

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 13, 1914

## THE INSPECTION PLAGUE AND HOW TO STOP IT

How the State Authorities Regard the Situation—Not  
the Laws But the Administration of Them Is Blamed.

By ABRAM I. ELKUS

Counsel of the State Factory Investigating Commission

In response to a request made by The Real Estate Record and Guide for a statement as to the workings of the laws which have been passed by the Legislature with reference to alterations in buildings and requirements as to occupancy, in order to ensure safety in case of fire in buildings occupied as factories, Mr. Abram I. Elkus, Counsel for the New York State Factory Investigating Commission, made the following statement:

A LITTLE over three years ago the Triangle Waist Company fire occurred. One hundred and forty-seven lives were lost in that single factory fire in a so-called fireproof loft building. Naturally this caused a searching investigation by the State. The result was this significant undisputed finding; that for decades we have been erecting factory buildings, some of which were occupied by hundreds and even by thousands, of employes and had paid but scant attention to providing sufficient means of exit for those occupants in case of fire. In other words, the life hazard was practically ignored.

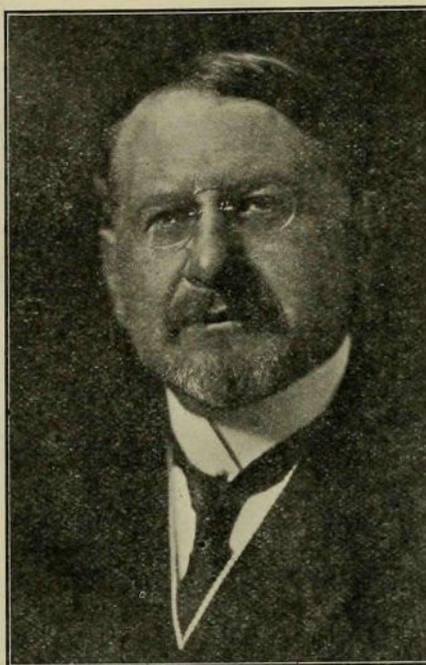
The Factory Investigating Commission, which was created by the Legislature, not only investigated the subject of fire hazard, but the far more important subjects, perhaps, of sanitary conditions and preservation of the health of the worker—important alike for the employer and the employe.

After a careful investigation the Factory Commission prepared a number of bills, among others, by which it was hoped to secure safety to the factory workers in case of fire. Wide publicity was given to these proposed measures and they were under consideration for several months; some of them for over a year. They were first issued in tentative form, widely distributed all over New York State, and were discussed at public hearings and in conferences. Although direct appeal was made to the real estate interests, but little concern appeared to be taken by them in the matter, but a committee of the real estate interests (consisting of two prominent gentlemen) approved of the bills as they were passed. These proposed laws were changed and amended to meet the suggestions and criticisms offered. Every witness who was called to testify to facts before the commission was permitted to be cross-examined by anyone who desired, and any witness who desired to make statements was permitted to do so.

### Is There Too Much Inspection?

Now that these laws are being enforced, and at the same time old laws which for many years had been practically dead letters are also being enforced, some real estate owners feel that a heavy burden has been placed upon them by the new laws, but more especially that there is too much inspection of their premises by different departments of the city and State.

Of course, wherever structural



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changes are required in a building which cost some money, naturally those affected will consider it a burden, but the fact remains that many of these buildings in which structural changes are now required were permitted to be erected without regard to safety in case of fire. Many thousands of buildings are being occupied as factories where a number of people are employed, which were never erected for that purpose. Far-sighted real estate owners realize, however, that the changes required by the law, while in many cases numerous, are necessary. It has been said that the law should not apply to low buildings because they do not prevent any fire hazard. We have only to consider the Binghamton fire of last year (a building of four stories) where many lost their lives, to realize that while the fire hazard may be less in a low building it still exists, and to an alarming extent. Due allowance has been made for low buildings, as they are exempted from some of the most costly requirements; for example, the enclosure of stairways. The tenement house fire at 90 Essex street, which occurred on June 10, 1914, where eight lives were lost, is an illustration of the danger in low buildings. It is true this was a tenement house, but it was only a five-story building. It also illustrates the necessity of one of the laws which was enacted on the recommendation of the Factory Commission; that is, doing away with the storing of rubbish on the premises.

### Duplication of Inspection Admitted.

It is gratifying to note that for the most part the property owner and the employer do not object to the new laws. They do object—and properly—to the multiplicity of inspections where they could be avoided and to the conflicting orders which they claim are issued by

different departments of the city and State government. Of course, the complaints in this regard are naturally exaggerated, but that there is duplication of inspection which may be unnecessary and a giving of orders piecemeal, is apparent, and these should be done away with altogether. I do not believe there are many contradictory orders. From investigation by the commission it is clear that a little common sense in the administration of the laws would eliminate this harassing condition of affairs.

