, N. Y.**—George Watson, 228 Huguenot st, has received the general contract to erect a 2½-sty hollow tile and stucco residence and garage on Mount Tom rd, for Joseph C. Leyendecker, Wild Cliff, New Rochelle, owner. Louis R. Metcalfe, 2 West 47th st, Manhattan, architect.

**BRONXVILLE, N. Y.**—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have received the general contract to erect a 2½-sty brick residence at Sagamore Park, for Samuel A. Scribner, 7th av and 47th st, Manhattan, W. H. McElpatrick, 701 7th av, Manhattan, architect. Cost, about \$12,000.

**JERSEY CITY, N. J.**—James H. Verran, 138 Central av, has received the general contract to erect a 2-sty hollow tile residence and garage at 27 Reservoir av, for William H. Lawdham, 61 Reservoir av, owner. Edward M. Patterson, 1 Montgomery st, architect. Cost, about \$4,500.

**CEDARHURST, L. I.**—Jacob Stalb, 39 Eldert st, Brooklyn, has received the general contract to erect a 2½-sty frame and stucco residence at the southeast corner of Oakland av and Park pl, for L. A. De Waters, Inwood, L. I., owner. Koch & Wagner, 26 Court st, Brooklyn, architects. George Gross & Son, Boulevard, Hamlets, L. I., heating and plumbing work. Cost, about \$8,000.

**WOODMERE, L. I.**—Ralph O'Rourke, Grove st, Far Rockaway, L. I., has received the general contract to erect a 2½-sty frame residence,

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## PROPOSALS

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### NOTICE TO CONTRACTORS.

Sealed proposals for Outside Pump Well and Connections for the Middletown State Hospital, Middletown, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, 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 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. 12048. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, New York, 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, New York.

J. H. B. HANIFY,  
Secretary, State Hospital Commission.  
Dated, Albany, N. Y., May 14, 1914.

### Contracts Awarded—Continued.

30x40 ft., on Neptune av, 50 ft. south of Cromwell drive, for Herbert Spear, 139 West 19th st, Manhattan, owner. Howard & Callman, Far Rockaway, L. I., architects. Cost, about \$8,000.

NEWARK, N. J. (sub).—Vreeland & Kolster, 532 North 4th st, have received the mason work and James E. Farrell, 283 South 11th st, the carpentry, for a 2½-sty frame and stucco residence, 40x24 ft., at 384-386 Ridge st, for Ph. R. Van Buyne, 784 Broad st, owner, Hughes & Backoff, Essex Building, Clinton st, architects. Cost, about \$7,500.

NEW CANAAN, CONN.—Frank N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty frame residence, garage and gardener's cottage, 40x80 ft., for Henry W. Chappell, 117 East 64th st, Manhattan, owner. Murphy & Dana, 331 Madison av, Manhattan, architects. Cost, about \$40,000.

TUXEDO, N. Y. (sub).—D. C. Weeks & Son, 1123 Broadway, Manhattan, have received the contract for the masonry, including steel, floors and roofing, for the 2½-sty local stone residence at Tuxedo Park for J. Insley Blair, 24 Broad st, Carrere & Hastings, 5th av and 26th st, Manhattan, architects. Cost, about \$400,000.

PELHAM MANOR, N. Y.—S. A. Thomas, Palmer av, Larchmont, has received the general contract to erect a 2½-sty frame residence on Pelham Manor rd, for George M. Cecord, care of Architect C. C. Merritt, 150 West 42d st, Manhattan. Cost, about \$7,500.

SUMMIT, N. J.—John G. Carlson, 55½ Ashwood av, has received the general contract to erect a 2-sty frame residence on Gates av, for Patrick Mannion, care of general contractor. Cost, about \$4,500.

MOUNT VERNON, N. Y.—McKeand & Black, 17 Union lane, have received the general contract to erect a 2½-sty frame and stucco residence at Oakwood Heights, for Chas. Greenbaum, care of Architect S. A. Guttenberg, Proctor Building. Cost, about \$6,000.

SPRINGFIELD, N. J.—Albert P. Cain, this place, has received the general contract to erect a 2½-sty brick and hollow tile residence, 22x40 ft., for William Flemer, this place, owner. Wm. P. Carter, this place, architect. Cost, about \$7,500.

LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., for Miss Alice Cherbuluz, 717 West 17th st, Manhattan, Craftsman Architects, 6 East 39th st, Manhattan, architects. Cost, about \$6,000.

BRONX.—Edward Outwater, 18 East 41st st, has received the general contract to alter the 2½-sty frame residence on the west side of Independence av, 439 ft. north of 252d st, for the Estate of Loring R. Gale, Philadelphia, Pa. Parish & Schroeder, 12 West 31st st, architects. Cost, between \$15,000 and \$20,000.

### Factories and Warehouses.

LONG ISLAND CITY (sub).—Edward J. Alquist, 314 West 42d st, Manhattan, has received the contract including pile driving and foundation work, for the 2-sty brick factory, 50 x80 ft., in 10th st, east of Vernon av, for the Imperial Paint Co., 116-118 9th st, Long Island City. Work will be completed in about four weeks.

FORT LEE, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, has the general contract to erect the factory building for the Motion Picture Properties Co. on Linwood av, and desire bids on all sub-contracts immediately.

BLOOMFIELD, N. J.—Enstice Bros., 45 Clinton st, Newark, have received the general contract to erect a factory, consisting of five 1-sty brick buildings in Grove st and Erie R. R., for the Condensite Company of America, Belleville, N. J. Percy B. Taylor, Essex Building, Newark, consulting engineer. Cost, about \$50,000.

BROOKLYN.—The National Fireproofing Co., Broadway and 23d st, Manhattan, has received the general contract to erect a 4-sty reinforced concrete factory at 38th st and 14th av, for the Phoenix Hermetice Co., 194 Chamber st, Manhattan, John S. Giles, president; Henry A. Smith, 1181 Broadway, Manhattan, architect. Cost, about \$150,000.

GLOVERSVILLE, N. Y.—The announcement of the reconstruction of the manufacturing plant on Woodside av, for G. Levor & Co., manufacturers of Levor Mat Kid, of 88-90 Gold st, Manhattan, as reported under this column in May 23d issue, that Wm. T. Steele & Son, 1600 Arch st, Philadelphia, Pa., had received the contract, was incorrect. Steele & Sons Co. are the architects and engineers and their only connection with the work so far will be to provide a supervisor. The contracts will be awarded to the lowest bidders that meet with the approval of Levor & Co. The cost of the building is placed at about \$250,000.

LONG ISLAND CITY.—Fred T. Ley & Co., Inc., of Springfield, Mass., and New York, received the general contract on Thursday to erect the new factory for the National Casket Co., of 48 Great Jones st, Manhattan, which is to occupy an irregular shaped plot on the south side of Jackson av, north of the Queens Borough Bridge Plaza. The building will be 6 stories in height, of reinforced concrete construction throughout. There will be 140,000 sq. ft. of floor surface. The general contract does not include heating, wiring, plumbing, elevators, sprinkler system, boilers, engines, generators, pumps, gasoline storage, etc. Ballinger & Perrot, Marble Bridge Building, Broadway and 34th st, Manhattan, are the architects and engineers.

### Hotels.

MANHATTAN.—The Hemeke Engineering Co., 99 Warren st, has received the general contract to alter the 8-sty hotel and stores at 2079-2085 Broadway, for Morris Schinasi, 32-34 West 100th st, Gillespie & Carrell, 1123 Broadway, architects. Cost, about \$5,000.

### PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 2-sty brick, stone and terra cotta post office building at the southeast corner of Rose and Huguenot sts, for the U. S. Government, W. G. McAdoo, treasurer, Oscar Wenderoth, Treasury Department, Washington, D. C., architect. Cost, about \$80,000.

### Schools and Colleges.

ORANGE, N. J.—The Rome Corporation, 105 West 40th st, Manhattan, has received the general contract to erect a 3-sty school, 54x70 ft., for the Carteret Academy, The Kennedy Mead Co., 291 Essex av, owner, Taylor & Mosley, 40 Wall st, Manhattan, architects.

NASHVILLE, Tenn.—Ludlow & Peabody 101 Park av, Manhattan, have awarded to the Hedden Construction Co. contract for two buildings for the George Peabody College for Teachers, one a social-religious building, 4-sty, reinforced concrete frame, exterior brick and limestone, with swimming pool, gymnasium, auditorium, and a psychology building, 2-sty, exterior brick and limestone; interior fireproof floors and partitions of reinforced concrete and tile and plaster block.

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 3-sty brick and hollow tile parochial school, 110 x62 ft., on the east side of Euclid av, 175 ft. north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father Kielly, pastor, P. J. Berlenbach, 260 Graham av, architect. Cost, about \$75,000.

### Stables and Garages.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has received the general contract for alterations to the 4-sty brick garage 55 East 90th st, for Andrew Carnegie, 2 East 91st st, owner, Henry D. Whitfield, 160 5th av, architect. Cost, about \$8,000.

### Stores, Offices and Lofts.

MANHATTAN (sub).—Charles A. Cowen & Co., 1123 Broadway, have received the contract for mason work necessary for the building at the southeast corner of 6th av and 39th st, for Charles E. Johnson, Gillespie & Carrel, 1123 Broadway, architects.

MANHATTAN.—David Morrison, 119 West 33d st, has received the general contract to alter the 6-sty store and studio building 19 East 48th st, for Alfred J. O'Donovan, 381 5th av, Henry B. Simmons, 124 West 123d st, lessee, David Scott, 119 West 33d st, architect. Cost, about \$16,000.

MANHATTAN.—The general contract has been reawarded to C. T. Wills, Inc., 286 5th av, for the 4-sty brick and stone office building, 50x89 ft., in the south side of 22d st, 150 ft. east of 4th av, for the United Charities Society, northeast corner of 4th av and 22d st, Wm. Stewart Tod, president, J. B. Baker, 156 5th av, architect, F. A. Burdett & Co., 16 East 33d st, steel engineers.

MANHATTAN (sub).—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract without competition for demolishing, excavating, shoring and sheath piling for the 12-sty loft building at 35-39 West 35th st, for the Estate of William T. Bull, Adrem Construction Co., E. Adler, president, 6 West 32d st, lessee, Warren & Wetmore, 70 East 42d st, architects.

ST. GEORGE, S. I.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect the 4-sty bank and office building for the Corn Exchange Bank, 13 William st, Manhattan, Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, Gunvald Aust, 11 East 24th st, Manhattan, steel engineer. Cost, about \$30,000.

5TH AV.—Mark & Mohl, Inc., 273-277 Russell st, Brooklyn, have received the ornamental iron work on the office building 473 5th av, Manhattan, Shape & Brady, architects, William Young Co., contractor.

### Theatres.

BROOKLYN.—The Adriance Construction Co., 189 Montague st, has received the general contract to erect a 1-sty brick and stone moving picture theatre on the east side of 5th av, 25 ft. south of 47th st, for Nathan Hirsch, 109 West 23d st, Manhattan, Hirsch & Koningswald, on premises, lessee, Thomas H. Bennett, 52d st and 3d av, architect. Cost, about \$20,000.

FLUSHING, L. I.—John Simmons, 271 Lincoln st, has received the general contract to erect a 2-sty brick lyceum, 65x125 ft., in Monroe st, for St. Michael's Lyceum, Rev. Father Donnelly, on premises, Wm. J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about \$50,000.

MANHATTAN.—Rutan, MacAdam & Cooper, 29 West 34th st, have received the general contract to erect a 1-sty brick store and open air theatre, 20x30 ft., on the west side of 8th av, between 56th and 57th sts, for the Van Kelton Amusement Corporation, Amedee Van Buren, president, 53 Claremont av, Benj. W. Levitan, 29 West 31st st, architect. Cost, about \$15,000.

### Miscellaneous.

MANHATTAN.—Sam Siderowitz, at site, has received the general contract for alterations to the Turkish bath at 141 Suffolk st, for Ruben Ressler, 141 Suffolk st, Samuel Ressler, 141 Suffolk st, lessee, Jacob A. Fisher, 25 Av A, architect. Cost, about \$8,000.

YONKERS, N. Y.—Sarubbi Bros., 172 Waverly st, have received the general contract to erect a 1-sty brick comfort station at Sunset Park, for the City of Yonkers, James Mahoney, secretary. Cost, about \$19,500.

WELLS ARCHITECTURAL IRON CO., River av and 151st st, Bronx, has received the contract for ornamental iron and bronze work on the following buildings: Knickerbocker Club, 62d st and 5th av, Delano & Aldrich, architects, John Downey, general contractor; Wilson residence, 11 East 64th st, Trowbridge & Livingston, architects, William Crawford, general contractor; Holyoke National Bank, Holyoke, Mass., Thomas Bruce Boyd, architect, 286 5th av, Manhattan, Kennedy & Co., Holyoke, general contractors; stations, Routes 36 and 37, Sec-

tion 3, L. I. City, subway, E. E. Smith Co., general contractors; First Bridgeport National Bank, Bridgeport, Conn., Tracy & Swartwout, architects, Hoggson Bros., 7 East 44th st, Manhattan, general contractors; Morningside Hospital, Glen Ridge, N. J., York & Sawyer, architects, C. T. Wills, Inc., general contractor.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**  
79TH ST, 156-160 East, 12-sty brick apartment, 60x84; cost, \$300,000; owners, H. L. & L. O. Crystal, Inc., Hyman L. Crystal, Pres., 48 West st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 190.

4TH ST, 307-309 East, 6-sty brick tenement, 47x83; cost, \$40,000; owner, Jacob B. Prager, 309 East 14th st; architect, Samuel Sass, 32 Union Square. Plan No. 188.

NAGLE AV, s s, 300 w Hillside av, two 5-sty brick tenement houses, 43x92; cost, \$100,000; owner, Central Building Improvement & Investment Co., 149 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 196.

**CHURCHES.**

161ST ST, 508-10 West, 1-sty brick synagogue, 50x96; cost, \$35,000; owner, Congregation of Washington Heights, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 189.

**FACTORIES AND WAREHOUSES.**

42D ST, 261 West, 1-sty brick storage house; cost, \$100; owner, Edmund Sends, n e cor 8th av and 42d st; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 184.

**STABLES AND GARAGES.**

71ST ST, 543 East, 2-sty brick office, garage and stable, 30x62; cost, \$5,000; owner, Geo. H. Storm, 34 West 83th st; architects, Varian Bros., 2783 Webster av. Plan No. 194.

WATER ST, 646, 4-sty brick stable, 24x77; cost, \$12,000; owner, Dr. Patrick McInerney, 646 Water st; architect, James S. Maher, 431 West 14th st. Plan No. 195.

71ST ST, E, n s, east of Ave A, 5-sty brick and stone fireproof garage, 125x204; cost, \$250,000; owner, Geo. H. Storm, 251 East 72d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 197.

BROADWAY, e s, bet 133d and 134th sts, 1-sty brick garage, 199x90; cost, \$25,000; owner, Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president; architect, John C. Watson, 371 West 125th st. Plan No. 198.

**STORES AND DWELLINGS.**

207TH ST & POST AV, 2-sty brick stores and dwelling, 75x50; cost, \$17,000; owner, E. A. Cruikshank, 141 Broadway; architect, John B. Snook Sons, 261 Broadway. Plan No. 199.

**STORES, OFFICES AND LOFTS.**

31ST ST, 406-26 West, 15-sty brick fireproof lofts, 249x85; cost, \$1,100,000; owner, 406 West 31st St. Co., Inc., 80 Maiden Lane; architect, Edward L. Larkin, 80 Maiden Lane. Plan No. 185.

38TH ST, 344-48 West, 13-sty brick fireproof lofts, 75x98; cost, \$275,000; owner, Geo. Kern, 496 9th av; architect, Edward L. Larkin, 80 Maiden Lane. Plan No. 186.

183D ST & AUDUBON AV, 2-sty brick loft and stores, 25x74; cost, \$12,000; owner, Value Realty Co., Alois Ernst, Pres., 170 Broadway; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 193.

CATHARINE SLIP, 13-15, 1-sty brick store building, 36x50; cost, \$7,000; owner, Abraham H. Levy, 376-378 Grand st; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 187.

6TH AV, 782-4-6, 8-sty brick stores and loft, 65x100; cost, \$250,000; owner, 784 6th Ave. Co., Inc., 784 6th av; architect, A. Bodker, Inc., represented by Geo. Butler, 62 West 45th st. Plan No. 192.

**THEATRES.**

ESSEX ST, 133-135, 1-sty brick motion picture theatre, 37x87; cost, \$25,000; owner, Felix Tansend, 576 Broadway; architect, Lorenz Weiher, 271 West 125th st. Plan No. 191.

**Bronx.**

**DWELLINGS.**

COSTER ST, e s, 125 s Eastern boulevard, 1-sty brick dwelling, slag roof, 20x55; cost, \$2,500; owner, Frank Gallucci, 1156 Simpson st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 263.

BRONX BOULEVARD, e s, 200 s Magenta st, 2-sty brick dwelling, tin roof, 22x60; cost, \$5,000; owner, Michael O'Brien, 3349 Bronx boulevard; architect, H. H. Licks, 74 Sterling av, Yonkers. Plan No. 256.

SCRIBNER AV, n s, 146.2 e Balcom av, 2-sty brick dwelling, slag roof, 23x43; cost, \$4,000; owner, Rose P. Carlucci, 3956 Park av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 262.

VINCENT AV, e s, 150 s Baisley av, 2-sty and attic brick dwelling, shingle roof, 21x32; cost, \$3,500; owner, John Sellitto, 1815 West Farms rd; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 261.