It should be made clear that the Factory Investigating Commission did not propose the law which created the Fire Prevention Bureau of the Fire Department of the City of New York.

### Administration Difficulties.

Most of the trouble complained about is in the administration of the various laws. This can be practically done away with without any legislation. All of the city departments are under the control of the Mayor and the Borough President. Undoubtedly they would be glad to work together in harmony, and by so doing would do away with a great deal of the multiplicity of inspections and with any conflict of orders between city departments. I happen to know, from meetings with various officials that they are working along these lines. Legislation to accomplish this end cannot be relied upon altogether. This is made clear by what has happened with reference to the bakeries in New York City.

Two years ago there was a division of responsibility as to these establishments between the Labor Department and the Health Department of the City of New York. To do away with this the Factory Commission recommended to the Legislature that the Health Department of the City of New York be given sole and exclusive control over conditions in bakeries in that city. Legislation was enacted to carry this out. It has now been reported that the Health Department of New York City alone sends three different inspectors into the bakeries, one a medical inspector, another to inspect food stuffs and a third for the purpose of inspecting sanitary conditions. Of course, a little common sense would avoid most, if not all, of this. The doctor might make all three inspections. To do this needs only a direction from his superior.

### Plans for Relief.

The Factory Commission is now carefully considering a plan which it hopes will eliminate the complaints as to the administration of the law and the troubles complained of. To that end conferences have been held with the jurisdiction over the inspection of buildings. It was tentatively agreed that there should be a conference held with the heads of these departments to ascertain whether inspections of the same property by different departments could not be in most cases dispensed with and thus guard against the issuing of what might be deemed conflicting orders. The results of such a scheme of cooperation will soon be ascertained. If

the tentative plan works out satisfactorily it can be permanently continued. Such conferences may result in the different departments so standardizing their inspections that one department may rely on the other's reports. It may mean the merging of some of the present departments, or the elimination of some departments of the city government. All these requirements apply to existing buildings and mostly affect buildings which are not new. The buildings erected in the last five years are practically not affected by any of these new laws at all. As to future buildings, no complaint is made as to requirements as to their safety.

The Factory Commission naturally desires to have the workings of the statutes made as simple and as light a burden as possible upon all concerned, and is only too glad to co-operate with the real estate owners and others to that end. For that purpose, among others, there will be a series of hearings by the commission, beginning June 22 next, to consider the proposed recodification of the Labor Law. There all interested will be given full opportunity to be heard and to present suggestions. If there are any cases where the new laws work undue hardship or are unfair or unreasonable, those cases should be then brought to the attention of the

commission, or privately, if desired, to the chairman of the commission or its counsel. If changes are made necessary by reason of these facts, they can be recommended to the next Legislature. Suggestions should be there made. Every public-spirited citizen realizes that the first duty of the commission is to safeguard life and to take all reasonable means to do this, and practically every real estate owner has this same feeling, and the only question is the method of doing this with the least possible expense and trouble to the property owner, and that is the purpose and the guiding spirit of the commission.

## WEST SIDE SUBWAY EXTENSION URGED

Citizens of Upper Manhattan Moving in the Matter—  
Mass Meeting Adopts Resolutions and Suggests a Route.

THE population of Washington Heights has increased by very rapid strides since the opening of the subway in 1904. A scantily populated district, with a total of 15,000 inhabitants, has grown until it now has poll lists showing a voting strength of 26,000, corresponding to a population of 130,000 inhabitants.

The traffic capacity of the Broadway division of the subway system has long been overtaxed, and the increasing inconvenience, indecency and danger resulting therefrom has brought about an intolerable situation, which can be relieved only by some additional means of conveying the growing population to and from the lower part of the city.

from Eighth avenue and 155th street, has been proposed as a means of ready, economical and effective relief to Washington Heights, and as providing a development of a most important part of the borough of Manhattan.

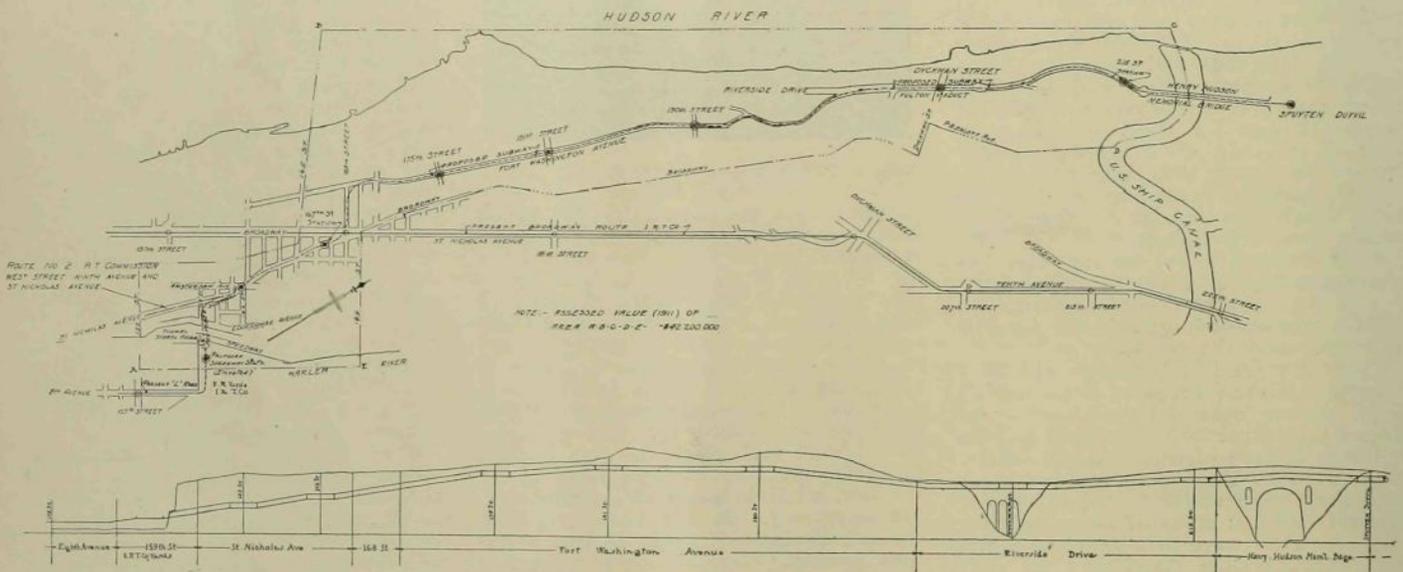
### The Route.

A map prepared by Reginald Pelham Bolton, C. E., shows the route favored. It begins as an elevated structure. There will be stations on the new line at 162d and 167th streets on Amsterdam avenue, and at 175th and 181st streets on Fort Washington avenue. The grade will not be more than 3 per cent., and no stations will be on a curve. The cost of construction up to 181st street, a distance of one mile, is estimated by Mr. Bolton at \$3,000,000. From 181st

street to the Fort Washington subway extension and urging the Public Service Commission to grant an immediate hearing on the adoption of the route.

### Playing Fair With Property Owners.

The present city administration has given evidence from time to time that it wishes to give property owners a square deal. One of the tax commissioners recently stated in public meeting that it would be the policy of the heads of departments to meet with property owners' associations frequently and get their point of view, with the hope of establishing confidence and doing justice. He said any property owner dissatisfied with the valuation placed upon his premises for taxation purposes



APPROX PROFILE & GRADES  
PROPOSED SUBWAY UNDER FORT WASHINGTON AVENUE, FROM EIGHTH AVENUE ELEVATED (155TH STREET) TO SPUYTEN DUYVIL.

The opening of the Lexington avenue subway cannot be regarded as a means of relieving the situation in this respect, because the Bronx is growing at a more rapid rate than any other part of the city.

### Retarded Development.

A considerable part of upper Manhattan, including the Fort Washington ridge and Inwood Hill, is without means of access to the subway, and a great area of extraordinarily valuable property is retarded in development, and its assessable value is maintained at a low level on this account. The Manhattan Elevated Railway system on the Ninth avenue division is believed to be capable of a larger amount of traffic than it sustains at present, and presents the largest immediate potential possibilities of increase of any existing railroad, due to the third-tracking which has been recently authorized.

A Fort Washington avenue subway, as an extension of the elevated system

street to Spuyten Duyvil is a distance of one and one-half miles. For the entire distance the route is on city property, and considerable sections are represented by the extension of Riverside Drive, Memorial Bridge and the viaduct. The assessed valuation of the real estate in the area to be served exceeded \$42,000,000 in the year 1911.

### Citizens in Mass Meeting.

A mass meeting in the interest of this project was held last evening at Public School 132, in West 182d street, at St. Nicholas avenue, under the auspices of the following named associations: The Washington Heights Taxpayers', the Dyckman Tract Taxpayers', the North Manhattan, the Northwestern Bronx and the Park Protective League. Addresses were delivered by representatives of the various bodies, and Mr. Bolton exhibited stereopticon views and working drawings and explained the whole project. At the close the meeting adopted resolutions offered by H. H. Dreyer heartily endorsing the applica-

could make application to the Tax Department in a direct manner, with the assurance of fair treatment.