HERMANY AV, n s, 150 e Olmstead av, two 2-sty frame dwellings, shingle roof, 20x32; cost, \$7,200; owner, Moherg V. E. Kendahl, Powell av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 273.

**FACTORIES AND WAREHOUSES.**

RIVER AV, w s, 47.8 s 151st st, 1-sty brick factory, asbestos roof, 100x40; cost, \$30,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 258.

**STABLES AND GARAGES.**

190TH ST, n s, 82.3 e University av, 1-sty brick garage, 18x25, slag roof; cost, \$300; owner, Wm. M. Moore, on premises; architects, Sommerfeld & Stecker, 31 Union Square. Plan No. 265.

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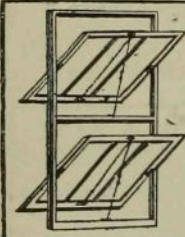
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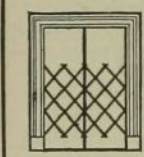
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*Plans Filed, New Buildings, Bronx (Cont.).*

GRAND AV, 2530, 1-sty frame garage, 12x20; cost, \$500; owner and architect, Thos. H. Thorn, 36 West Kingsbridge rd. Plan No. 269.

STORES AND DWELLINGS.  
ARTHUR AV, w s, 27.7 n 187th st, two 2-sty brick stores and dwellings, 25x76.6 each, tin roof; cost, \$7,000; owner, Anna Defio, 1043 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 206.

VAN NEST AV, s s, 25 e Cruger av, 3-sty frame store and dwelling, tin roof, 22x52; cost, \$8,500; owner, Louis Kaplan, 724 Van Nest av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 274.

STORES AND TENEMENTS.  
TRINITY AV, w s, 47.3 n 158th st, 6-sty brick stores and tenement, plastic slate roof, 50x129.2; cost, \$55,000; owner, Bernhard Mayer, 5 and 7 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 268.

185TH ST, n s, 160.1 w Southern boulevard, two 5-sty brick tenements, slag roof, 40x101; cost, \$100,000; owner, Nicol Bldg. Co., Ferdinand Cioffi, 1116 Intervale av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 257.

BATHGATE AV, w s, 103.4 s 175th st, 6-sty brick stores and tenement, slag roof, 40x96; cost, \$60,000; owner, Macy Const. Co., Samuel Silverberg, 872 Macy pl, Pres.; architects, Gronenberg & Leuchtag, 305 5th av. Plan No. 260.

CRESTON AV, e s, 205.2 s 188th st, 5-sty brick tenement, plastic slate roof, 70x83; cost, \$50,000; owner, John Woods Corp., John Woods, 361 East 188th st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 259.

SOUTHERN BOULEVARD, e s, 100 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, Simpson Const. Co., Thos. Reilly, 1007 Simpson st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 264.

ARTHUR AV, e s, 94.3 n 180th st, 5-sty brick tenement, plastic slate roof, 50.1x81; cost, \$50,000; owner, Uwanta Const. Co., Simeon Goodelman, 63 Park Row, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 271.

CAULDWELL AV, w s, 197.9 n 158th st, 5-sty brick tenement, plastic slate roof, 52.2 1/2 x 111.10; cost, \$55,000; owners, McEvoy & Koester Const. Co., 1902 Marmion av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 272.

MORRIS AV, w s, 88.9 s 151st st, two 1-sty brick stores, tin roof, 19.6x65, 10.1x65; cost, \$2,500; owner, Vito Riccio, 369 East 149th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 270.

MISCELLANEOUS.  
KINGSBRIDGE RD, n s, 400 e Sedgwick av, 1-sty brick carriage shed, 21.4x37, slag roof; cost, \$500; owner, H. N. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 267.

**Brooklyn.**

**DWELLINGS.**

71ST ST, s s, 108 w 11th av, four 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$12,800; owner, John Johnston Construction Co., 7102 10th av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 3405.

72D ST, n s, 100 w 11th av, 13-2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$41,600; owner, John Johnston Construction Co., 7102 10th av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 3404.

AV J, s e cor East 39th st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Charles Kappelmann, 12 Lewis av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3415.

FOREBELL AV, w s, 20 n Glen st, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$10,000; owner, Henry Rockmore, 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 3386.

FOREBELL AV, n w cor Glen st, 2-sty brick dwelling, 20x54, gravel roof, 2 families; cost, \$4,000; owner, Henry Rockmore, 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 3381.

CARROLL ST, n s, 60 e Kingston av, four 2-sty brick dwellings, 20x42, gravel roof, 1 family each; total cost, \$24,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3427.

PROSPECT PL, n s, 500 e Underhill av, 2-sty brick dwelling, 16x44.6, gravel roof, 2 families; cost, \$4,000; owner, Pasquale Arato, 366 St Marks av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 3475.

EAST 48TH ST, e s, 320 s Snyder av, 2-sty frame dwelling, 17x36.2, shingle roof, 1 family; cost, \$2,800; owner, Henry K. Randall, 4710 Snyder av; architect, C. G. Pekar, 178 Fulton st, Manhattan. Plan No. 3489.

EAST 55TH ST, w s, 360 n Av O, 1-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$600; owner, Anthony Bianco, 170 Sullivan st, Manhattan; architect, C. A. Olsen, 1314 70th st. Plan No. 3478.

60TH ST, n s, 180 e 19th av, two 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$7,000; owner, Carl Browall, 1426 60th st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 3485.

84TH ST, s s, 190 w Ridge blvd, 2-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, \$6,000; owner, Edw. Sloggett, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 3442.

HOPKINSON AV, e s, 200 s Lott av, 2-sty frame dwelling, 20x40, slag roof, 2 families; cost, \$2,000; owner, S. Sam'l Lapidu, 1793 Park pl; architect, E. M. Adelson, 1176 Pitkin av. Plan No. 3444.

13TH AV, n w cor 47th st, 2-sty brick dwelling, 32x45, slag roof, 2 families; cost, \$10,000;

owner, J. J. Lack Construction Co., 44 Court st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 3450.

W 30 ST, e s, 380 s Mermaid av, 1-sty frm dwg, 12x24, canvass roof, 1 family; cost, \$150; owner, Miss Mary Reich, 1001 Kelly st, Bronx; architect, Geo. H. Suess, 2966 W 29th st. Plan No. 3509.

CARROLL ST, n s, 20 e Kingston av, three 2-sty brick dwellings, 20x68, gravel roof, 1 family each; total cost, \$15,000; owner, Geo. Potts Co., Inc., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3563.

ST. JOHN'S PL, s s, 200 e Underhill av, 4-sty brick dwelling, 50x84, slag roof, 16 families; cost, \$30,000; owner, Lenora Schafer, 350 Fulton st; architect, W. T. McCarthy, 16 Court st. Plan No. 3540.

EAST 14TH ST, e s, 325 s Av Y, two 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, \$8,000; owner, Wm. S. Fitzpatrick, 1452 East 14th st; architects, Van Newkirk & White, 307 Washington st. Plan No. 3542.

WEST 30TH ST, e s, 320 s Mermaid av, 2-sty brick dwelling, 18x82, gravel roof, 2 families; cost, \$7,500; owner, Max Wechsler, 6 East 14th st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3561.

50TH ST, n s, 100 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,000; owner, Harris Wilner, 1325 48th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 3530.

52D ST, s s, 180 e 13th av, 2-sty frame dwelling, 25x55, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 1325 48th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 3538.

AV O, n s, 29 w East 25th st, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$3,500; owner, Geo. L. Franks, 501 Warwick st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3550.

BEVERLEY RD, s s, 52 e East 16th st, 2-sty brick dwelling, 20x52.4, shingle roof, 1 family; cost, \$3,500; owner, M. Engelhardt R. E. Co., 1525 Dorchester rd; architect, W. T. McCarthy, 16 Court st. Plan No. 3568.

GEORGIA AV, w s, 60.6 n Dumont av, 4-sty brick dwelling, 39.6x88.8, slag roof, 16 families; cost, \$20,000; owner, Harry Carlia, 409 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3585.

FACTORIES AND WAREHOUSES.  
37TH ST, n s, 154 e 4th av, 1-sty brick shop, 18x16, gravel roof; cost, \$300; owner, Jas. A. Eden, on premises; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 3443.

CLASSON AV, w s, 50 n Clifton pl, 5-sty brick printing house, 50x92, gravel roof; cost, \$35,000; owner, Bristol Myers Co., 281 Greene av; architect, C. Christensen, 133 Clifton pl. Plan No. 3471.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick shop, 25x100, iron roof; cost, \$3,000; owner, Jas. A. McCafferty, 505 Driggs av; architect Christian Bauer, 651 Leonard st. Plan No. 3424.

78TH ST, s s, 125 w 3d av, 1-sty frame storage, 12x20, shingle roof; cost, \$300; owner, Julia Dill, on premises; architect, Francis W. Stork, 7416 3d av. Plan No. 3525.

STABLES AND GARAGES.  
EAST 3D ST, e s, 300 n Av N, 1-sty frame garage, 15x18, — roof; cost, \$125; owner, Murry J. Werzansky, 1123 49th st; architect, Geo. W. Gregory, 1434 East 4th st. Plan No. 3398.

EAST 3D ST, w s, 140 s Av N, 1-sty brick garage, 14x20, — roof; cost, \$350; owner, Alexander G. Walsh, on premises; architect, F. C. Rudloff, 1470 East 3d st. Plan No. 3436.

13TH AV, n w cor 47th st, 1-sty frame garage, 25x20, shingle roof; cost, \$300; owner, J. J. Lack Construction Co., 44 Court st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 3451.

39TH ST, n s, 80.1 e 13th av, 1-sty frame stable, 20x14, tin roof; cost, \$400; owner, Harry Wladawsky, 39th st, cor 13th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3579.

STORES AND DWELLINGS.  
AV M, s s, 22.6 e East 16th st, 3-sty brick store and dwelling, 20x20, gravel roof, 2 families; cost, \$19,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3400.

AV M, s s, 42.6 e East 16th st, three 3-sty brick stores and dwellings, 20x20, gravel roof, 2 families each; total cost, \$17,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3401.

FLUSHING AV, s e cor Adelphi st, 3-sty brick store and dwelling, 20x39.5, gravel roof, 2 families; cost, \$3,000; owner, Louis Del Gaudio, 76 Carlton av; architect, W. J. Conway, 400 Union st. Plan No. 3432.

STORES AND TENEMENTS.  
HINSDALE ST, e s, 50 s Dumont av, three 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$75,000; owner, Simon Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3416.

DUMONT AV, s e cor Hinsdale st, 4-sty brick store and tenement, 50x89, gravel roof, 21 families; cost, \$25,000; owner, Simon Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3414.

HOWARD AV, w s, 275 n Sutter av, two 4-sty brick tenements, 50x88, slag roof, 25 families each; total cost, \$56,000; owner, The Crispit, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3402.

MILLER AV, s e cor Sutter av, 4-sty brick store and tenement, 40x85.6, slag roof, 17 families; cost, \$25,000; owner, Harry Rubin Co., 1933 Clinton av, Bronx; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3406.

AMBOY ST, e s, 150 s Sutter av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, \$50,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3388.



HOWARD AV, w s, 500 n Sutter av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, \$50,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3380.

ESSEX ST, e s, 350 n Liberty av, 3-sty brick tenement, 25x70, tin roof, 6 families; cost, \$10,000; owner, Salvatore Catapano, 271 Essex st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3468.

ESSEX ST, w s, 150 n Liberty av, 3-sty brick tenement, 20x72, tin roof, 6 families; cost, \$10,000; owner, Michele Ambrosio, 288 Essex st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3467.

AMBOY ST, e s, 250 s Sutter av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$36,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3582.

BARRETT ST, e s, 92.11 s Pitkin av, thirteen 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$325,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3595.

HART ST, n s, 49 e Throop av, 4-sty brick tenement, 51x64, slag roof, 16 families; cost, \$35,000; owner, Etamon Realty Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3526.

HART ST, n e cor Throop av, 4-sty brick tenement, 48x67.6, slag roof, 16 families; cost, \$35,000; owner, Etamon Realty Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3527.

HINSDALE ST, e s, 200 s Dumont av, three families each; total cost, \$54,000; owner, Bar-4-sty brick tenements, 50x88, slag roof, 23 net Steinfeld, 1560 St. John's pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3535.

HINSDALE ST, e s, 200 s Blake av, five 4-sty brick tenements, 40x77, gravel roof, 16 families each; total cost, \$90,000; owners, Simon & Lewis Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3532.

PACIFIC ST, n e cor Saratoga av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, \$28,000; owner, Angelo Pirrozi, 2064 Pacific st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3594.

POWELL ST, e s, 50 s Riverdale av, —sty brick tenement, 50x88, slag roof, 23 families; cost, \$28,000; owner, Powell Impt. Co., 397 Snediker av; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 3572.

POWELL ST, s e cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$28,000; owner, Powell Impt Co., 397 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3573.

ST. JOHN'S PL, n s, 50 e Rochester av, two 4-sty brick tenements, 50x98.8, gravel roof, 20 families each; total cost, \$60,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3596.

WATKINS ST, s w cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$28,000; owner, Herman Rosenthal, 1423 St. Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3536.

6TH ST, ns, 317.10 e 8th av, 4-sty brick tenement, 30x80, slag roof, 8 families; cost, \$24,000; owner, I. C. S. Realty Co., 1861 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3539.

43D ST, s s, 350 e 14th av, two 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$140,000; owner, Conservative Const. Co., 1265 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3532.

BELMONT AV, s w cor Jerome st, 4-sty brick store and tenement, 54x90, slag roof, 21 families; cost, \$28,000; owner, Daniel Fredler, 529 Union av, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3593.

OCEAN PARKWAY, e s, 100 n Beverly rd, two 4-sty brick tenements, 50x89, slag roof, 16 families each; total cost, \$90,000; owner, Lancastershire Realty Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3534.

RIVERDALE AV, s s, 50 w Watkins st, 4-sty brick tenement, 50x88, slag roof, 24 families; cost, \$28,000; owner, Herman Rosenthal, 1423 St. Mark's av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3584.

SARATOGA AV, w s, 92.11 n Pitkin av, ten 4-sty brick tenements, 50x88, gravel roof, 20 families each; total cost, \$250,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3590.

SCHENCK AV, w s, 150 s Belmont av, 4-sty brick tenement, 50x89, gravel roof, 2 families; cost, \$23,000; owner, Agress Const. Co., 509 Barbey st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3531.

WILLIAMS AV, w s, 300 s Dumont av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$56,000; owner, The Crispet, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3581.

PROSPECT PL, n s, 55 e Grand av, 4-sty brick tenement, 68x90, slag roof, 28 families; cost, \$35,000; owner, Barrington Realty Co., 106 Bristol st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3487.

SOUTH 9TH ST, s s, 96 w Driggs av, 4-sty brick tenement, 50x129, slag roof, 41 families; cost, \$50,000; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3481.

EAST 21ST ST, n w cor Newkirk av, 4-sty brick tenement, 100.3x82.6, slag roof, 23 families; cost, \$65,000; owner, Peru Realty Co., 89 Clinton st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 3453.

43D ST, s s, 100 e 14th av, five 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$140,000; owner, Conservative Construction Co., 1265 Eastern Parkway; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 3438.

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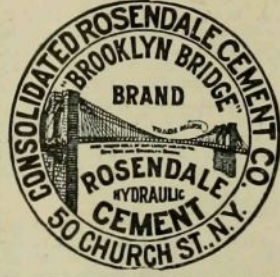
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Plans Filed, New Buildings, Brooklyn (Cont'd)

PARKSIDE AV, s s, 347.1 e St Pauls pl, 4-  
sty brick tenement, 43.9x89.5, slag roof, 15  
families; cost, \$35,000; owner, Clayton Co.  
Builders, Inc., 215 Montague st; architects,  
Shampan & Shampan, 772 Broadway. Plan No.  
3490.

ESSEX ST, w s, 175 n Belmont av, three 4-  
sty brk tnts, 45x85.3, gravel roof, 16 families each;  
total cost, \$60,000; owner, Grogan & Fahy  
Const. Co., 142 Lincoln av; architect, Harry  
Dorf, 614 Kosciusko st. Plan No. 3512.

UNION ST, n s, 224.8 w Smith st, 4-  
sty brk tnt, 33.4x88, slag roof, 20 families; cost, \$30,-  
000; owner, Maiba Realty Co., 591 Willoughby  
av; architect, W. T. McCarthy, 16 Court st.  
Plan No. 3496.

15 ST, s s, 50 e 10 av, 4-  
sty brk tnt, 61x71.6, slag roof, 20 families; cost, \$40,000; owner,  
Beyna Realty Co., 557 15th st; architect, Sham-  
pan & Shampan, 772 Bway. Plan No. 3521.

15 ST, s e cor 10 av, 4-  
sty brk tnt, 50x76.6, slag roof, 20 families; cost, \$40,000; owner,  
Beyna Realty Co., 557 15th st; architect, Sham-  
pan & Shampan, 772 Bway. Plan No. 3520.

19 ST, s s, 225 e 5 av, 4-  
sty brk tnt, 62.6x89, slag roof, 23 families; cost, \$45,000; owner,  
L. I. Realty Co., 388 9th st; architect, Sham-  
pan & Shampan, 772 Bway. Plan No. 3519.

ALABAMA AV, e s, 50 s Dumont av, 4-  
sty brk tnt, 50x89, slag roof, 23 families; cost, \$25,-  
000; owner, Domocile Realty Co., 55 So 6th  
st; architects, S. Millman & Son, 1780 Pitkin  
av. Plan No. 3516.