For this purpose the department has prepared a form to be filled out, the most essential part of which, after giving the location, size and character of the building, is the answer to a question as to the price paid for the property by the present owner. It is not required that the statement be sworn to, and the assurance is given that no improper use will be made of the information so obtained. The law requires that all real estate shall be assessed at its full and true value, and the price paid is evidence of the value at the time.

—Fort Washington avenue at 180th-181st streets passes over the soldiers' burying ground that lies south of old Fort Washington ramparts. The avenue was once called the "Ridge road" and was laid out during the Tweed regime.

## PHASES OF WORKMEN'S COMPENSATION LAW

Many Interesting Conditions May Arise If Law Is Found To Be Unconstitutional—Employers Must Be Careful How Risks Are Placed.

By A. P. NEWTON

**T**HE Workmen's Compensation Law purports to designate specific employments which are declared to be hazardous, and to which the law shall apply. The consequence is, that while the law, in the language used in the digest of the New York State Insurance Department, covers practically all employments engaged in transportation, construction, manufacturing and other industries that are conducted for profit and gain (except domestic service, farm labor, and state, county and municipal employes), there will be many (a) employments which cannot be definitely determined to be included or excluded; many (b) "duties and services" performed by employes in employments covered, which services and duties will not be covered; (c) services and duties in "doubtful employments," which duties and services, under some circumstances, will be covered and under others not; and (d) services and duties in employments clearly not covered, which particular duties and services will be covered.

Obviously, there will be thousands of claims for "compensation," arising out of upwards of one hundred thousand accidents annually, which cannot be determined to be covered or not covered until the Compensation Commission, in all doubtful cases, and the courts, in many cases, has definitely decided as to each.

### How to Get Full Protection.

Hence an employer cannot be fully protected unless he insures under a policy which covers both Employers' Negligence Liability and Workmen's Compensation Liability, because cases will arise in designated employments where the workman is not entitled to compensation and will sue for damages, in which event the employer who carries compensation insurance only will not be protected; other accidents will occur in employments, where the employer, believing the law does not apply to his business, will not carry compensation insurance, and in that event, should the Compensation Commission determine the accident to be covered by the law, the employer will find he is liable for compensation, against which liability he has no compensation insurance; and secondly, he will be liable for a heavy penalty for having failed, as required by the law, to insure the employe under the Compensation Law.

The employer who elects to insure in a stock or mutual company should be certain that his policy covers both—negligence liability and compensation law liability; the employer who insures in the State Fund which has no authority to insure anything but workmen's compensation liability, is without protection as to possible negligence liability in cases where the injured workman is not entitled to compensation.

It is understood that stock and mutual companies will issue only one form of policy; namely, a policy which covers both workmen's compensation liability and employers' negligence liability.

Another peculiar feature of the law is that it declares absolutely void every liability insurance policy (except forms which expressly exclude accidents to employes) unless it covers workmen's compensation liability. Apparently the intent of the Legislature was to prevent the liability companies from protecting an employer, to whom the law applies, who endeavored to evade insuring his employes. But this clause of the law is so worded that an elevator liability

**The Workmen's Compensation Law** took effect January 1, but the application of the chapter as between employer and employe, and the payment of compensation for injuries will not take effect until July 1. An analysis of the law will be found in the Record and Guide of December 20, 1913. In case of total disability adjudged to be permanent, 66 2-3 per centum of the average weekly wages of the injured person will be paid by the employer during the continuance of the disability, and for lesser injuries the same rate, but for stated periods. A number of mutual insurance companies have been organized by employers, who are listed in groups, so as to offset in a measure the extra expenditure.

policy, or a general liability policy, or an automobile liability policy, or a team liability policy, or any other form which does not exclude liability for accidents to employes, must also cover workmen's compensation liability or be absolutely void. It is a question for courts to determine whether it will be void as to both employe accidents and public accidents, or only as to accidents to employes.

This would seem to create a potent reason why an employer, or any insurer, under a liability policy, should insist upon a form which covers both liability to employes under the Employers' Liability Laws and liability to employes under the Workmen's Compensation law.

### The Question of Constitutionality.

It is by no means certain that this entire law may not be declared to be unconstitutional; in fact, several lawyers have expressed opinions that the law is unconstitutional because "it is class legislation," and "does not carry out the intention of the constitutional amendment authorizing it," namely, that employes in all hazardous work should be protected.

This contingency creates the greatest menace to the employer, because if he assumes that it is unconstitutional and does not insure his workmen against compensation liability, in the event that the constitutionality of the law is upheld by the courts, he is not only liable for workmen's compensation to the employes injured, but he is also liable for an added penalty of 50 per cent. of the indemnity for having failed to pay it when due. The new law provides that after July 1 any employer of labor who has failed to provide for insurance protection, of a nature acceptable to the Insurance Commission, will be subject to a fine of the pro rata premium charged for the State Fund for a period which he is without insurance.

If he insured in the State Fund, paid his premiums, the money has been paid out in claims and expenses, there is no possibility of getting it back, and he loses that. In addition, each injured employe can bring suit for damages based on negligence, the same as if the Compensation Law had not been enacted; and if damages and costs are recovered, the loss falls on the employer alone, because the State Fund can insure only workmen's compensation liability and affords no protection against damage suits as to either verdicts or costs.

If he is a self-insurer, he will be in exactly the same position as if insured in the State Fund, that is—he has paid money for workmen's compensation claims and now has to pay more to defend damage suits and to settle verdicts for damages and costs awarded in such suits.

If he is insured by an insurance company, his position may be equally grave. The stock companies and mutuals, in order to minimize their rates to compete with the State Fund, will have to charge a premium sufficient to cover only the workmen's compensation liability, which is all that the State Fund insures and charges for; a stock or mutual company, having charged rates barely sufficient to cover the workmen's compensation payments and having paid out the money in losses and expenses, will have small margin of premiums left to defend suits for damages and pay damages and costs awarded.

The mutual company will have to do one of two things: levy a sufficient assessment upon the employers to pay these damages and costs, in which case the employer would be paying double premium—or liquidate and leave each employer to pay the damages and costs of his negligence suits.

### Strength of Stock Companies.

If the employer be insured in a stock company, it probably has a capital and surplus sufficient to pay the double loss, out of which it must pay the same. Consequently, unless the losses from the damage suits amount to enough, which would be unlikely, to wipe out the capital and surplus of the company, the employer would not suffer because he has paid the stipulated premium for full protection and cannot be called upon to pay assessments. A stock company must pay to the full extent of its resources, including capital and surplus, the full amount of loss, which thus falls upon the stockholders and not upon the employers.

Opinions are expressed that Section 55, providing that an employer who insures in the State Fund shall thereby become relieved from all liability for workmen's compensation, is unconstitutional, because "it discriminates against the workmen of employers who are insured in the State Fund, in that it deprives them of 'recourse to the employer' while it does not deprive of 'recourse to the employer' the workmen whose employers insured otherwise;" and, also because, "in the event that the State Fund should be exhausted by a catastrophe (which, during the first few years before it has accumulated a large catastrophe reserve, is a possibility), the workman of employers insured in the State Fund would, after its exhaustion, be deprived of any indemnity whatsoever, hence would be deprived of common law and statutory rights of action for damages, without consideration."

The difficulty as to this particular condition is that the point probably will not be tried out until the State Fund is exhausted by some catastrophe and is unable to meet the payments due disabled workmen and the dependents of deceased workmen. Then such claimants will bring suits against their employers for the balance of the indemnity, contending that this clause is unconstitutional, and if their contention is sustained by the courts, the employers will not only be obliged to pay the indemnity but will also have to pay the costs of the action, in addition to the premiums paid to the fund.

# TAX SURVEYS IN CITIES OF NEW YORK STATE

Report of Committee on Taxation Delivered Last Week at Auburn  
Recommends Tax Maps and True Considerations to Be Given in Deeds.

THE following is an excerpt from the report of the Committee on Taxation delivered at Auburn, N. Y., on June 4th. The Committee consisted of the Hon. Lawson Purdy, F. H. Waldorf and George A. Brock:

The Committee on Taxation appointed at the last conference for the purpose of ascertaining the problems confronting the assessors in the various cities and to recommend such changes in legislation or administration as seem desirable, makes this report.

Edward L. Heydecker was made chairman of the committee and under his able supervision and direction a questionnaire was prepared and sent to the assessors of each city in the State requesting prompt reply to the questions asked in as full detail as possible and requesting suggestions for improvement in the present system. Unfortunately, Mr. Heydecker was stricken down while this work was under way and the committee lost his valuable help. His death later made a vacancy and Mr. Lawson Purdy was substituted.

The questions dealt entirely with the assessment of real and personal property and the answers indicate that the work of the assessors in the cities in the State of New York is as good if not better than in any other State. It is gratifying to know that the difficult task of laying the burdens of taxation equitably is being conducted with so much intelligence under existing conditions. The committee does not wish to be understood as holding that all that might be desired is embodied in the administration of the assessment machinery in the various cities, and this report will point out some of the more important matters for consideration.

In some particulars improvements can be made by the assessors themselves—by changes in methods; in others the local authorities have it in their power better to equip the assessors, and in still other points legislation may be desirable.