LENOX RD, n s, 84.4 e Rogers av, 4-  
sty brk tnt, 50x85, gravel roof, 16 families; cost, \$28,-  
000; owner, Chas. Weber, 148 Schaeffer st;  
architect, Harry Dorf, 614 Kosciusko st. Plan  
No. 3510.

STORES AND DWELLINGS.

39TH ST, n s, 80.1 e 13th av, 2-  
sty frame store and dwelling, 20x40, tin roof, 1 family;  
cost, \$3,000; owner, Harry Waladavsky, 39th  
st, cor 13th av; architect, Chas. A. Olsen, 1314  
70th st. Plan No. 3580.

GRAVESEND AV, w s, 560 n Av C, four 2-  
sty brick stores and dwellings, 20x55, gravel  
roof, 2 families each; total cost, \$16,000; owner,  
August Wuest, 324 East 7th st; architect, Benj.  
F. Hudson 319 9th st. Plan No. 3549.

STORES, OFFICES AND LOFTS.

GRAVESEND AV, w s, 85 s Av J, 1-  
sty brick office, 15x39, gravel roof; cost, \$800; owner,  
Brooklyn Realty Sellers, 101 Gravesend av;  
architect, Benj. F. Hudson, 319 9th st. Plan  
No. —?

THEATRES.

HAMILTON AV, — cor Hicks st, 1-  
sty brick theatre, 107.7x103.7, — cor; cost, \$25,-  
000; owner, Westland Amusement Co., 60 Broad-  
way; architect, W. Haefeli, 245 West 55th st.  
Plan No. 3378.

NEW LOTS RD, s e cor Hinsdale st, open air  
theatre, 14.6x7; cost, \$300; owner, Koslyn  
Amusement Co., 652 Bway, Manhattan; archi-  
tect, E. G. Horn, 1476 Bway. Plan No. 3494.

MISCELLANEOUS.

ROCKAWAY AV, w s, 50 n Stanley av, 1-  
sty frame carriage room, 16x18, iron roof; cost,  
\$300; owner, Empire City Lumber Co., 251  
Bristol st; architects, Farber & Markwitz, 189  
Montague st. Plan No. 3393.

EAST 3D ST and Pt Hamilton av, 3-  
sty brick convent, 27.4x75.4, slag roof; cost, \$25,-  
000; owner, Rev. Mathew J. Tierney, 199 East  
4th st; architect, Elliott Lynch, 347 5th av,  
Manhattan. Plan No. 3473.

BERRIMAN ST, w s, 275 s Stanley av, 1-  
sty frm chicken house, 16x97, tar roof; cost, \$300;  
owner, Sam Fuchs, 792 Sutter av; architect,  
Farber & Markwitz, 189 Montague st. Plan  
No. 3518.

GOLD ST, e s, 156.4 n Tillary st, 1-  
sty brick shed, 22x170, gravel roof; cost, \$7,000; owner,  
Thompson & Morris Co., Concord and Prince  
sts; architect, Edw. M. Higgs, 141 Ash st,  
Flushing, L. I. Plan No. 3529.

MONTAGUE ST, n e cor Clinton st, 3-  
sty brick bank, 81.6x89.6, tile roof; cost, \$500,000;  
owner, Brooklyn Trust Co., on premises; archi-  
tects, York & Sawyer, 50 East 41st st, Man-  
hattan. Plan No. 3548.

35TH ST, s s, 332 e 4th av, two frame stone  
crushers, 16x60, asbestos roof; cost, \$5,000;  
owner, Greenwood Cemetery, 5th av and 25th  
st; architect, Robt. M. Gay Co., 114 Liberty st,  
Manhattan. Plan No. 3570.

FOOT OF 36TH ST, 1-  
sty frame F. B. Co. quarters, 36x36, iron roof; cost, \$6,000; owner,  
City of New York; architect, Wm. S. Connell,  
Municipal Building, Manhattan. Plan No. 3564.

Queens.

DWELLINGS.

FLUSHING.—19th st, w s, 100 s Franconia  
av, 2½-sty frame dwelling, 20x28, shingle roof,  
1 family, steam heat; cost, \$2,000; owner, J.  
W. Reed, 160 Franconia av, Flushing; architect,  
owner. Plan No. 1582.

JAMAICA.—Shore av, s s, 100 e Henry st, 2-  
sty frame dwelling, 20x34, shingle roof, 2 fami-  
lies; cost, \$2,200; owner, B. Zmalenyki, South  
and Jay sts, Jamaica; architect, Robert Kurz,  
324 Fulton st, Jamaica. Plan No. 1577.

JAMAICA.—Terrace av, s s, 279 w Alsop st,  
2½-sty brick dwelling, 26x55, shingle roof, 2  
families, water heat; cost, \$9,000; owner, Min-  
nie Peters, Myrtle av and Fresh Pond rd,  
Brooklyn; architect, A. White Pierce, 59 Court  
st, Brooklyn. Plan No. 1583.

QUEENS.—Golder pl, n s, 100 e Campbell av,  
2-  
sty frame dwelling, shingle roof, 1 family,  
steam heat; cost, \$4,000; owner, E. P. O'Brien,  
3 Penfold rd, Elmhurst; architect, C. R. Van  
Dusen, Seminole st, Hollis. Plan No. 1580.

DWELLINGS.

AUBURNDALE.—Fairview av, e s, 100 n  
Green st, 2½-sty frame dwelling, 22x30, shingle  
roof, 1 family; cost, \$3,000; steam heat;  
owner and architect, H. E. Anderson, 7th st,  
Bayside. Plan No. 1588.

CORONA.—46th st, w s, 103 s Jackson av,  
two 2-  
sty brick dwellings, 16x40, slag roof, 1  
family; cost, \$9,000; owners, Chas. Reichberg,  
Sons, Jackson av, Corona; architect, W. S.  
Worrall, Bridge Plaza, L. I. City. Plan No.  
1602.

FOREST HILLS.—Puritan av, s s, 100 s  
Grenway South, 2½-sty tile dwelling, 27x38,  
tile roof, 1 family, steam heat; cost, \$9,000;  
owner and architect, Sage Foundation Homes  
Co., 47 West 34th st, Manhattan. Plan No.  
1615.

ELMHURST.—3d st, s e cor Orchard st, 2½-  
sty frame dwelling, 22x32, shingle roof, 1 fami-  
ly; cost, \$4,500; owner, Johnston & Gundry,  
Kingsland av and 5th st, Elmhurst; architect,  
W. S. Worrall, Bridge Plaza, L. I. City. Plan  
No. 1603.

ELMHURST.—Astoria av, n s, 80 w Banks  
av, 2½-sty frame dwelling, 28x24, shingle roof,  
1 family, steam heat; cost, \$3,000; owner,  
David Pinkle, 97 51st st, Corona; architect, A.  
DeBlasi, West Jackson av, Corona. Plan No.  
1608.

ELMHURST.—Gillmore st, w s, 420 s Lyon  
av, 2½-sty frame dwelling, 28x24, shingle roof,  
1 family, steam heat; cost, \$3,000; owner, A.  
Gange, 19 East Hayes av, Corona; architect, A.  
DeBlasi, West Jackson av, Corona. Plan No.  
1607.

JAMAICA.—Hillside av, n s, 128 e Flushing  
av, three 2-  
sty brick dwellings, 20x38, tin roof,  
2 families; cost, \$9,600; owner, Frank L. Fer-  
guson, 66 Orange st, Brooklyn; architect, Otto  
Thomas, 354 Fulton st, Jamaica. Plan No.  
1619.

JAMAICA.—Highland av, s s, 156 e Flushing  
av, four 2-  
sty brick dwellings, 20x38, tin roof,  
2 families; cost, \$12,800; owner, Frank L.  
Ferguson, 66 Orange st, Brooklyn; architect,  
Otto Thomas, 354 Fulton st, Jamaica. Plan  
No. 1620.

JAMAICA.—Desmond av, e s, 94 n Norwich  
av, 2½-  
sty frame dwelling, 22x35, shingle roof,  
1 family; cost, \$4,500; owner, Frank L. Fer-  
guson, 66 Orange st, Brooklyn; architect, Otto  
Thomas, 354 Fulton st, Jamaica. Plan No.  
1621.

JAMAICA.—Wells av, e s, 525 s Swale rd,  
four 2-  
sty frame dwellings, 16x36, shingle roof,  
1 family, steam heat; cost, \$10,000; owner,  
Max Gross, West st, Jamaica; architect, H. T.  
Jefferys, Lefferts av, Richmond Hill. Plan Nos.  
1590-91, 1595-96.

JAMAICA.—West st, w s, 575 s Swale rd,  
four 2-  
sty frame dwellings, 16x36, shingle roof,  
1 family, steam heat; cost, \$10,000; owner, Max  
Gross, West st, Jamaica; architect, H. T. Jef-  
freys, 923 Lefferts av, Richmond Hill. Plan Nos.  
1592-3-4-5.

JAMAICA.—Shore av, n w cor Henry st, two  
2-  
sty frame dwellings, 18x34, tin roof, 2 fami-  
lies; cost, \$4,000; owner, Tom Gurus, 150  
Wyckoff st, Jamaica; architect, J. F. D. Beall,  
324 Fulton st, Jamaica. Plan Nos. 1599 & 1600.

L. I. CITY.—5th av, w s, 199 n Washington  
av, 2-  
sty frame dwelling, 18x28, tin roof, 2  
families; cost, \$2,200; owner, Jos. Anletto, s e  
cor Freeman and 4th avs, L. I. City; architect,  
H. E. Sholl, 377 1st av, L. I. City. Plan No.  
1585.

MALBA.—Malba Drive, w s, 500 n Summit  
pl, 2-  
sty frame dwelling, 41x25, shingle roof, 1  
family, water heat; cost, \$10,000; owner, Wm.  
S. Champ, 60 Liberty st, Manhattan; architect,  
H. P. Knowles, 1170 Broadway, Manhattan.  
Plan No. 1606.

MORRIS PARK.—Sherman st, w s, 130 s Je-  
rome  
av, two 2-  
sty frame dwellings, 17x34, shingle roof, 1  
family; cost, \$4,800; owner, Francis A. Bieden-  
kapp, 308 Fulton st, Jamaica; architect, C.  
Biedenkapp, same. Plan No. 1613.

RICHMOND HILL.—Greenwood av, w s, 225  
s  
Chichester av, 2-  
sty frame dwelling, 18x50, tin roof, 2 fami-  
lies; cost, \$7,000; owner, W. C. Johnson, 936  
Chestnut st, Richmond Hill; architect, C. W.  
Vanderbeck, Jamaica. Plan Nos. 1631-32.

RICHMOND HILL.—Vine st, e s, 250 n Hill-  
side  
av, 2-  
sty frame dwelling, 18x28, shingle roof, 1 fami-  
ly, steam heat; cost, \$2,500; owner, W. H. Wade,  
235 Elm st, Richmond Hill; architect, H. T.  
Jeffreys, 923 Lefferts av, Richmond Hill. Plan  
No. 1589.

RICHMOND HILL.—Cedar st, w s, 91 n Lib-  
erty  
av, 2-  
sty frame dwelling, 17x34, shingle roof, 1 fami-  
ly, steam heat; cost, \$3,500; owner, Jos. L. Bur-  
ton, 1160 85th st, Brooklyn; architect, C.  
Whitely Mullin, 189 Montague st, Brooklyn.  
Plan No. 1604.

RICHMOND HILL.—Avondale st, s s, 90 e  
Manor  
av, 2½-  
sty frame dwelling, 24x48, shingle roof, 1 fami-  
ly, steam heat; cost, \$4,000; owner, John Hecht,  
618 Gherardi av, Woodhaven; architect, Wm. C.  
Winter, 106 Van Siclen av, Brooklyn. Plan No.  
1605.

ST. ALBANS.—Everett av, n s, 50 e Roose-  
velt  
av, 2½-  
sty brick dwelling, 30x35, shingle roof, 2 fami-  
lies; cost, \$3,500; owner, Henry Krehler, 349  
West 49th st, Manhattan; architect, H. A. Gerard,  
78 Gilbert st, Jamaica. Plan No. 1623.

WOODHAVEN.—Ferry st, e s, 100 s Fulton  
st, ten  
2-  
sty brick dwellings, 18x36, shingle roof, 1 fami-  
ly; cost, \$25,000; owner, Locust Building Co.,  
12 Park av, Jamaica; architect, J. F. D. Beall,  
324 Fulton st, Jamaica. Plan No. 1601.

MORRIS PARK.—Lefferts av, w s, 170 s Beau-  
fort  
st, 2½-  
sty frame dwelling, 18x30, shingle roof, 1 fami-  
ly; cost, \$2,500; owner, Stephen W. Stothoff,  
1118 Lefferts av, Richmond Hill; architect, L. F.  
Schillinger, 167 Van Siclen av, Brooklyn. Plan  
No. 1638.

RIDGEWOOD.—Charlotte st, e s, 139 s Flush-  
ing  
av, six 2-  
sty brick dwellings, 20x50, tin roof, 2 fami-  
lies; cost, \$19,200; owners, Kroemer Bros. &  
Kraus, Flushing and Woodward avs, Ridgewood;  
architect, Mott E. Schmidt, 15 East 40th st,  
Manhattan. Plan No. 1636.

ROSEDALE.—Foster Meadow rd, e s, 800 s  
Ocean  
av, 2½-  
sty brick dwelling, 23x30, tile roof, 1 fami-  
ly, steam heat; cost, \$6,000; owner, John E.  
Mincher, Rosedale; architect, Hans Liebau, P. O.  
Bldg., Jamaica. Plan No. 1637.

WOODHAVEN.—Syosset st, s s, 50 e Drew  
av, 2-  
sty frame dwelling, 18x46, shingle roof, 1 fami-  
ly, steam heat; cost, \$3,000; owner, Mrs. Minnie  
E. Soehl, premises; architect, Chas. W. Ross,  
376 Woodland av, Woodhaven. Plan No. 1640.

COLLEGE POINT.—11th st, e s, 125 s 6th  
av, 2-  
sty frame dwelling, 20x45, tin roof, 2 fami-  
lies; cost, \$3,000; owner, John Heinz, 11th

st and 7th av, College Point; architect, A. L. Sautier, 216 11th st, College Point. Plan No. 1648.

**CORONA.**—Shopoler av, n s, 104 w Rapelje av, three 1½-sty brick dwellings, 17x29, shingle roof, 1 family; cost, \$5,400; owners, R. DeMeo & A. Rizzio, 57 Rapelja av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 1651-52-53.

**EDGEEMERE.**—Beach 43d st, w s, 1,300 n Boulevard; cost, \$15,000; owner, L. Gordon, 482 Boulevard, Rockaway Beach; architect, P. Caplan, 463 Boulevard, Rockaway Beach. Plan Nos. 1656-7-8-9-60.

**JAMAICA.**—Pacific st, n s, 40 w Pulaski st, 2-sty frame dwelling, 17x36, tin roof, 2 families; cost, \$1,900; owner, S. Salscuiski, Jamaica; architect, Paul Strenck, Jamaica. Plan No. 1654.

**L. I. CITY.**—Crescent st, e s, 376 n Broadway, 2-sty frame dwelling, 27x55, tar and gravel roof, 2 families; cost, \$3,000; owner and architect, John Delaney, 183 East av, L. I. City. Plan No. 1646.

**FACTORIES AND WAREHOUSES.**

**CORONA.**—Kingsland av, s s, 99 w Luydig pl, 1-sty brick foundry, 17x36, slag roof; cost, \$5,000; owner and architect, Tiffany Studio, premises. Plan No. 1663.

**L. I. CITY.**—Jackson av, s s, 323 e Skillman av, two 5-sty brick factories, 60x232, slag roof; cost, \$200,000; owner, National Casket Co., Great Jones st, Manhattan; architects, Balingier & Perrot, 1328 Broadway, Manhattan. Plan No. 1634.

**L. I. CITY.**—William st, cor Henry st, 8-sty brick factory, 100x90, tar and gravel roof; cost, \$110,000; owner, Authentic Realty Co., 103 Park av, Manhattan; architects, Buchman & Fox, 30 East 42d st, Manhattan. Plan No. 1618.

**STABLES AND GARAGES.**

**CORONA.**—Smith st, s s, 225 e Myrtle av, 1-sty brick stable, 16x22, slag roof; cost, \$200; owner, M. Lamaonoca, 160 Smith st, Corona. Plan No. 1614.

**EDGEEMERE.**—Lincoln av, n s, 126 w Kirkman av, 1-sty frame garage, 14x18; cost, \$200; owner, M. C. Hareson, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1609.

**FAR ROCKAWAY.**—Ocean av, n s, junction Franklin av, 1-sty frame garage, 14x20, shingle roof; cost, \$250; owner, A. Weinberg, premises. Plan No. 1622.

**FLUSHING.**—Ash st, s s, 75 e Bowne av, 1-sty brick garage, 11x22, shingle roof; cost, \$550; owner, C. S. Ward, 3 Ash st, Flushing; architect, C. S. Appleton, 14 Ash st, Flushing. Plan No. 1633.

**JAMAICA SOUTH.**—Tory st, w s, 280 s Snediker av, 1-sty frame garage, 16x20, tin roof; cost, \$200; owner R. Adock, premises. Plan No. 1574.

**CORONA.**—Fillmore av, n s, 150 e Junction av, 1-sty frame garage, 14x20, slag roof; cost, \$250; owner, Hon. John M. Cragen, premises; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 1649.

**STORES AND DWELLINGS.**

**BAYSIDE.**—Elsie pl, s s, 197 e Bell av, 3-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, \$5,000; owner, Hansen Building Co., Bayside; architect, B. Hansen, Bayside. Plan No. 1662.