The questionnaire contained seventy-one questions, twenty of which dealt with the equipment of the assessors, such as field books and the method of using them, and tax maps and their use. Twenty-two questions dealt with real estate valuations and methods, and twenty-three dealt with personal property valuations and methods of assessing.

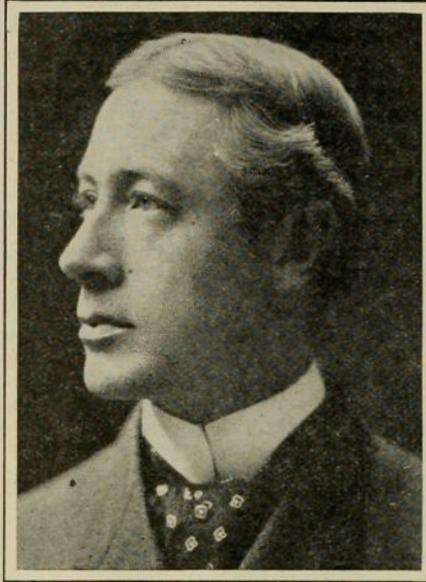
The assessors of forty-six of the fifty-one cities in the State replied, answering the questions frankly in so far as the desired information was available.

## Tax Maps.

In twenty cities the assessors are provided with tax maps, one uses an insurance map and twenty-four do not have maps. The one question which seemed to be answered unanimously was, "Would a tax map help you in your work?" Forty said it would—one said probably it would. Not one answered otherwise. Some of the answers were "it would be a wonderful help," "could not get along without it," "a very great help," "most assuredly," "invaluable," "it is essential," "would not be without it," "certainly would." In the suggestions for improving the system, six offer tax maps as one of the improvements that should be instituted.

The State Board of Tax Commissioners admirably stated the reasons for tax maps in their report for 1911, as follows:

"There is a strong tendency toward the adoption of these maps in various localities throughout the State, and we believe that such course would accomplish a decided advance toward correct assessments. It would afford an official



HON. LAWSON PURDY.

description by reference to such maps, which would greatly lessen the chances of mistake or error which exist when the local assessor is required to make the description, which is often based upon insufficient or misleading data. There are localities in which some lands have produced no taxes for years, for the reason that they have been overlooked by the assessors. This condition could not exist if maps were used, because every portion of the map would necessarily be accounted for in some manner. Many of the cities and incorporated villages of the State are now using maps."

"Another argument in favor of tax maps is that their use eliminates all question as to the sufficiency of a description. Many assessments have been set aside by the courts for the reason that the description did not properly identify the property assessed. Whether a particular description is sufficient can be determined to a certainty only by the courts. There would be no uncertainty if proper tax maps were issued.

"We have yet to learn of any locality which has established the use of tax maps that is not so thoroughly satisfied that there is no thought of returning to the antiquated plan which often produces long and inaccurate descriptions."

## The Form of Tax Maps.

The form of tax maps depends somewhat upon the size and character of the city and upon the amount of money available for the preparation of the maps. For any system the city should be divided into sections, the sections into blocks, and the blocks into the separately assessed parcels of real estate, known as lots. The sections should be numbered consecutively from one up, and the blocks should be numbered consecutively from one up, or at least consecutively within each section. If the latter system is employed and the number of blocks in a section is less than one hundred the blocks in section 1 may be designated by the numbers from one up, and in section two the first block may be designated block number two hundred and the remaining blocks in the section numbered consecutively from two hundred. By using this system the number of the block will always determine the section in which it is located.

The boundaries of sections and blocks should always be of a permanent character, such as streets permanently located on the city map or waterways.

The boundaries of sections and of blocks should never be changed unless the changes become absolutely necessary.

"If tax maps are not used, can you be certain that all real property is on the assessment roll?" was one of the questions asked. Twelve say frankly they are not certain; one was fairly certain; thirteen were certain that all property was assessed. The next question was "How do you know?" Of the thirteen who answered yes, four said they knew by visiting each parcel, six knew because they checked the roll from their field book, one knew because he had been the assessor before and had measured all of the lots, one depended on the registry of deeds, one did careful work.

Many who have tax maps and did not realize that they need not answer this question, said they were certain because they check off all property on the map.

## Field Book.

In forty-three cities the assessors use field books; two do not; twenty-two note in more or less detail the considerations which appear in deeds, mortgages which are placed upon property, the rent of the property, and the asking and selling prices which come to their knowledge and any special condition surrounding the property. All of these facts are important, if not essential, to proper assessment work and it is to be regretted that in twenty-one cities the field book is used for no other purpose than noting, merely, the changes in the names of owners as they occur from time to time. Under Section Thirty of the Tax Law, as it now stands, in cities which have adopted tax maps, reference to the lot, block or section numbers on the map is a sufficient description of the parcel in the assessment roll. So that while changes in ownership should be noted, the best use is not being made of a field book where this is its sole purpose.

A field book should be arranged so as to show the name of the owner of the property, the size of the lot, the size of the house, the number of stories of the house, the number of houses on the tax lot, the house number and the lot number, while the heading should show the section and block numbers and the street. There should be two columns for land value, so that the values for two years may be before the assessor. There should be about six columns for the total assessments for as many years. There should be a column for conveyances, one for mortgages, and a further column for remarks.

In thirteen cities the assessors make up the assessment roll geographically either by lot and block system or consecutively along the streets. Thirty-two follow the alphabetical arrangement of the names of the owners of property in the city. As the assessment work must necessarily be done by proceeding consecutively along the streets, it would appear that thirteen cities have taken the easiest and most logical method of making the roll. All students of assessment work are agreed that a geographical assessment roll is the most logical. It makes comparison of assessments easier and tends to result in that equality which is the aim of all assessors.

## Unit System.

Twenty-seven cities use the unit system in assessing lots; that is, the value per front foot in a given street is determined and then by simple mathematics the value of the various lots is determined by multiplying the width of the particular lot by the value of the front foot unit. Two other cities also use this method to some extent. Four cities use

the value of a square foot as the unit. The assessors of the other cities do not report any rule. Here again students of assessments agree that the unit system is the best plan, as it is the only one which admits of convenient comparison of values throughout the city.

Eight cities of the State have lots of the uniform depth of one hundred feet, five either one hundred and thirty or one hundred and thirty-two feet, four—one hundred and twenty feet, and two—one hundred and fifty feet. Where these standard lots exist it is possible to use a rule for determining the value of lots which happen to be longer or shorter than standard by using a table worked out in percentages of standard size and computing the value of the longer or shorter lots by multiplying by the percentage. Fourteen cities use such a rule; two use the Hoffman-Neill rule; two use the Somers rule; one uses a combination of the various rules which were worked out after a consultation with the City Engineer and members of the Board of Assessors; three cities have worked out special rules which fit local conditions, and three cities do not state what their rule is.

The assessors of six cities keep records of the sizes of buildings; thirty-eight do not. Your committee recommends to the assessors of the cities of the State that they employ a system which will furnish them with ready information in this particular as soon as feasible. All buildings should be measured and the sizes recorded.

In the determination of value what can be a better guide than the knowledge of what is paid for property when sold? True there are forced sales which

do not indicate at all the true value, and there are at times reasons why one man in a peculiar situation may pay more than a property may be worth, but taking it by and large there cannot be a better indication of the value of property than what willing buyers, who do not have to buy, will pay, and what willing sellers, who do not have to sell, will take for property.

It is safe to say that the great bulk of the transfers comply with the last condition. These actual prices, however, are hidden from the assessor under the nominal figures \$1.00 and other valuable considerations. The assessor is charged with the duty of determining the values of property and is precluded from the best information possible to guide him in his work.

In their suggestion for improvement in the system, seven cities want the true consideration in deeds, or at least the information as to the actual consideration at the time of recording.

State legislation should be demanded to make it possible for the assessors to have this "best of all" guide to values.

Objection has been raised to such a law on the ground that the assessor will be misled if he takes the true consideration in every case. The committee has faith that the intelligence and sound discretion of the assessors will lead them to ignore the exceptional cases and give due weight to the evidence furnished by the actual considerations for transfers.

The State Board of Tax Commissioners in its report for 1911 has set forth very effectively the reasons for the requirement that true considerations be disclosed to the assessors, saying:

"The corner-stone of the structure is

a correct valuation by the local assessors. The general range of sales in a locality is the best evidence of value. If an assessor is not informed as to the range of sales, how can he properly make a valuation? The custom of late years has become so general of inserting nominal considerations in conveyances of real property that an examination of those conveyances is of practically no benefit to the assessor. He must rely either upon such rare documents as give the actual consideration, or upon hearsay in the community. This hearsay is often most unreliable, and frequently is more of a deception than a guide, as often fictitious considerations are inserted for the purpose of misleading prospective purchasers.