**STORES AND TENEMENTS.**

**CORONA.**—Smith st, n s, 200 e Central av, 1-sty frame store, 17x20, gravel roof; cost, \$600; owner, N. Citrallo, 44 Walker st, Corona. Plan No. 1612.

**EVERGREEN.**—Norman st, n s, 100 w Forest av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, \$5,000; owner, Jacob Erback, 970 Forest av, Evergreen; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1630.

**FAR ROCKAWAY.**—Central av, s s, 237 e Cornaga av, 1-sty frame store room, 25x30, gravel roof; cost, \$500; owner, J. J. Ward, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 1610.

**RIDGEWOOD.**—Gates av, s e cor Cypress av, two 3-sty brick stores and tenements, 25x78, tin roof, 5 families; cost, \$20,000; owner, August Bauer, 355 Highland blvd, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 1625-26.

**RIDGEWOOD.**—Woodbine st, s e cor Cypress av, 4-sty brick tenement, 35x90, tin roof, 16 families; cost, \$25,000; owner, Aug. Bauer, 355 Highland blvd, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1624.

**RIDGEWOOD.**—Linden st, s e cor Cypress av, 3-sty brick store and tenement, 25x78, tin roof, 5 families; cost, \$10,000; owner, August Bauer, 355 Highland blvd; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1627.

**RIDGEWOOD.**—Woodbine st, s s, 35 e Cypress av, nine 3-sty brick tenements, 27x66, tin roof, 6 families; cost, \$90,000; owner, Aug. Bauer, 355 Highland blvd, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1628-29.

**CORONA.**—Corona av, w s, 45 s Shopoler av, 1-sty frame store, 19x20, tin roof; cost, \$350; owner, R. Albert, premises; architect, C. L. Varone, Corona. Plan No. 1650.

**FAR ROCKAWAY.**—Boulevard, 371, 4-sty brick store and tenement, 55x90, slag roof, 15 families; cost, \$30,000; owner, W. J. Morris, 303 East 9th st, Manhattan; architect, Alex Baylies, 33 Bible House, Manhattan. Plan No. —?

**THEATRES.**

**ROCKAWAY PARK.**—5th av, e s, 100 s Washington av, airdome; cost, \$1,000; owner, Oceanview Amusement Co., 1642 Lexington av, Manhattan. Plan No. 1642.

**ROCKAWAY BEACH.**—Vernam av, e s, 643 s Ocean av, 2-sty frame theatre and dance hall, 88x194, slate roof; cost, \$6,000; owner, Edw.

Margolies, 193 East 37th st, Manhattan; architect, H. B. Herts, 36 West 31st st, Manhattan. Plan No. 1644.

**MISCELLANEOUS.**

**WOODHAVEN.**—Old South rd, s s, 280 w Creek rd, 1-sty brick pasteurizing plant, 72x38, tar and gravel roof; cost, \$3,800; owners, Balsam & Goldstein, Old South rd, Woodhaven; architect, John T. Plock, 126 Liberty st, Manhattan. Plan No. 1639.

**ROCKAWAY BEACH.**—Sprayview av, s s, 24 e Wavecrest av, 1-sty frame bath house, 74x 117, paper roof; cost, \$4,600; owner, Lancaster Sea Beach Co., 1170 Broadway, Manhattan. Plan No. 1598.

**L. I. CITY.**—Broadway, 151, 1-sty frame shed, 24x30, gravel roof; cost, \$200; owner, J. Gullotta, premises. Plan No. 1575.

**L. I. CITY.**—10th av, n-w cor Ditmars av, 2-sty brick office and shop, 22x25, slag roof; cost, \$2,000; owner, M. Koch, 805 10th av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1581.

**JAMAICA.**—Bryant av, e s, 150 s Beaufort st, 1-sty frame shed, 20x40, slag roof; cost, \$500; owner, J. R. Barnes, premises; architect, owner. Plan No. 1661.

**Richmond.**

**DWELLINGS.**

**ALBION PL.** s s, 150 e Heberton av, Port Richmond, 2-sty frame dwelling, 32x28; cost, \$3,500; owner, H. Lieber, 267 West 114th st, Manhattan; architect, O. H. Lee, Port Richmond; builder, E. K. Whitford, Port Richmond. Plan No. 384.

**ALENTOWN LANE.** s s, 1,000 e Riverside av, Tottenville, 1-sty frame dwelling, 27x27; cost, \$1,000; owner, John Sharkey, Tottenville; architect and builder, H. M. Madson, Tottenville. Plan No. 401.

**BRIGHTON ST.** w s, 329 s Belmont st, Tottenville, 1-sty frame bungalow, 12x15; cost, \$125; owner and builder, I. A. Chinowith, 22 Reade st, Manhattan. Plan No. 395.

**CURTIS PL.** s s, 100 w Hamilton av, New Brighton, two 2½-sty frame dwellings, 24x50; total cost, \$10,800; owner, K. M. Shields, New Dorp; architect and builder, T. Bensen, West New Brighton. Plan No. 390.

**WATERSIDE ST.** s s, 80 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x40; cost, \$300; owner, architect and builder, R. A. Ebel, 901 Clifton av, Newark, N. J. Plan No. 381.

**1ST ST.** n s, 100 e Maple av, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$320; owner, Thos. Murphy, 428 West 124th st, Manhattan; architect and builder, Aug. Alverson, Beach Park. Plan No. 392.

**2D ST.** w s, 85 n Midland av, Beach Park, two 1-sty frame bungalows, 12x20; total cost, \$500; owner, Mrs. A. Kalson, Midland Beach; architect and builder, Otto Kalson. Plan No. 388.

**8TH ST.** n s, 383 e Midland av, Beach Park, 1-sty frame bungalow, 14x26; cost, \$350; owner, A. McCann, 590 West 20th st, Manhattan; architect and builder, Otto Kalson. Plan No. 389.

**8TH ST.** e s, 165 s Boardwalk, Midland Beach, 1-sty frame bungalow, 24x32; cost, \$550; owner, Mrs. M. Carey, 1689 10th av, Brooklyn; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 377.

**ANNADALE RD.** 300 n Amboy rd, Tottenville, 1-sty frame dwelling, 32x40; cost, \$2,850; owner, Conrad Kind, Pleasant Plains; architect and builder, E. R. Paugh, Tottenville. Plan No. 386.

**CASTLETON AV AND BROADWAY.** n e cor, Port Richmond, four 2-sty frame dwellings, 19x 32; total cost, \$12,000; owner, architect and builder, E. K. Whitford, Port Richmond. Plan No. 394.

**CEDAR GROVE AV.** s s, 2,500 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 31x17; cost, \$360; owner, A. G. Bonton, New Dorp lane; architect and builder, Aug. Mathon, Grant City. Plan No. 403.

**ELM AV.** e s, 20 n 3d st, Midland Beach, 1-sty frame bungalow, 12x30; cost, \$300; owner, L. Spellman, 155 Meeker av, Brooklyn; architect and builder, Aug. Alverson, Beach Park. Plan No. 391.

**GARIBALDI AV.** 120 e Roma av, New Dorp Beach, 2-sty frame bungalow, 16x16; cost, \$300; owner, architect and builder, A. Polafini, 433 Palisade av, Jersey City. Plan No. 380.

**GRANT AV.** n s, 410 w Fingerboard rd, Fort Wadsworth, 2-sty frame dwelling, 20x50; cost, \$5,500; owner and builder, Sam Litt, 235 East 105th st, Manhattan; architect, Lew Korn, 9 Devoise st, Brooklyn. Plan No. 399.

**LINCOLN AV.** n s, 60 w 6 st, Midland Beach, 1-sty frm bungalow, 12x32; cost, \$325; owner, C. F. Sequine, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 375.

**LINCOLN AV.** n s, 40 w 6th st, Midland Beach, 1-sty frame bungalow, 40x14; cost, \$375; owner, C. F. Sequine, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 376.

**MANOR RD.** s s, 285 w Brooks av, West Brighton, 2½-sty frame dwelling, 20x29; cost, \$2,400; owner, James Macral, West Brighton; architect and builder, J. O. Johnson, Port Richmond. Plan No. 387.

**OCEAN AV.** 1,500 from Mill rd, Oakwood, 1-sty frame bungalow, 18x32; cost, \$350; owner and builder, E. R. Fuchs, 205 East 9th st, Manhattan. Plan No. 379.

**ROMA AV.** n s, 160 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 29x29; cost, \$500; owner, architect and builder, C. Piscopo, 345 East 12th st, Manhattan. Plan No. 393.

**SEASIDE BOULEVARD.** n s, 50 w Surf av, South Beach, 1-sty frame dwelling, 22x26; cost, \$1,400; owner, M. J. O'Brien, care architect; architect, Jas. E. Grunert, New Dorp; builder, Jos. W. Nastasi, Arrochar. Plan No. 398.

**SEASIDE BOULEVARD.** s s, 150 e Glenwood av, South Beach, 1-sty frame bungalow, 19x28; cost, \$150; owner and builder, E. A. Bratsche, 425 East 157th st, Manhattan. Plan No. 412.

**TYSON AV.** s s, 225 w Gordon st, South Beach, 2-sty frame dwelling, 25x34; cost, \$2,000; owner, Alex G. Morton, Stapleton; architect and builder, G. Van Leenwen, 21 2d st, Woodside, N. Y. Plan No. 383.

**VINELAND AV.** w s, 320 s Jefferson boulevard, Tottenville, 2-sty tile dwelling, 45x34; cost, \$3,500; owner, R. A. Meyler, 2909 Jamaica av, Richmond Hill; architect, Edw. Jackson, Borough of Queens. Plan No. 405.

**WARD AV.** w s, 105 n Cebra av, Tompkinsville, 2-sty frame dwelling, 27x28; cost, \$4,000; owner, A. McDowell, Stapleton; architect, Henry Otto, Tompkinsville; builders, Karlsson Bros., Brighton Heights. Plan No. 408.

**WAVECREST ST.** n s, 140 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 18x 27; cost, \$400; owner, Mrs. E. Runge, New Dorp Beach; architect and builder, C. C. Carey, New Dorp Beach. Plan No. 411.

**CEDAR GROVE BEACH.** 200 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 20x23; cost, \$250; owner, F. Rydstrom, New Dorp; architect and builder, Geo. Hoverkamp, Port Richmond. Plan No. 410.

**CEDAR GROVE BEACH.** 200 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 24x37; cost, \$275; owner, J. Rose, Port Richmond; architect, Chas. A. Johnson, Port Richmond; builder, Geo. Hoverkamp, Port Richmond. Plan No. 409.

**CEDAR GROVE BEACH.** 200 w Cedar Grove av, New Dorp, two 1-sty frame bungalows, 14x 28; total cost, \$500; owner, Mrs. E. Shumway, Port Richmond; architect and builder, Geo. Hoverkamp, Jr., Richmond. Plan No. 400.

**STABLES AND GARAGES.**

**BEMENT ST.** 121, near Richmond av, Port Richmond, 1-sty frame garage, 10x20; cost, \$100; owner and builder, Emma N. Deibert, Port Richmond. Plan No. 382.

**STORES AND DWELLINGS.**

**BRADLEY AV & WILLOWBROOK RD.** s w cor, Castleton Corners, 2-sty frame store and dwelling, 16x30; cost, \$1,000; owner, W. J. Fraw, Castle Corners; architect and builder, John Racka, West New Brighton. Plan No. 404.

**STORES, OFFICES AND LOFTS.**

**STUYVESANT PL.** w s, junction Central av, Tompkinsville, 3-sty store and office, 44x33; cost, \$21,000; owner, J. J. Worrell and M. J. Kane, St. George; architect, Jas. Whitford, St. George; builder, John Milnes Co., Port Richmond. Plan No. 397.

**MISCELLANEOUS.**

**JERSEY ST.** w s, 300 n Hill st, Tompkinsville, stone retaining wall; owners, Fisher & Rukin, New Brighton; builder, Block & Uslan, New Brighton. Plan No. 407.

**STUYVESANT PL.** w s, 635 n Weiner pl, St. George, brick foundation; cost of excavation, \$4,550; owner, Corn Exchange Bank, St. George; architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan; excavator, Jos. Johnson's Sons, West New Brighton. Plan No. 378.

**6TH ST.** e s, 287 n Midland av, Midland Beach, 1-sty frame kitchen, 16x14; cost, \$100; owner, E. Earp, 662 Melrose av, Bronx, N. Y.; architect and builder, J. Keegan, Concord. Plan No. 385.

**ARIETTA BOULEVARD & MENTHORNE ST.** Tompkinsville, frame fence, 24x125; cost, \$1,000; owners, Cormody, Dunne & Golden, 90 William st, Manhattan; architect, John Davies, Tompkinsville; builder, W. H. Lynch, West New Brighton. Plan No. 374.

**MIDLAND AV & 4TH ST.** s w cor, Midland Beach, two concrete cesspools, 6 ft. dia., 6 ft. deep; owner, Herman Brasch, 60 Wall st; builder, F. M. Bryson, Midland Beach. Plan No. 396.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

**ATTORNEY ST.** 97, steel columns and mason work to 3-sty brick store and tenement; cost, \$1,000; owner, Estate of Martin Grossman, 2219 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1990.

**BAYARD ST.** 9, wrecking steel beams, store front, iron stairs to 5-sty brick factory; cost, \$10,000; owner, Elmira H. Dominick, 254 West 23d st; architect, Otto Reissmann, 30 1st st. Plan No. 1994.

**CANAL ST.** 254-60, fire-escape stairway to 5-sty brick store and factory; cost, \$250; owner, Ruth A. Bruce Brown, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1914.

**CANAL ST.** 301, alterations to 2-sty brick store; cost, \$250; owner, Mary L. Van Ness, 17 East 71st st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1938.

**CENTRE ST.** 214, 2 new stairways to 5-sty brick lofts; cost, \$300; owner, Etagee Holding Co., 214 Centre st; architect, Adolph Balschun, 483 Willis av. Plan No. 1981.

**CHARLTON ST.** 9, alteration to 2-sty brick garage; cost, \$4,000; owner, Henry Birdsall, 183 West st; architect, B. W. Levitan, 20 West 31st st. Plan No. 1906.

**CLEVELAND PL.** 19, alteration to 5-sty brick store and dwelling; cost, \$1,000; owner, Crescent Star Realty Co., 211-213 East 55th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1949.

**DIVISION ST.** 32-34, new store front to 5-sty brick tenement and stores; cost, \$150; owner, Samuel Bounce, 160 Park Row; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 1997.

**EAST BROADWAY.** 95, alterations to 6-sty brick tenement; cost, \$100; owner, Simon Kirshstein, 5 East 107th st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1908.

## Plans Filed—Alterations—Manhattan (Cont.)

- FULTON ST, 217, new store fronts to 5-sty brick store and lofts; cost, \$350; owner, Anglo-American Drug Co., 217 Fulton st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2003.
- GREENWICH ST, 349-51, alteration to 6-sty brick warehouse and factory; cost, \$5,000; owner, Estate of Thomas Wright, 328 Broadway, Albany, N. Y.; architect, Freeman Bloodgood, Jr., 515 West 184th st. Plan No. 1967.
- HOUSTON ST, 169 West, new stairway to 4-sty brick dwelling; cost, \$250; owner, The Italian Benevolent Institute, 617 East 83d st; architect, R. E. Rogers, 5 East 42d st. Plan No. 2012.
- HOUSTON ST, 169 West, extension to 4-sty brick boarding house; cost, \$1,500; owner, Maria Moviggia, 171 West Houston st; architect, M. M. Del Gaudio, 401 East Tremont av. Plan No. 2007.
- HOUSTON ST, 438 East, alteration to 5-sty brick factory; cost, \$250; owner, Leopold Rosenberg, 75 Worth st; architect, Ralph Schweibist, 201 East 72d st. Plan No. 1920.
- LIBERTY ST, 117, replacing fire escapes to 5-sty brick storage house; cost, \$300; owner, John A. Roebing Sons Co., 117 Liberty st; architect, Albert Richter, 316-18 Av A. Plan No. 1954.
- MONROE ST, 158, lowering first tier beams and new cellar runway to 6-sty brick lofts; cost, \$850; owner, Martin Schrenkeisen, 1123 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1980.
- MULBERRY ST, 84, new show window to 3-sty brick store and dwelling; cost, \$200; owner, Estate of Catherine Doherty, 95 St. John pl, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1984.
- OAK ST, 56, concrete and mason work to 3-sty brick store and dwelling; cost, \$200; owner, er, John Pavere, 407 Pearl st; architect, Max Muller, 115 Nassau st. Plan No. 1991.
- PEARL ST, 84-86, alteration to 6-sty brick store and lofts; cost, \$100; owner, Francis L. Glover, 95 William st; architect, George M. McCabe, 96 5th av. Plan No. 1969.
- PIKE ST, 47-53, sky sign to 7-sty brick stores and factory; cost, \$550; owner, Levy & Newgold, 1295 Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 2016.
- PINE ST, 11, alterations to 22-sty brick office building; cost, \$3,000; owner, Hanover National Bank, 11 Pine st; architect, John A. Hamilton, 32 Broadway. Plan No. 1937.
- PITT ST, 80-82, plumbing, new stairs and doors to 5-sty brick stores and tenement; cost, \$2,000; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 2000.
- PITT ST, 24-26, alteration to 6-sty brick store and lofts; cost, \$150; owner, Estate of Varona Deleorodova, 25 Broad st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1962.
- READE ST, 99, new store front to 5-sty brick lofts and stores; cost, \$150; owner, Morris Levy, 99 Reade st; architects, Fred Horenburger & Phillip Bardes, 122 Bowery. Plan No. 1979.
- SPRING ST, 75-77, steel tank supports to 9-sty brick loft building; cost, \$650; owner, Chas. Gould, 30 East 42d st; architect, R. J. Mansfield, 135 William st. Plan No. 2000.
- UNIVERSITY PL, 24-34, extension of stairways to 6-sty brick lofts; cost, \$400; owner, The Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 1934.
- WASHINGTON ST, 316, alterations to 4-sty brick store and lofts; cost, \$200; owner, Abraham Kushner, 316 Washington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1940.
- WEST ST, 144, alteration to 4-sty brick butcher market; cost, \$100; owner, Albert Joske, 121 Liberty st; architect, Jos. M. Verrier, 34 Stone st. Plan No. 1957.
- 3D ST, 48 East, alteration to 3-sty brick stores and dwelling; cost, \$2,000; owner, Ruben Harold, 48 East 3d st; architect, Otto Reissmann, 30 1st st. Plan No. 1926.
- 7TH ST, 29 East, window and door to 5-sty brick tenement; cost, \$75; owner, Jos. L. Buttenweiser, 220 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1933.
- 11TH ST, 344 East, new store front to 4-sty brick tenement; cost, \$225; owner, Estate of Edward Rafter, 41 Union sq; architect, Louis Sajevo, 603-5 East 14th st. Plan No. 1928.
- 14TH ST, 431 West, new marquee awning to 3-sty brick store and tenement; cost, \$425; owner, John L. Gillen, 431 West 14th st; architect, J. De Howarth, 44 Bergen st, Brooklyn. Plan No. 1977.
- 15TH ST, 150 w 5th av, alteration to 7-sty brick hospital; cost, \$250; owner, The Society of New York Hospital, premises; architects, Denby & Nute, 333 4th av. Plan No. 1927.
- 16TH ST, 14 E, alteration to 6-sty brick lodging; cost, \$500; owner, The Young Woman's Christian Association; 14 East 16th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1946.
- 20TH ST, 148 East, alteration to 4-sty brick studios; cost, \$3,000; owner and architect, Kenneth M. Murchison, 49 East 63d st. Plan No. 1924.
- 22D ST, 26 East, water tank and mason work to 9-sty brick lofts; cost, \$170; owner, Michael Kennedy, 552 1st st, Brooklyn; architect, John Kennedy & Co., 1133 Broadway. Plan No. 2001.
- 23D ST, 505 West, removal of partitions to 3-sty brick store and dwelling; cost, \$35; owner, Michael Gaffney, 2211 Broadway; architect, Edw. H. Kelly, 505 West 23d st. Plan No. 1999.
- 26TH ST, 54 West, new door to 4-sty brick dwelling and restaurant; cost, \$100; owner, Vincent Astor, 23 West 26th st; architect, J. J. Campbell, 47 West 34th st. Plan No. 1976.
- 28TH ST, 13-15 West, new steel and iron stairway to 10-sty brick loft building; cost, \$5,000; owner, Alexander Deutsch, 13 West 28th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1983.
- 29TH ST, 414 West, plumbing to 5-sty brick tenement; cost, \$1,000; owner, Isabella Hawkins, Ramsay, N. J.; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1916.
- 30TH ST, 125-31 East, new dumbwaiter and plaster work to 12-sty brick hotel; cost, \$150; owner, Stephen H. Jackson, 106 Lexington av; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 1912.
- 32D ST, 226 East, ash lift and sidewalk to 4-sty brick club house; cost, \$1,000; owner, Tammany Central Association, 226 East 32d st; architect, John H. Friend, 148 Alexander av. Plan No. 2018.
- 32D ST, 38-42 East, 2 new windows to 14-sty loft building; cost, \$100; owner, William Seach, Larchmont, N. Y.; architect, Rudolf Boehler, 195 Lexington av. Plan No. 1988.
- 33D ST, 10 East, new store front to 12-sty brick fireproof loft building; cost, \$100; owner, Mrs. A. M. Moynan, 11 East 68th st; architects, Janas & Cordas, 124 West 45th st. Plan No. 1987.
- 33D ST, 43-47 West, alterations to 6-sty brick store and lofts; cost, \$1,000; owner, Frielander Estate, 43-47 West 33d st; architect, Geo. H. Van Auken, 20 West 31st st. Plan No. 1939.
- 34TH ST, 131 East, alteration to 4-sty brick stores and dwelling; cost, \$200; owner, John A. Wyeth, 244 Lexington av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1966.
- 35TH ST, 39 West, frame for summer house to 4-sty brick lunch room; cost, \$60; owner, Adam Engel, 264 West 91st st; architect, William J. Russell, 1476 Broadway. Plan No. 1993.
- 36TH ST, 32 East, iron stairs, mason and tinning to 6-sty, brick dwelling; cost, \$15,000; owner, Julia P. Hamilton, 32 East 36th st; architect, Geo. E. Wood, 103 Park av. Plan No. 1951.
- 42D ST, 47-65 West, sky sign to 6-sty brick stores and offices; cost, \$200; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1915.
- 42D ST, 304-6 West, balcony to 5-sty brick showrooms and stores; cost, \$500; owner, Heyman Vogel, 304 West 42d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1931.
- 44TH ST, 122 West, alteration to 3-sty brick dwelling and store; cost, \$400; owner, Morris Harrison, 7 Greenway av; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 1907.
- 46TH ST, 2 East, alteration to 5-sty brick office and showrooms; cost, \$100; owner, Manhattan Centre Co., 542 5th av; architect, John A. Hamilton, 32 Broadway. Plan No. 1971.
- 49TH ST, 251 West, converting tenement house into dwelling and office; cost, \$50; owner, Andrew Murphy, 621 9th av; architect, Jas. F. Cole, 403 West 51st st. Plan No. 2017.
- 52D ST, 345 East, alteration to 5-sty brick tenement; cost, \$300; owner, Henry Iffland, 877 Caudwell av; architect, Otto A. Standt, 966 2d av. Plan No. 1964.
- 52D ST, 146-58 East, alteration to 4-sty brick tenement; cost, \$1,200; owner, Mary B. Hughes, 344 Convent av; architect, Rudolph Baekler, 195 Lexington av. Plan No. 1942.
- 55TH ST, 145 East, alteration to 3-sty brick tenement; cost, \$150; owner, Moses Slater, 145 East 55th st; architect, Otto A. Standt, 966 2d av. Plan No. 1965.
- 60TH ST, 345-47 East, sky sign to 5-sty brick dwelling; cost, \$500; owner, Henry Bachrach, 72 East 94th st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 1935.
- 66TH ST, 316 West, new doors to 1-sty brick bakery; cost, \$1,000; owner, Nathan A. Cushman, 315 West 66th st; architects, Berger & Son, 121 Bible House, city. Plan No. 1953.
- 69TH ST, 108 West, new windows to 4-sty brick dwelling; cost, \$100; owner, Reivax Realty Co., 30 Main st, Brooklyn; architect, J. J. Sweeney, 117 West 79th st. Plan No. 2019.
- 82D ST, 120 West, removal of stairway and partition to 4-sty brick dwelling; cost, \$150; owner, Clara T. Bower, 124th st and Broadway; architect, Chas. S. Utterson, Jr., 502 West 141st st. Plan No. 2006.
- 86TH ST, 210 East, new rear exit and fireproof ceiling to 6-sty brick motion picture theatre; cost, \$450; owner, Musical Mutual Protective Association, 210-14 East 86th st; architect, Fredk. W. Fischer, 303 5th av. Plan No. 2002.
- 92D ST, 213-17 East, alteration to 3-sty brick stable and garage; cost, \$8,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1959.
- 109TH ST, 225-27 East, removal of partitions to 2-sty frame carriage house; cost, \$150; owner, Minnie Eichner, 352 East 120th st; architect, B. L. Glucksmann, 927 Fox st. Plan No. 2013.
- 123D ST, 124-26-20 East, alterations to 5-sty brick tenement; cost, \$8,000; owner, Adolph Finkenber, 2279 3d av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1950.
- 124TH ST, 78 West, enlargement of store windows to 3-sty brick dwelling and stores; cost, \$150; owner, John Spowers, 101 Pierrepont st, Brooklyn; architect, Adolph Balschun, 483 Willis av. Plan No. 2014.
- 124TH ST, 309 East, alteration to 3-sty brick shop and dwelling; cost, \$1,200; owner, Morris E. Greenberg, 309 East 124th st; architect, Chas. B. Meyers, 1 Union sq, West. Plan No. 1945.
- 125TH ST, 239-41 West, alteration to 2-sty brick store and loft; cost, \$350; owner, Major A. White, 12 West 66th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1947.
- 129TH ST, 146 East, alteration to 5-sty brick tenement and stores; cost, \$500; owner, Tillie Saloin, 540 Manhattan av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1948.
- 135TH ST, 36-38 West, alteration to 3-sty brick moving picture theatre; cost, \$200; owner, Samuel Cunningham, 2 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1929.
- 157TH ST, 469 West, new store front and mason work to 5-sty brick tenement; cost, \$1,500; owner, D. Angelbeck, 1574 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2010.
- AV A, 316-18-20-22, fire-escape stairway to 3-sty brick stable; cost, \$300; owner, John U. Brookman Estate, 88 Wall st; architect, Albert G. Richter, 316-18 Av A. Plan No. 1932.
- AMSTERDAM AV, 1485, alteration to 5-sty brick tenement and store; cost, \$300; owner, Charles Richter, 685 2d av; architect, John Geraci, 541 West 135th st. Plan No. 1909.
- AMSTERDAM AV, 1307, dumb-waiter shaft to 5-sty brick tenement and bakery; cost, \$300; owner, Frederick F. Kortlucke, 1307 Amsterdam av; architects, Berger & Son, 121 Bible House. Plan No. 1952.
- BROADWAY, 2281-99, alteration to 2-sty brick stores and offices; cost, \$475; owner, Lansing Realty Holding Co., 71 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1919.
- BROADWAY, between 165th and 166th sts, alterations to 2-sty brick theatre and stores; cost, \$500; owner, Broadway & 165th St. Realty Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1921.
- BROADWAY, 2182-86, alteration to 2-sty brick garage; cost, \$800; owner, Eva J. Coe, 69 Wall st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1911.
- BROADWAY, 2780, alteration to 7-sty brick tenement; cost, \$1,000; owner, Geo. Rosenfield, Greenwich, Conn.; architects, John B. Snooks' Sons, 261 Broadway. Plan No. 1958.
- BROADWAY, 2293, alteration to 2-sty brick store and lofts; cost, \$400; owner, Morewood Realty Holding Co., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 1955.
- BROADWAY, 1700, alteration to 6-sty brick lofts; cost, \$450; owners, James L. Scott & Edw. C. Griffith, 1700 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 1956.
- BROADWAY, 1572-76, alteration to 3-sty brick stores and restaurant; cost, \$500; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 1975.
- BROADWAY, 1205-15, alteration to 1-sty brick store; cost, \$65; owner, Joseph M. Weber, 1215 Broadway; architect, R. J. Walkenstein, 1876 Belmont av. Plan No. 1941.
- BROADWAY, 1204, ventilating skylight to 4-sty brick office building; cost, \$50; owner, Shanley Co., 1204 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 1986.
- BROADWAY, 3791-99, sky sign to 2-sty brick stores and offices; cost, \$350; owner, Adolph Lewisohn, 42 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1978.
- BROADWAY, 110 East, new store fronts to 5-sty brick store and dwelling; cost, \$300; owner, Faybush Libman, 110 East Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2004.
- BROADWAY, 1578-90, changing store front of 2-sty brick stores and hall; cost, \$150; owner, Broadway & 7th Av. Co., 719 Broadway; architect, Benj. Biatak, 53 West 125th st. Plan No. 2005.
- COLUMBUS AV, 26, new store front to 5-sty brick store and tenement; cost, \$200; owner, Patrick Kiemen, 34 Columbus av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1985.
- COLUMBUS AV, 201, alteration to 5-sty brick stores and tenement; cost, \$100; owner, Edw. B. Corey, 35 West 30th st; architect, Ph. S. Rettig, 355 East 28th st. Plan No. 1943.
- COLUMBUS AV, 440-454, new plumbing and tiling to 7-sty brick store and hotel; cost, \$1,000; owner, The Vivian Roberts Estate, 2 Wall st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1973.
- GREENWICH AV, 87, new window to 3-sty brick store and dwelling; cost, \$50; owner, Clarence S. Nathan, 241-45 West 37th st; architect, Chas. Hendrick, 439 West 13th st. Plan No. 1913.
- LENOX AV, 477, alteration to 6-sty brick store; cost, \$80; owner, Abraham Friedman, 100 West 134th st; architect, Edw. J. Perry, 252 West 53d st. Plan No. 1944.
- LEXINGTON AV, 284, new window to 4-sty brick dwelling; cost, \$350; owner, Susan Iva Connor, 246 Lexington av; architect, Frank Hausle, 81 East 125th st. Plan No. 1918.
- LEXINGTON AV, 743, alteration to 4-sty brick stores and lofts; cost, \$250; owner, Mary E. B. Wright, 48 Ft. Green pl, Brooklyn; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 1961.
- MADISON AV, 452, elevator shaft, pent house and stairs to 4-sty brick dwelling; cost, \$4,800; owner, Cardinal John M. Farley, 59th st and 5th av; architect, Gibbons Construction Co., 318 Columbia st, Brooklyn. Plan No. 2015.
- 1ST AV, 178, extension to 4-sty brick moving picture theatre and dwelling; cost, \$300; owner, Thomas Cassese, 178 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1930.
- 2D AV, 1404, alteration to 4-sty brick tenement and stores; cost, \$100; owner, Emma Schwartz, 2 West 72d st; architect, Frank J. Scheffik, 4168 Park av. Plan No. 1968.
- 2D AV, 495, alterations to 5-sty brick stores and tenement; cost, \$5,000; owner, Harry C. Honeck, 495 2d av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1936.
- 3D AV, 1663, alterations to 4-sty brick store and tenement; cost, \$1,000; owner, Geo. Ehret, 235 East 92d st; architect, Louis F. Dell, 1133 Broadway. Plan No. 1960.
- 3D AV, 570, alteration to 4-sty brick tenement; cost, \$200; owner, John F. Pfeifer, 570 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1922.

3D AV, 568, alterations to 4-sty brick tenement; cost, \$200; owner, John F. Pfeifer, 570 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1923.

3D AV, 572, alteration to 4-sty brick tenement; cost, \$200; owner, Michael MacNamara, 572 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1925.

3D AV, 1628, new store front to 5-sty brick stores and tenement; cost, \$300; owner, Theodore Hessberg, 146 West 111th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1989.

3D AV, 1892-94, heating, ventilating and mason work to 2-sty brick motion picture theatre; cost, \$6,000; owner, Henry C. W. Beckman, 308 East 126th st; architect, Nathan Farger, 81 East 125th st. Plan No. 1998.

5TH AV, 630, new doors and windows and mason work to 6-sty brick store and lofts; cost, \$5,000; owner, Henry Clews, 15 Broad st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 2011.

5TH AV, 1368-70, alterations to 5-sty brick store and tenement; cost, \$100; owner, Chas. Collins, Geo. T. Rowe, 283 Elizabeth st; architect, R. Warren Lawrence, 350 East 140th st. Plan No. 1963.

5TH AV, 127, alteration to 4-sty brick store and studio; cost, \$500; owners, Edward and Goodhue Livingston, 527 5th av; architect, Chas. Volz, 2 West 45th st. Plan No. 1910.

6TH AV, 35, removal of partition to 12-sty brick lofts; cost, \$15; owner, Tuscan Realty Co.; architect, John B. Cavinato, 452 Ft. Washington av. Plan No. 1996.

6TH AV, 416, new store front to 3-sty brick stores and offices; cost, \$300; owner, Vincent Astor, 25 West 26th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1974.

6TH AV, 450-52, new partitions to 71sty brick store and lofts; cost, \$500; owner, Max Radt, 33d st and Astor court; architect, Samuel Sass, 32 Union sq. Plan No. 2008.

7TH AV, 281, alteration to 5-sty brick store and lofts; cost, \$50; owner, Madison Square Mortgage Co., 34 Pine st; architect, George M. McCabe, 96 5th av. Plan No. 1970.

9TH AV, 689, plumbing to 4-sty brick tenement; cost, \$750; owner, Emma Kay, 243 West 99th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1972.

8TH AV, 571, new show window to 3-sty, brick dwelling and store; cost, \$50; owner, Masinger Mayers, 322 Delancey st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2020.

11TH AV, 493-99, new sidewalk vault to 5-sty brick abattoir; cost, \$200; owner, New York Butchers Dressed Meat Co., 11th av and 39th st; architect, John Ph. Voelker, 979 3d av. Plan No. 1992.

12TH AV, 772-76, storage room of terra cotta block to 6-sty brick factory; cost, \$400; owner, The Society of New York Hospital, 32 Nassau st; architects, Ross & McNeil, 39 East 42d st. Plan No. 1982.

EAST RIVER, 85th to 86th sts, sidewalk lift, iron stairs to 8-sty brick hotel; cost, \$1,500; owner, Steward & Price Co., premises; architect, Herman J. Pingel, 306 East 59th st. Plan No. 1995.

**Bronx.**

DAWSON ST, n w cor Longwood av, new toilet to 5-sty brick tenement; cost, \$1,700; owner, Geo. Johnson, 212 5th av; architect, G. J. Froelich, 690 Whitlock av. Plan No. 286.

FOX ST, 1071, repair damage done by fire to 3-sty frame dwelling; cost, \$1,000; owner, Catherine Keelon, on premises; architect, Henry S. Lion, 38 West 32d st. Plan No. 289.

HOME ST, 959, new partitions to 5-sty brick store and tenement; cost, \$50; owner, Leon Wolkowitz, 59 Hamilton av, Yonkers; architect, Fred Hammond, 391 East 149th st. Plan No. 277.

138TH ST, 373-375 East, new doors, new partitions to 2-sty brick post office; cost, \$500; owner, Milly Moschowitz, 925 Madison av; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 284.

BEACH AV, 1134, increase height of basement of 2-sty frame dwelling; cost, \$300; owner, Patrick Barlow, on premises; architect, Chas. A. Coutts, 1797 Gleason av. Plan No. 278.

NEWELL AV n e cor Post st, move 2-sty frame dwelling; cost, \$800; owner, North Bronx Realty Co., 2022 Boston rd; architect, F. J. McGarry, 736 East 218th st. Plan No. 287.

SOUTHERN BOULEVARD, n w cor 187th st, 1-sty frame extension, 25x61.4, to 3-sty frame store and dwelling; cost, \$3,000; owner, John Haffen Brew Co., 398 East 152d st; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 282.

TREMONT AV, n s. 45.7 w Bathgate av, 2-sty brick extension, 24.8x64.6, to 2-sty brick store; cost, \$10,000; owner, John Reyelt, 1227 Brook av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 281.

UNIONPORT RD, s s. 46.94 w Van Nest av, 1-sty frame extension, 26.07x7.6, to 3-sty frame store and dwelling; owner, Samuel Schwartz, 1707 Unionport rd; architect, Herman Goldberg, 2968 Briggs av. Plan No. 283.

UNIONPORT RD, 1653, — roof for wagon shed; cost, \$150; owner, Franc Negro, on premises; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 285.

VAN NEST AV, 563, 1-sty frame extension, 22x7, to 2-sty frame store and dwelling; cost, \$400; owner, Jos. Placek, 1736 Taylor av; architect, M. A. Buckley, 1513 Home av. Plan No. 280.

VAN NEST AV, s w cor Barnes av, move 2-sty frame dwelling; cost, \$4,000; owner, Rudolph Prohl, 1713 Van Buren st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 274.

WASHINGTON AV, e s, 75 s 71st st, new partitions, stairs, windows, &c., to 2-sty frame synagogue, dwelling and store; cost, \$3,000;

owner, Jacob Meyers, 1484 Washington av; architect, David Bleier, 545 East 139th st. Plan No. 275.

WEBSTER AV, s w cor 194th st, 1-sty frame extension, 10.2x30.10, to 1-sty frame stores; cost, \$200; owner, Mrs. M. Annan, 2545 Webster av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 273.

WILKINS AV, 1297, 1-sty brick extension, 41.8x18.6, to 1-sty brick nicollette; cost, \$3,000; owner, Henry Morgenthau & Co., 165 Broadway; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 288.

3D AV, 3220, 1-sty brick extension, 17.4x5, new seats, new fireproofing to 2-sty brick store, nicollette and bowling alleys; cost, \$5,000; owner, Anthony, Cuneo, 871 Forest av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 276.

3D AV, 3295, 1-sty of brick built upon 2-sty brick store and office; cost, \$3,000; owner, S. B. Barringer, 101 South Oxford st, Brooklyn; architect, O. Lowinson, 5 West 31st st. Plan No. 279.

**Brooklyn.**

CALYER ST, 134, interior alterations to 3-sty tnt; cost, \$250; owner, John Savage, on premises; architect, Jas. McKellopp, 154 India st. Plan No. 3492.

CORNELIA ST, 233, extension to 3-sty dwelling; cost, \$500; owner, Wm. Bonnewitz, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 3457.

DEBEVOISE ST, 39, plumbing to 5-sty factory; cost, \$175; owner, J. H. Webelovsky Estate, on premises; architect, J. H. Beacher, 217 Broome st, Manhattan. Plan No. 3409.

DELMONICO PL, 61, interior alterations to 3-sty tnt; cost, \$200; owner, Rachel Leiner, 257 So 3d st; architect, Glucroft & Glucroft, 671 Bway. Plan No. 3498.

FURMAN ST, 22, marquis to 8-sty storage; cost, \$1,600; owner, N. Y. Dock Co., foot of Montague st; architect, Robbins-Ripley Co., 50 Church st, Manhattan. Plan No. 3460.

HANCOCK ST, 138, extension to 3-sty dwelling; cost, \$2,000; owner, Dr. Wm. L. Heene, 302 Sumner av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3362.

HICKS ST, 418, fire escape to 4-sty cooperage; cost, \$450; owner, Arbutckle Bros., foot Jay st; architect, A. G. Ritter, 316 Av A, Manhattan. Plan No. 3375.

JOHN ST, — s. 31.4 w Jay st, bridge across street; cost, \$1,500; owners, Arbutckle Bros., foot of Jay st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3462.

JOHN ST, — s. 38.10 e Pearl st, bridge across street; cost, \$1,500; owners, Arbutckle Bros., foot of Jay st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3461.

LEWELL ST, 147, extension to 2-sty dwg; cost, \$300; owner, Mrs. Emeline Kane, on premises; architect, John G. Dreyer, 75 Oakland st. Plan No. 3586.

LORIMER ST, 117, tank to 4-sty mfg.; cost, \$950; owner, McKee Refrigerator Co., on premises; architect, Maxwell Eng. Co., 146 24th st. Plan No. 3430.

MOORE ST, 170, interior alterations to 2-sty dwelling; cost, \$300; owner, Emma Krevelin, 172 Moore st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3395.

MORRELL ST, 40, extension to 2-sty store and dwelling; cost, \$2,000; owner, Cong. of Cherra Rabony Chum Hager, 461 Bushwick av; architect, Lew Koen, 9 Debevoise st. Plan No. 3452.

NAVY ST, s e cor Tillary st, interior alterations to 3-sty tenement; cost, \$200; owner, Luigi Sena, 132 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 3368.

NOBLE ST, 24, new stairs to 4-sty brick factory; cost, \$1,000; owner, American Mfg. Co., on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3410.

QUINCY ST, 882, extension to 2-sty dwelling; cost, \$2,000; owner, David Benson, 888 Quincy st; architect, F. J. Dassau, 1373 Broadway. Plan No. 3363.

SANDFORD ST, 102, interior alterations to 3-sty tenement; cost, \$500; owner, Morris Gold, 814 Myrtle av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3364.

STUBEN ST, 86, interior alterations to 3-sty tenement; cost, \$300; owner, Harry O. Wolff, 1061 Prospect pl; architect, Tobias Goldstone, 49 Graham av. Plan No. 3483.

WARREN ST, 452, interior alterations to 3-sty tnt; cost, \$400; owner, Gaetano Sanitore, 67 Columbia st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 3501.

WEIRFIELD ST, 265, extension to 1-sty garage; cost, \$240; owner, Mrs. Eliz. E. Richter, 263 Weirfield st; architect, W. H. Tiedemann, 475 North st. Plan No. 3422.

SOUTH 1ST ST, 228, interior alterations to 5-sty store and tenement; cost, \$125; owner, Jacob Klein, 33 West 17th st, Manhattan; architect, T. M. Entlich, 29 Montrose st. Plan No. 3408.

8TH ST, 266, plumbing to 2-sty dwelling; cost, \$125; owner, Josephine Meyer, 475 9th st; architect, Chas. Seebuck, 456 6th av. Plan No. 3437.

SMITH ST, 26, interior alterations to 3-sty theatre; cost, \$15,000; owner, Weschler Estate, 149 Bway, N. Y.; architect, Thos. W. Lamb, 644 8th av, Manhattan. Plan No. 3562.

SOUTH 9TH ST, 32, tank to 5-sty candy mfg.; cost, \$800; owner, Levine Bros., on premises; architect, Maxwell Engineering Co., 146 24th st. Plan No. 3429.

SOUTH 9TH ST, 116, interior alterations and plumbing to 3-sty tenement; cost, \$200; owner, Gretchan Schmidt, 17 St. John's pl; architect, W. H. Wirth, 358 17th st. Plan No. 3441.

13TH ST, 432, plumbing to 3-sty tenement; cost, \$500; owner, Dominick Britzen, on premises; architect, Henry Citrin, 242 5th av. Plan No. 3412.

BEDFORD AV, 2354, interior alterations to 4-sty tenement; cost, \$400; owner, Brooklyn Savings Institution, 160 Atlantic av; architects, Slee & Bryson, 154 Montague st. Plan No. 3383.

CONEY ISLAND AV, 754, construction to 3-sty dwelling; cost, \$250; owner, Caroline Johnson, Rockville Centre, L. I.; architect, H. Schock, 659 Seneca av. Plan No. 3377.

GRAHAM AV, 32, interior and exterior alterations to 2-sty store and dwelling; cost, \$250; owner, Louis Tomchin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3440.

GRAHAM AV, 232, interior alterations to 3-sty str & tnt; cost, \$100; owner, Isaac Cohen, 70 Leonard st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3508.

GRAND ST, 710, extension, interior alterations to 3-sty bank & dwg; cost, \$7,500; owner, North Side Bank, 225 Havemeyer st; architect, Alex Mackintosh, 55 Bible House, N. Y. Plan No. 3503.

HAMBURG AV, 139, plumbing to 3-sty tenement; cost, \$200; owner, Antonio Falsitto, 139 Hamburg av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3396.

HAMBURG AV, 135, plumbing to 3-sty tenement; cost, \$200; owner, Ignazio Triete, 135 Hamburg av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3397.

HOPKINSON AV, 815, interior alterations to 1-sty dwelling; cost, \$100; owner, Chas. Zarvarshis, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3486.

HUDSON AV, 196, exterior alterations to 2-sty dwelling; cost, \$300; owner, John Deleagro, 186 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3381.

KNICKERBOCKER AV, 427, interior alterations to 3-sty tnt; cost, \$500; owner, Siegel Cohen, on premises; architect, L. Allmendinger, 926 Bway. Plan No. 3504.

LEXINGTON AV, 578, plumbing to 4-sty tenement; cost, \$300; owner, Mary Schmalstitch, 808 Quincy st; architect, Wm. A. Godbold, 837 Madison st. Plan No. 3417.

MANHATTAN AV, 47, interior alterations to 3-sty tnt; cost, \$250; owner, Louis Finkenstein, 17 W 3d st, N. Y.; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 3502.

PITKIN AV, 2152, interior alterations to 3-sty str & dwg; cost, \$500; owner, Benj. Brown, 30 W 15th st; architect, ———. Plan No. 3522.

PUTNAM AV, 101, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Jos. Zenzion, 111 Putnam av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3439.

ST. MARKS AV, 1083, plumbing to 2-sty dwelling; cost, \$150; owner, Jas. Cerullo, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3426.

THATFORD AV, 328, change roof of 2-sty dwelling; cost, \$350; owner, Frank Leonardo, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 3472.

4 AV, 795, interior alterations to 3-sty str & dwg; cost, \$100; owner, Vincenzo Micari, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3513.

14TH AV, 7104, extension to 2-sty dwg; cost, \$1,500; owner, Anthony Gazzola, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 3576.

**Queens.**

BROOKLYN MANOR.—Freedom av, e s, bet Tulip and Walnut st, new plumbing, school; cost, \$410; owner, City of New York, Manhattan. Plan No. 1027.

COLLEGE POINT.—3d st and 2d av, interior alterations to asylum; cost, \$135; owner, Bethulem Orphan Asylum, premises. Plan No. 1051.

CORONA.—Jackson av, n s. 80 w 45th st, new store front; cost, \$100; owner, J. Gessenner, premises. Plan No. 1068.

CORONA.—Orchard st, n e cor Corona av, new store front; cost, \$300; owner, G. Guidice, premises. Plan No. 1070.

ELMHURST.—16th st, 22, repair dwelling after fire damage; cost, \$1,500; owner, J. P. Sloane, 887 Manhattan av, Brooklyn. Plan No. 1072.

EVERGREEN.—Summerfield st, n s. 325 e Wyckoff av, new plumbing in dwelling; cost, \$95; owner, J. Vogel, premises. Plan No. 1032.

EVERGREEN.—Cypress av, w s. 123 s Liberty av, new foundation and plumbing in dwelling; cost, \$350; owner, W. J. Nieball, 149 East 84th st, Manhattan. Plan No. 1095.

EVERGREEN.—Cypress av, e s. 500 s Cooper av, plumbing in dwelling; cost, \$90; owner, M. Mullins, premises. Plan No. 1082.

EVERGREEN.—Cypress av, e s. 75 s Lafayette av, new plumbing in dwelling; cost, \$95; owner, C. Wernberger, premises. Plan No. 1084.

EVERGREEN.—Cypress av, e s. 260 s Cooper av, new plumbing in dwelling; cost, \$140; owner, M. Mullins, premises. Plan No. 1083.

FLUSHING.—Queens st, 71, new store front; cost, \$100; owner, L. Rocco, premises. Plan No. 1080.

FLUSHING.—Barclay st, s. 116 w Central av, interior alterations to dwelling; cost, \$437; owner, R. A. Tender, premises. Plan No. 1045.

FLUSHING.—Cypress av, 213, plumbing in dwelling; cost, \$100; owner, H. B. Everson, 255 Sandford av, Flushing. Plan No. 1052.

FLUSHING.—Prince st, e s. 120 n Broadway, new store front, new plumbing; cost, \$500; owner, John Morris, Main st, Flushing. Plan No. 1058.

FLUSHING.—Bowne av, e s. 125 n Queens av, alter roof, dwelling; cost, \$200; owner, C. Kates, premises. Plan No. 1069.

GLENDALE.—Glasser st, 15, new plumbing in dwelling; cost, \$75; owner, Frank Mangelletti, premises. Plan No. 1097.

GLENDALE.—Tompkins av, w s. 405 n Myrtle av, new plumbing in dwelling; cost, \$200; owner, L. Fink, premises. Plan No. 1099.

## Plans Filed—Alterations—Queens (Cont.)

L. I. CITY.—Hancock st, e s, 35 s Pierce av, 1-sty frame extension, 20x14, rear dwelling, tar and gravel roof, interior alterations; cost, \$2,000; owner, Peter Ward, 505 West 43d st, Manhattan; architect, Edw. Fauberbach, 407 Hancock st, L. I. City. Plan No. 1098.

L. I. CITY.—Camelia st, n w cor Sherman st, 1-sty frame extension side garage, 20x20; cost, \$100; owner, Jos. Kuche, 67 Camelia st, L. I. City. Plan No. 1036.

L. I. CITY.—Sherman st, 66, plumbing in dwelling; cost, \$50; owner, Emil Stablo, 504 Boulevard, L. I. City. Plan No. 1038.

L. I. CITY.—Vernon av, w s, 75 n Webster av, 1-sty brick extension, 19x19, rear dwelling, gravel roof; cost, \$350; owner, McIntyre Estate, 596 Jackson av, L. I. City. Plan No. 1044.

L. I. CITY.—Hulst st, 81, new plumbing in dwelling; cost, \$150; owner, J. Cushing, premises. Plan No. 1073.

L. I. CITY.—Greenpoint av, 242, plumbing in dwelling; cost, \$350; owner, J. Berger, premises. Plan No. 1074.

L. I. CITY.—Greenpoint av, 240, new plumbing in dwelling; cost, \$350; owner, J. Berger, premises. Plan No. 1075.

L. I. CITY.—Brook st, w Creek st, w new plumbing in factory; cost, \$2,000; owner, Nichols Copper Co., premises. Plan No. 1021.

L. I. CITY.—Hulst st and Nott av, new plumbing in school; cost, \$2,500; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1024.

L. I. CITY.—Creek st and Hobson st, new plumbing in factory; cost, \$1,650; owner, Nichols Copper Co., premises. Plan No. 1022.

L. I. CITY.—Creek st, s s, 200 e Hobson av, new plumbing in factory; cost, \$1,700; owner, Nichols Copper Co., premises. Plan No. 1020.

L. I. CITY.—8th av, w s, 70 s Walcott av, interior alterations to dwelling, new foundation; cost, \$800; owner, D. Groziosi, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1031.

MIDDLE VILLAGE.—Sutter av, 23, 2-sty frame extension, 24x15, tin roof, interior alterations; cost, \$1,000; owner, John Fluher, premises; architect, F. B. Hahn, Middle Village. Plan No. 1060.

MORRIS PARK.—Sherman st, w s, 100 s Beaufort st, plumbing in dwelling; cost, \$90; owner, J. Schneider, Jamaica. Plan No. 1037.

NEWTOWN.—Grand st, s s, 320 e Williams pl, interior alterations in dwelling; cost, \$400; owner, Stuyvesant Realty Co., 85 Cedar st, Manhattan; architects, Nast & Springstein, 21 West 45th st, Manhattan. Plan No. 1057.

OZONE PARK.—Freedom av, e s, 250 s Grafton av, new plumbing in dwelling; cost, \$100; owner, R. Ergenbradt, premises. Plan No. 1076.

OZONE PARK.—Freedom av, w s, 185 n Belmont av, new plumbing in dwelling; cost, \$75; owner, R. Reccardi, premises. Plan No. 1077.

RICHMOND HILL.—Briggs av, e s, 375 n Ridgewood av, new plumbing in school; cost, \$258; owner, City of New York, Manhattan. Plan No. 1025.

RICHMOND HILL.—Stoothoff av, w s, bet Lexington av and Maple st, new plumbing in school; cost, \$740; owner, City of New York, Manhattan. Plan No. 1026.

RICHMOND HILL.—Johnson av, w s, 400 n Stewart av, new plumbing in dwelling; cost, \$90; owner, Mrs. Secort, premises. Plan No. 1087.

RICHMOND HILL.—Jamaica av, n s, 50 w Park st, plumbing in dwelling; cost, \$75; owner, H. Cullingford, premises. Plan No. 1078.

RIDGEWOOD.—Myrtle av, 1842, 1-sty frame extension, 20x21, rear store and dwelling, tin roof, interior alterations; cost, \$2,000; owner, S. H. Schmidt, 1810 Weirfield st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1089.

RIDGEWOOD.—Myrtle av, s e cor Cornelia st, 1-sty frame extension, 14x16, rear 2-sty hotel and cafe, slag roof, interior alterations; cost, \$2,000; owner, Socialistic Educational Society, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1088.

RIDGEWOOD.—Myrtle av, 1801, electric sign on bank; cost, \$338; owner, Walter Schwartz, 537 47th st, Manhattan. Plan No. 1033.

RIDGEWOOD.—Bleeker st and Covert av, new plumbing in school; cost, \$1,300; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1028.

RIDGEWOOD.—Onderdonk av, n e cor Gates av, 1-sty frame extension, 25x41, rear 3-sty store and dwelling, interior alterations; cost, \$3,000; owners, Welz & Zerweck, premises; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 1056.

RIDGEWOOD.—Green st, s s, 120 e Grandview av, new plumbing in dwelling; cost, \$250; owner, Mrs. F. King, premises. Plan No. 1053.

ROCKAWAY BEACH.—Boardwalk, n e cor Thompson av, alterations to bath house; cost, \$350; owner, L. A. Thompson Co., premises. Plan No. 1086.

ROCKAWAY BEACH.—Waverly av, n e cor Ocean front, 1-sty frame extension, 10x12, rear of hotel; cost, \$250; owners, Santes & Cleary, premises. Plan No. 1079.

ROCKAWAY PARK.—Brighton av, w s, 160 n Newport av, 1-sty frame extension, 18x15, rear dwelling, tin roof; cost, \$150; owner, F. C. Valentine, Orienta av, Belle Harbor. Plan No. 1029.

WOODHAVEN.—Freedom av, n e cor Jamaica av, plumbing in hotel; cost, \$70; owner, Wm. Ulmer Brewing Co, premises. Plan No. 1043.

## Richmond.

FRANKLIN ST, n s, 75 n John st, West New Brighton, concrete foundation and 1-sty extension to frame store and dwelling; cost, \$700; owner, C. Poen, West New Brighton; architect and builder, W. A. Pearson, Mariners Harbor. Plan No. 200.

STH ST, e s, 323 n Midland av, Beach Park, 12-ft. extension, partitions to frame bungalow; cost, \$50; owner, Mrs. B. Dickinson, 352 West 38th st, Manhattan; builder, Otto Kalsen, Midland Beach. Plan No. 196.

ARTHUR AV, near Cedar st, South Beach, extension and partitions to frame bungalow; cost, \$250; owner, C. Suriano, South Beach; builder, Enrico Viel, Arrochar. Plan No. 198.

CEDAR GROVE AV, e s, 350 n New Dorp av, New Dorp Beach, extension and partitions to frame bungalow; cost, \$100; owner, Henrietta Hett, New Dorp; architect and builder, Edw. Hett, New Dorp. Plan No. 197.

COLFAX AV, 250 s Richmond rd, Grant City, 1-sty extension, plastering, plumbing to frame dwelling; cost, \$100; owner, Joane Cibilli, Grant City; builder, M. Cibilli, Grant City. Plan No. 207.

MANN AV, 25, Princess Bay, 1-sty extension and partitions to frame dwelling; cost, \$800; owner, Chas. Mesbeth, Princess Bay; architect and builder, C. H. Chamberlain, Port Richmond. Plan No. 204.

MIDLAND AV, e s, 60 s 9th st, Midland Beach, extension and new roof to frame bungalow; cost, \$100; owner, Rose Ewald, 138 Bush st, Yonkers, N. Y.; architect and builder, J. Keegan, Concord. Plan No. 199.

MERSEREAU AV, 106, Mariners Harbor, new roof, plastering, &c., to frame dwelling; cost, \$409; owner, Frank Vaughn Congers, New York; builders, Drake & Bush, Port Richmond. Plan No. 193.

MIDLAND AV, s s, 80 e 3d st, Midland Beach, general repairs to frame storage; cost, store; cost, \$80; owner, Jos. Bellotte, 254 West 28th st, Manhattan; builder, Jos. Lettrell, Princess Bay. Plan No. 206.

RICHMOND ST, e s, 50 s Market st, West New Brighton, 2-sty extension and masonry to frame dwelling; cost, \$100; owner, Frank Zereb, West Brighton; builder, W. A. Pearson, Mariners Harbor. Plan No. 192.

VANDERBILT AV, near Bacon pl, New Dorp Beach, general repairs to frame storage; cost, \$340; owner, Alex. Voorino, 97 Thompson st, Manhattan; builder, August & Fortunato, 176 West Houston st, Manhattan. Plan No. 205.

WASHINGTON AV, n s, 317 e South av, Arlington, masonry, partitions, concrete floor to frame milk house; cost, \$100; owner, Koppel Koslow, Arlington; architects, Edw. Rose & Son, Arlington. Plan No. 195.

WASHINGTON AV, n s, 317 e South av, Arlington, new roof and general alterations to frame cow barn; cost, \$2,500; owner, Koppel Koslow, Arlington; architects, Edw. Rose & Son, Arlington. Plan No. 194.

## 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 23. The location is given, but not the owner's address:*

PASSAIC.—Pasquale De Paola, 72 Dayton av, 3-sty frame, alteration, \$4,000.

JERSEY CITY.—Morris Robbins, 83 Summit av, 3-sty brick, \$12,000; Joseph Gatov, 158 Grant av, 4-sty brick, \$15,000; Catharine Bergkamp, n e cor Jackson and Stevens avs, 3-sty brick, \$10,000.

ORANGE.—Matthew DeLisla, 48 Pierson st, 3-sty brick, \$6,000.

ELIZABETH.—Max Falkenflick, 611-613 South Park st, two 3-sty frame, \$8,000; Henry Henn, 229 Rankin st, 2-sty frame, \$3,000.

NEWARK.—Anna Fedalino, 14 Summit pl, 4-sty brick, \$8,000; J. H. Mayzel & Co., n e cor Delavan and Washington avs, 4-sty brick, \$45,000; M. & D. Tarshis, n e cor Summer av and Bryant st, 3-sty frame, \$8,000; M. & D. Tarshis, n side Bryant st, 72 ft. e Summer av, 3-sty frame, \$5,000; M. & D. Tarshis, e side Summer av, 25 ft. n of Bryant st, 3-sty frame, \$5,000; Harry & Benjamin Schanerman, 35-37-39 Coeyman pl, three 3-sty frame, \$15,000; Harry & Benjamin Schanerman, 414-416-418-420, 422 & 424 Woodside av, five 3-sty frame, \$30,000; Julius Sobocinsky, 382 Warren st, 3-sty brick, \$8,000; Gabriele Matonti, 5 Drift st, 5-sty brick, \$32,000.

WEHAWKEN.—Henry Riegler, 102 Oak st, 3-sty brick, alteration, \$1,400.

KEARNY.—Crescent Land & Imp. Co., 58-60 Brighton av, two 3-sty frame, \$17,000; Joseph Edelstein, s w cor Kearny av and Halstead st, 3-sty frame, \$10,000.

PERTH AMBOY.—Levy & Levenson, 633-635 State st, 2-sty frame, alteration, \$2,000.

TOWN OF UNION.—Michael Gundel, s e cor Hudson av and Blum st, 4-sty brick, \$16,000.

PATERSON.—James Murphy, 714 East 18th st, 3-sty frame, \$6,000.

HOBOKEN.—Dora Schmidt, 72 Hudson st, 5-sty brick, \$20,000.

GARFIELD.—Binante, Salerno & Arrio, w side Harrison av, bet Charles and Frederick sts, 3-sty brick, \$5,000.

## APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY.—Nathan Weltoff, 222 Washington st, Newark, has completed plans for two double flats at the northwest corner of Grant and Bergen avs, for Joseph Gatov, 151 Myrtle av, owner and builder. Total cost, about \$30,000.

ELIZABETH, N. J.—John Hammersma, 67 Clinton av, Clifton, N. J., contemplates the erection of a 2½-sty frame residence at 13 Sheridan av, from plans by H. Fritz, 237 Main av, Passaic, N. J. Cost, about \$5,000. Owner will handle general contract.

## DWELLINGS.

ROSELLE, N. J.—R. C. Edwards, 233 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 24x28 ft., for the Ro-elle Heights Mutual Realty Co., 233 Broadway, Manhattan. Cost, about \$4,500.

ROSELLE, N. J.—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for Chas. A. Cabler, care of architect. Cost, about \$5,000.

ELMORA, N. J.—R. C. Edwards, 233 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 40x21 ft., for the Elmora Land Co., Westfield av, Elizabeth, owner. Cost, about \$6,000.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, has nearly completed plans for a 1 and 2-sty brick 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.

## HOSPITALS AND ASYLUMS.

OVERBROOK, N. J.—The County Board of Supervising Architects' Association, John F. Capen, Ordway Building, are preparing plans for a women's ward building at the County Insane Hospital, for the Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman of building committee. Cost, about \$75,000.

MONTCLAIR, N. J.—Work has not been started on the 3-sty brick hospital on Highland av, for the Mountainside Hospital, Dr. J. C. Brown in charge. York & Sawyer, 50 East 41st st, Manhattan, architects. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Fentzlaff Heating & Plumbing Co., 507 5th av, Manhattan, heating and plumbing work.

## MUNICIPAL WORK.

ELIZABETH, N. J.—J. L. Dauer, 120 Broad st, is preparing plans for a 60-foot span moveable bridge in Baltic st, over the Elizabeth River, for the Board of Chosen Freeholders of Union County, Court House, J. H. Doane, chairman, 115 Park av, Plainfield, N. J. Cost, about \$15,000.

## STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—John Gresch, 170 Lexington av, has completed plans for three 1-sty brick stores, 50x55 ft., on the west side of Westside av, between Clendenen and Lexington avs, for William Clark, on premises. Cost, about \$3,000.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, is preparing plans for a 3-sty brick and frame office, store and flat building in Sussex st, for Felix Albano, this place, owner. Cost, about \$8,000.

PERTH AMBOY, N. Y.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for three 1-sty brick and architectural terra cotta stores, 50x80 ft., at the corner of Smith and McClellan sts, for Edwin G. Fraser, of Fraser Bros., 194 Smith st. Cost, about \$7,000.

## Other Cities.

APARTMENTS, FLATS AND TENEMENTS. POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, is preparing plans for a 3-sty brick store and apartment, 66x76 ft., for Barnett Abramsky, 485 Main st. Cost, about \$25,000.

## CHURCHES.

GENEVA, N. Y.—I. Edgar Hill, 24 Schnirel Building, has been commissioned to prepare plans for alterations to Trinity Church, Guy Hopkins, chairman of building committee, Rev. Dr. Sil, pastor.

## FACTORIES AND WAREHOUSES.

CANANDAIGUA, N. Y.—Leon Stern, 1017 Chamber of Commerce Building, Rochester, is preparing sketches for a 1-sty brick manufacturing plant, 60x200 ft., at 236 Gorham st, for the Lisk Manufacturing Co., C. C. Keehan, general manager. Cost, about \$125,000.

## HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Plans are being revised for two solaria at the New York State Hospital for Crippled and Deformed Children for the Board of Managers of the New York State Hospital for Crippled and Deformed Children, George Bladden, president, Lewis F. Pilcher, Capitol, Albany, architect.

## SCHOOLS AND COLLEGES.

HAMILTON, N. Y.—F. B. & A. Ware, 1170 Broadway, Manhattan, are preparing plans for three brick and stone gymnasium buildings at the Colgate University Grounds, for the Colgate University, Dr. E. B. Bryan, president, Sidney Colgate, chairman of building committee, 199 Fulton st, Manhattan. Cost, about \$150,000.

## PERSONAL AND TRADE NOTES.

FREDERICK P. KELLEY, architect, has moved his offices from 3 West 29th st to 437 5th av.

COMMISSIONER JOHN J. MURPHY, Tenement House Department, is making a trip to Europe.

VAN NAME & CO., general contractors, have moved their offices from 80 Wall street, N. Y. C., to Huntington, L. I.

MITCHELL, TAPPEN & CO., iron, steel and wire mesh, has moved its offices from 149 Broadway to 50 Broad st.

FOOTE & HEADLEY, architects, have moved their offices to the Carter Building, corner of Church and State sts, Rochester, N. Y.

JOHN BOSS, for many years in the general contracting business at Beacon, N. Y., has retired on account of being in poor health.

M. J. CALLAHAN CO., steam fitting, has moved its offices from 354 West 50th st to 343 West 42d st. Telephone Columbus 7451-2.

TILEINE CO., manufacturers of composition flooring, 101 Park av, has been reincorporated under the laws of the State of New York.

D. EVERETT WAID, supervising architect of the Metropolitan Insurance Co., sails for Europe to-day.

W. P. BRITTON, consulting and civil engineer, has opened offices for the practice of his profession at 144 East State street, Trenton, N. J.

CHARLES H. GRAHAM, chief engineer of the Bureau of Sewers, Borough of Manhattan, has recently been transferred to the Department of Finance.

VALENTINE & KISSAM, A. C. Jackson and O. B. Smith, architects, have moved their offices from 346 4th av to larger and better equipped offices at 27 Madison av.

THE HELDERBERG CEMENT CO., of Albany, N. Y., recently elected F. W. Kelley to fill a vacancy on the executive committee, caused by the death of T. Henry Dumary.

CONTRACT for the Indiana limestone to be used in the construction of the new Rogers-Peet Co. building has been awarded to John Hutchinson & Son, 2383 1st av, N. Y. C.

ELIJAH SNIFFEN, a civil engineer, employed in the Department of Water Supply, Gas and Electricity, Borough of Richmond, has retired after serving the city for thirty-five years.

GEORGE FELTMAN, architect, has opened offices for the practice of his profession at 22 5th st, South, St. Petersburg, Fla., and desires catalogues and samples from manufacturers.

M. RAMBOW & CO., dealers in tile, announce the removal of their office, sample and stock rooms to 28-30 West 25th street. Telephone Madison sq, 3651-3652.

THE PARK DEPARTMENT has moved its offices from the old Arsenal in Central Park, where business has been conducted for nearly fifty years, to its new quarters in the Municipal Building.

ALEXANDER THOMPSON, Jr., and Floyd R. Wooster have formed a partnership to conduct a general contracting business at Walden, N. Y. The new firm will specialize in the construction of water works, sewage disposal plants, etc.

GEORGE A. FULLER CO. at the beginning of the fiscal year, May 1, had \$17,685,365 of business in hand. The U. S. Improvement Company's surplus, after paying all dividends, was only \$159,024 more in 1913 than in 1914.

THE NEW REINFORCED CONCRETE PLANT of the Salamander Grate Bar Co., 126 Liberty st, being erected in Jersey City, will be completed and ready for occupancy about June 15, and with the added facilities the company will be enabled to greatly enlarge its sphere of activities.

STEPHENSON, MURRAY CO., INC., with offices at 303 5th av, has been appointed eastern sales agent for the National Incinerator Co. The territory to be covered includes New York, Connecticut, New Jersey, Pennsylvania, Delaware, Maryland, District of Columbia, West Virginia and Ohio.

ARTHUR G. MCKEE, consulting engineer and general contractor, of Cleveland, Ohio, has opened a branch office at 52 Broadway, N. Y. C. The new office will be in charge of P. M. Stewart. Mr. McKee specializes in the construction of power plants, coal storage and handling plants and Baker suspension bins.

DUSSELDORF, the flourishing city of Germany, is the subject of a special number of large proportions and beautiful printing of the Illustrated Zeitung, published at Leipzig, Berlin, Vienna, Budapest and New York. The New York edition is in English. A great exposition will be held at Dusseldorf in 1915.

MAURICE P. MEADE, architect, has opened offices for the practice of his profession at 44 Bromfield st, Brookline, Mass., and desires catalogues and samples from manufacturers interested in the building trades. Mr. Meade is a graduate of Massachusetts Institute of Technology 1908, and has recently returned from an extended trip abroad. While in Rome he studied at the American Academy of Architecture.

JAMES O'NEILL, general contractor of Great Neck, L. I., was painfully injured Sunday, May 24, when the automobile which he was driving skidded and turned over. Mr. O'Neill was pinned under the car and was unconscious when removed. He was attended by an ambulance surgeon from the Flushing Hospital and removed to his home where he will have to remain for some time.

WARREN BROS. Contracting Co., general construction, 59 Temple place, Boston, has changed the firm name to Warren Bros. Co.

A. B. SEE, president of the A. B. See Electric Elevator Co., will sail Saturday, June 6, on the Imperator for an extended European trip. While in England he expects to witness the professional golf championship matches to be played at Prestwick.

AMERICAN BITUMASTIC ENAMEL CO., 17 Battery pl, has obtained the contract for furnishing and applying the enamel for the 46 steel lock gates on the Panama Canal. Mr. Stuart, in charge of the New York City office of the company, has estimated that there is about 3,400,000 square feet of surface to be coated, which will require 8,856 barrels, approximately 6,199,850 lbs. of bitumastic enamel.

LARGEST GYPSUM PLANT.—The recently completed works of the U. S. Gypsum Company, at Oakfield, N. Y., are the largest in this line of industry. The works are located directly over the gypsum deposit, which is mined and drawn up through the shaft into the plant. The output of the mine, which is worked up into Sackett plaster board and Pyrobar partition tile, is 350,000 tons annually. The capacity of the wall plaster plant is 250,000 tons, while that of the Sackett plaster board plant is 5,000,000 square feet a year. The capacity of the Pyrobar tile plant is 10,000,000 square feet a year.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive

examination for structural engineer and draftsman on July 8 and 9. From the register of eligibles resulting from this examination certification will be made to fill vacancies in this position in the Office of the Supervising Architect, Treasury Department, Washington, D. C., at entrance salaries ranging from \$1,000 to \$1,800 per annum; vacancies in the position of first-class structural draftsman in the Panama Canal Service, at entrance salaries ranging from \$150 to \$175 a month. Persons who desire this examination should at once apply for application Form 1312 to the United States Civil Service Commission, Washington, D. C.

BRIGHTON BEACH HOTEL OPENS.—At 10.30 o'clock this (Saturday) evening, May 30, there will be a double holiday at Brighton Beach. The fact that it will be Decoration Day will be equalled in importance by the fact that the Brighton Beach Hotel will open its 1914 season with one of the largest and most elaborate balls and entertainments, that have ever been planned at that exclusive seaside resort. In addition to the various entertainments, C. Morton Bellak, the proprietor, has also arranged a complimentary supper to be furnished to holders of tickets without charge. The supper will be of the finest character, along the lines of the elaborate New Year's Eve meals planned in the important New York restaurants. Mr. Bellak, who also owns the Hotel Oxford and Hotel St. Louis, has instituted a new and popular note at this famous resort for the 1914 season—the important idea of popular prices. The Brighton Beach Hotel has always heretofore been an exclusively high-priced resort. Without changing the quality or character of its management, and in spite of the addition of many new features for the season, the rates will be lower than ever before in the history of the Brighton Beach Hotel, promising a very busy season.

NATIONAL ASSOCIATION of Sheet Metal Contractors will hold its annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

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.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

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.

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.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold a dinner meeting in New York City June 11. It is proposed to consider the question of a memorial to the late Alfred Noble, and also to take up the consideration of changes to the constitution and by-laws of the Institute.

THE MACHINERY CLUB held its annual meeting Tuesday evening, May 26, at which the following were elected to the board of governors to serve four years: J. R. Vandycck, Vandycck Churchill Company; W. H. Van Winkle, Water Works Equipment Company; Henry Prentiss, Prentiss Tool & Supply Company; J. A. Hill, Hill Publishing Company; H. L. Jones, United States Steel Corporation.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold its second stated meeting at the City Club, 55 West 4th st, Monday, June 8, at 8.30 p. m. The speakers of the evening will be W. H. Merrill, manager Underwriters Laboratories, Inc., and F. H. Wentworth, secretary National Fire Protection Association. The subject to be discussed at this meeting is "The Methods of Reducing Fire Waste."

NEW YORK SOCIETY OF ARCHITECTS at the annual meeting in the United Engineering Societies' Building Tuesday, May 19, discussed upon the "Consolidation of the Various Building Bureaus"; the "Heights of Buildings," and the "State Housing Law." The following officers were elected: President, Constantine Schubert; vice-president, J. Riley Gordon; secretary, Wm. T. Towner; treasurer, Louis Berger. Gustave Erda, Oscar Lowinson, Wm. T. Towner, Edward Wehrin and Henry B. Herts were elected directors for the ensuing three years. P. M. Lloyd, of Poughkeepsie, was elected a director to fill the term expiring May, 1915, and John R. Hinchman elected to fill the term expiring May, 1916.

**New Superintendent of Buildings.**

Borough President Marks has appointed Alfred Ludwig as Superintendent of Buildings for the Borough of Manhattan, to fill the vacancy caused by Mr. Miller's resignation in order to take up the work on the Building Code. This appointment is in no way conflicting with the statement of Robert D. Kohn recently published in the Record and Guide. The appointment of Mr. Ludwig, who has been Chief Inspector and Acting Superintendent since April 15, has been made merely to avoid possible legal difficulties that may arise. It is fully expected that Mr. Miller will return to the position of Superintendent of Buildings when his work in connection with the Building Code is completed.

**New Dumbwaiter Ordinance.**

The Board of Aldermen at its meeting on Tuesday, May 26, passed the amendment to Section 97, making the provisions of that section applicable merely to dumbwaiters hereafter erected. It will be recalled that the Court of Appeals decided that the provisions of Section 97 as given in the Building Code of 1899 were retroactive, which meant that in all buildings where dumbwaiter shafts, though constructed in accordance with the law in force at the time, were not fireproof they would have to be reconstructed to make them fireproof—at an expense in many cases of from \$1,000 to \$1,500.

The new ordinance regulating billboards and sky signs was passed by the Board of Aldermen at its meeting on May 26, and is now awaiting the signature of the Mayor to become effective. The provisions of this ordinance were outlined in a recent number of the Record and Guide.

**OBITUARY**

JAMES BURNETT, landscape architect and contractor, died of apoplexy at his home, 4482 Boston Post road, North Pelham, N. Y. He was sixty-one years of age and is survived by his widow, one son and four daughters.

JOHN J. SHELL, painting and interior decorating contractor, died of a complication of diseases at his home 236 Fourteenth street, Brooklyn, Sunday, May 24. He was forty-two years old and is survived by his widow, two sons and one daughter.

WILLIAM H. POVEY, superintendent of the Lighting Department of the Newark Board of Works for the past seventeen years, died of apoplexy at his home in Newark Tuesday, May 26. He was fifty-four years old and is survived by his widow, two sons and a daughter.

WILLIAM N. CARPENTER, for thirty years an inspector of sewers in Brooklyn, died of a complication of diseases at his home, 1521 Hatch avenue, Ozone Park, L. I., Tuesday, May 26. He was sixty-one years of age and is survived by his widow, one son and three daughters.

HERMAN B. HOMAN, retired lumber commission merchant, died of a complication of diseases at his home, 143 Quincy street, Brooklyn, Sunday, May 24. He was seventy years of age and the descendant of an old Long Island family. He is survived by three sons and three daughters.

THOMAS DALTON, retired carpenter and general contractor, died of pneumonia, at his home, 102 Milton st, Brooklyn, Thursday, May 21. He was born in Ireland seventy years ago and had been a resident of the Greenpoint section of Brooklyn for over forty-nine years. He is survived by his son, John Dalton, who succeeded him in the contracting business.

CHRISTIAN WUTTKE, general contractor, died following an operation for appendicitis in St. Mary's Hospital, Brooklyn, Monday, May 25. Mr. Wuttke was born in Germany sixty-nine years ago and was well known as a reliable and careful builder in the East New York section of Brooklyn. He lived at 65 Shaw avenue, Union Course, L. I. He is survived by his widow, two sons and three daughters.

JAMES SMYTH WARNER, of the firm of Evans & Warner, architects, Philadelphia, and a member of the faculty of the University of Pennsylvania School of Architecture, died following an operation for appendicitis in the University Hospital Friday, May 22. Mr. Warner was thirty-two years of age and a graduate in 1905 of the university where he had been an instructor for the last four years. He was a member of Beta Theta Pi and made his home in the University dormitories.

EMIL W. GREWEY, retired architect, died at his home, 31 Ravine av, Yonkers, Saturday, May 23. Mr. Grewey was born in Belgium seventy-three years ago and had lived in Yonkers for thirty-five years. Some years ago Mr. Grewey retired from the firm of Grewey & Birmingham and gave up active practice of his profession, although he was often retained in a consulting capacity on account of his long experience and ability. Mr. Grewey formerly served as Health Commissioner for the City of Yonkers. He is survived by his widow, one son and one daughter.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual convention at Baltimore, Md., June 2-5. Secretary, Chas. W. Hunt, 220 West 57th street, N. Y. C.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

# BUILDING MATERIALS AND SUPPLIES

## IRON AND STEEL MEN IN CONVENTION FORESEE RETURN OF BUILDING PROSPERITY AND TELL THE REASONS WHY

Silicate Brick Again To Be Factor in Market-Plan Filings

PERSONAL opinions voiced by prominent men in the building material markets, from steel to cinders, indicate firmer demand. Whether the optimistic utterances of such men as Judge Elbert H. Gary, chairman of the United States Steel Corporation's board of directors; W. F. Thomas, president of the Briar Hill Steel Company, of Youngstown, Ohio; A. P. Houston, of the Lukens Iron & Steel Company, of Cotesville, and John A. Topping, chairman of the board of the Republic Iron & Steel Company, at the meeting of the American Iron & Steel Institute held here this week had anything to do with strengthening of the market or not, is a matter of speculation, but it was significant that there was an actual improvement in the volume of building materials called for of late second-half delivery.

Men who play large parts in industry cannot afford to be false prophets. They have too much at stake. Therefore they are inclined to keep silent until they have some definite basis upon which to make predictions as to the business future. They based their opinions that the door of prosperity is reopening upon the favorable crop reports and the strengthening of the pig iron market.

If there are any who doubt the close relationship between prosperity in the steel and iron trade with that of the movement of basic building materials, it is only necessary to note that while the pig iron market has been slowly but steadily firming on demand, common brick prices also have been firming.

Next to common brick, concrete ingredients indicate the wist of the wind. Crushed stone quarrymen say the demand is taking all the output of the mills, which are now working at about 60 per cent. of capacity. They put on extra crushers during the last month. Sand interests are extremely busy, and prices are held firmly. Portland cement, however, is being sadly cut on price, but dealers are taking quantities more freely and have been buying more on quotation than on brand.

As building business improves, however, there is bound to be an automatic readjustment of buying, because, while dealers want good prices, they also demand prompt shipments, which old customers have a right to expect, and new customers hope for, but do not always get.

Hardware interests say they have not yet felt the general improvement in

building orders, which is also true of other finishing lines, such as paint, glass, cement finishers and hardwood. Timber, stone, architectural terra cotta, machinery equipment lines, kalomein; all report that in their lines business does show some signs of brightening. Encouragement is found in these statements because most of the activity is on prospective building operations that have been held in abeyance for some time.

Summing up the brightening tone of business, A. F. Houston, president of the Lukens Iron & Steel Company, of Cotesville, Pa., puts it this way:

"I have backed my judgment that trade is on the mend; that September will see the beginning of new trade expansion, by the fact that 50,000 tons of basic pig iron have been bought within the last few days. That means more steel. The steel man does not buy basic pig iron for his health. He buys it to sell in rolled material that goes into these big New York buildings. Steel alone does not make a building. It takes brick, sand, cement, stone and a thousand other things. Therefore when iron men foresee a demand for steel, that should indicate to producers of other building lines that there will soon be a demand for material to go around the steel.

"All you've got to do is to watch the basic pig iron market. That market is going to move fast from now on, because everybody has been operating on low stocks. They've held off buying, expecting still lower prices. In the meantime the second half was approaching, and the building season traveled with it. They were finally forced to come into the market, and now they've started buying, and the crops are going to be good; they are going to give us prosperity right away. Iron bought now comes out in structural shapes in the fall. That is the time the practical side of the present day optimism will be felt by everybody dabbling in building construction."

Plan filings for new buildings in the five boroughs this week compared with last week show a gain of more than \$4,000,000 over the week preceding for a total gain of over eighty buildings:

	Week Ending.			
	No.	May 14	No.	May 21
Manhattan	10	\$1,346,200	17	\$2,453,100
Bronx	12	228,125	22	491,500
Brooklyn	139	978,450	166	3,387,675
Queens	85	274,790	115	844,240
Richmond	32	80,350	42	88,480
Totals	278	\$2,907,915	362	\$7,264,995

Furthermore, the fact that Booth & Flinn and the O'Rourke Engineering Company have been awarded the contract for the construction of the two East River tubes will immediately bring into the market inquiries for pig iron to cover the 85,000 tons of cast iron sections that will be required for this purpose.

In the structural steel department this week the Hay Foundry & Iron Works took the contract for 2,400 tons for the new Astor apartments. The National Casket Company took bids for about 500 tons of structural steel for a new building on Long Island, and the Alan Realty Company has inquiries out for a loft building on 37th street. Another loft building under project is also being inquired, both these structures approximating their requirements at about 1,500 tons. These buildings are now going ahead after being deferred since last fall.

### TO MAKE SILICATE BRICK.

Powerful Interests Behind a Movement to Sell This Facing Material in New York.

BACKED by a large company, several defunct plants which formerly made silicate facing brick have been bought in by the Silicate Pressed Brick Co., with temporary offices in those of the American Clay Machinery Co., 40 West 42d street. Articles of incorporation were filed in Albany with a capitalization of \$200,000, to do a general manufacturing business in brick, tile and composition wares and

to utilize various kinds of by-products of the plant. The directors are: Sutcliffe N. Widdup, who for years has been the backbone of the silicate brick business at the Capitol and who succeeded in having this type of facing material specified for several government buildings there; Louis C. Hieser, 38 Vernon avenue, and Gun Mozee, 30 East 42d street. The attorneys are Spoor & Russell, 149 Broadway.

The company in time will have an important chain of manufacturing plants on Long Island, the one at Port Jefferson being the first to be operated. Other plants will be put into operation as soon as they can be equipped with machinery. The first plant will start about June 10 with a modest output of 20,000 a day until the market has been established. It is the ultimate plan of the company to establish plants along the sound so that it can supply the entire market between New York and Boston. For the present, however, the selling campaign will be concentrated in New York City.

### COMMON BRICK.

Call for Good Brick Makes Local Market Slightly Firmer.

HUDSON common brick prices are reported to be a little stiffer in view of an increasing demand for high grade material, and prices show a slight change upward.

In the total of brick unloaded by barges consigned to the Greater New York Brick Company the consumption movement indicated is practically that of last week. Manufacturers are still loading their kilns; but only one, an experimental kiln, has been fired. It probably will be a week or more before the plants actually start burning, thus bringing new brick into the market considerably later than usual.

Official transactions for Hudson common brick covering the week ending Thursday, May 28, 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.		
Left over, May 22-25,	Arrived.	Sold.
Friday, May 22	3	13
Saturday, May 23	5	2
Monday, May 25	9	6
Tuesday, May 26	2	2
Wednesday, May 27	7	5
Thursday, May 28	10	7
Total	36	35

Reported en route, Friday A. M., May 29, 5. Condition of market, dull. Prices: Hudson, \$5.60 to \$5.87½, special grades higher; Raritan—to—(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 29, 26.

### HUDSON BRICK UNLOADED.

(Current and last week compared.)			
May 15	1,868,500	May 22	1,436,500
May 16	928,650	May 23	885,500
May 17	1,322,500	May 25	1,467,650
May 18	1,339,000	May 26	1,475,600
May 19	1,686,500	May 27	1,509,500
May 20	1,837,000		
Total	8,982,150	Total	8,256,750

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.		
Left over, Friday A. M., May 16-15,	Arrived.	Sold.
Friday, May 23	5	5
Saturday, May 24	7	3
Monday, May 26	18	13
Tuesday, May 27	4	8
Wednesday, May 28	8	4
Thursday, May 29	7	1
Total	49	34

Condition of market easier. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday A. M., May 29, 30.

### OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 28, 1914	503
Total No. bargeloads sold Jan. 1 to May 28, 1914	477
Total No. bargeloads left over May 29, 1914	26
Total No. bargeloads left over Jan. 1, 1913, 1914	113
Total No. bargeloads arrived, including left over Jan. 1 to May 29, 1913	690
Total No. bargeloads sold Jan. 1 to May 29, 1913	660
Total No. bargeloads left over May 30, 1913	30

### LUMBER.

Movement Toward Eastern Market Better—Prices Generally Firmer.

LUMBER reflected the improvement in shipments eastward perhaps better than any other line during the last few weeks. Wholesalers are reporting a stronger demand for spruce, hemlock and North Carolina pine, while hardwood interests are making bigger shipments. The reason is ascribed without hesitation to the belief that the Interstate Commerce Commission's decision in the railroad freight rate increase, argument will be favorable for the petitioners. In the suburbs the dealers are reporting improved building movements, and they are loading up gradually in anticipation of an increasing demand and a quick depletion of southern and northern mill supplies in the event of freight rates being advanced. Labor conditions and the generally weak state of the distributing market during the early season have encouraged mill men to hold back on their outputs and even to sacrifice their held-over supplies with the result that should a rush for material ensue following the handing down of a favorable decision in the rate case there will be a quick depletion of stock and a sharp shift upward in prices.

### IRON AND STEEL.

Continued Active Buying Gives Hope to Building Material Interests.

LIBERAL buying of pig iron continued this week. One large interest went into the market for 4,000 tons with a Buffalo furnace for second half delivery. New inquiries for 4,200 tons of foundry were issued Thursday for shipment into New Jersey over the third quarter. Another inquiry developed for 1,200 tons for a New Jersey equipment manufacturer and a Brooklyn manufacturer of equipment came into the market for 700 tons. Another New Jersey order still unsatisfied as the month closes calls for 500 tons. Connecticut buyers supplying this market with equipment also came in for moderate tonnages.

But the really significant movement of the week as far as indications of a change for the better are concerned is the fact that the Commonwealth Steel Company has taken an additional lot of 3,000 tons of basic iron, making its total purchases in the last two weeks 24,000 tons. In the Pittsburgh steel manufacturing territory the action of the American Steel Founders in holding off its purchases of 10,000 tons until after the turn of the first half of the year in the hope of an eleven-hour change in prices, has undergone reconsideration in view of the tremendous buying movement featuring the basic steel market during the last fortnight. This business probably will be closed in time to make the first deliveries shortly after July 1.