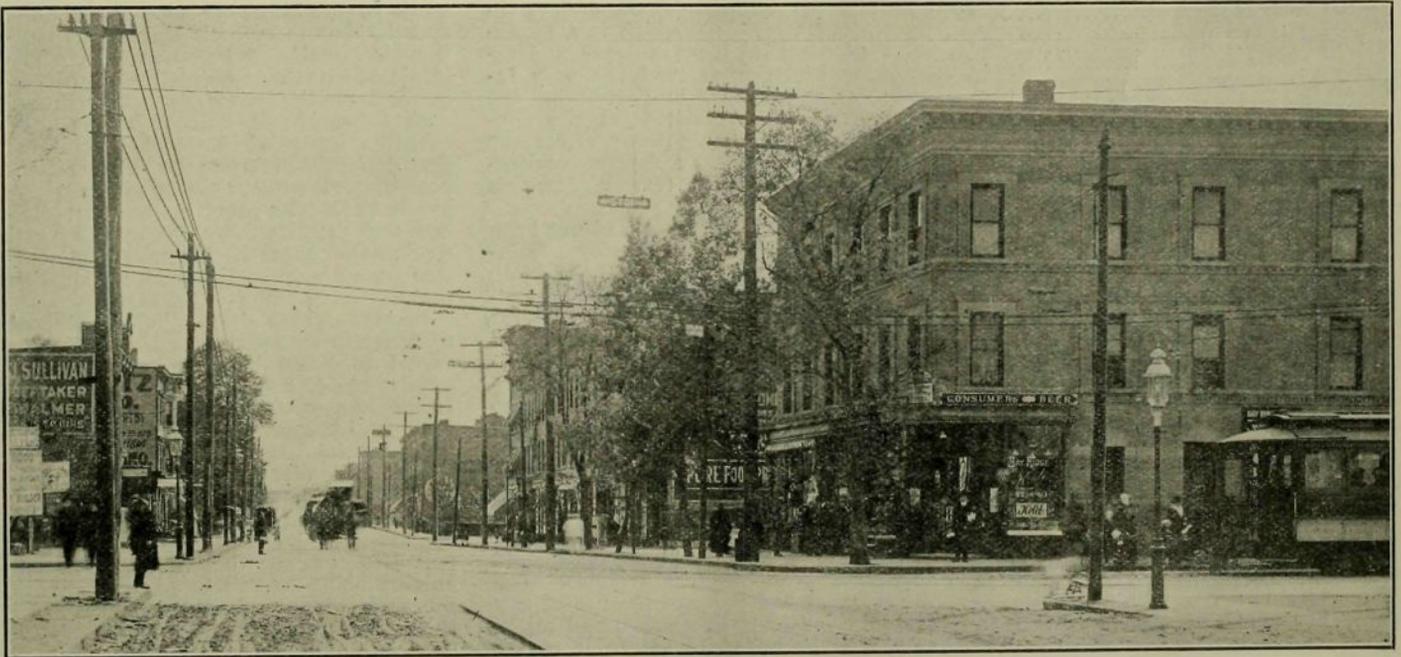
"We earnestly recommend that a law be passed requiring the disclosing to local assessors of the actual considerations in any conveyance of real property, either at or before the time of recording. If necessary the assessor may be required to keep secret the amount of such consideration, if it is not disclosed by the conveyance itself."

The State Conference on Taxation held at Utica, January, 1911, adopted the following resolution unanimously:

"Since the actual value of real property is the sum for which it will sell under ordinary circumstances, and since the best evidence of such value is the record of actual sales under ordinary circumstances,

"RESOLVED, That the true consideration in every deed, mortgage and lease should be made known to the assessor before such deed, mortgage or lease is entitled to be recorded, and that the law should be amended to require such information."

## AUCTION SALE WILL OPEN TRACT TO BUILDERS



SHOWING DEVELOPMENT OPPOSITE PROPERTY TO BE AUCTIONED.

WITH 291 lots in 69th street, between Third and Sixth avenues, and on Fifth avenue, Sixth and Bay Ridge avenues, to be offered at auction at the Brooklyn Academy of Music on Tuesday night, June 16, by the Jere Johnson, Jr., Company. The Fleet estate will dispose of its Brooklyn holdings, after an ownership of about eighty years. The sale will commence at 7.30 o'clock.

The outcome of the sale is awaited with interest and it is expected that the home-seeker will be as largely in evidence as the builder and investor, since Bay Ridge is principally a home community of small dwellings. The sale has attracted considerable attention to that part of Brooklyn.

Bay Ridge was formerly a section of the old town of New Utrecht. Its history dates back to the time of Peter Stuyvesant, who made the original

grants to the thirty Dutch patroons who subsequently apportioned it among themselves. Practically nothing of interest occurred nor was anything noticeable in its development until about half a century ago. For many years it retained its old-fashioned, rural character and was known as Yellow Hook. The farms stretched along the old Gowanus road, and transit facilities comprised a stage coach, which started at Fulton Ferry and followed the old road to Van Brunt's lane, ending at Fort Hamilton.

Soon after, horse cars came into vogue and to these were added a small steamer which connected the district at the foot of Bay Ridge avenue with Wall street, Manhattan. Through all these years and up to 1892, real estate remained dormant. In that year the first important connection with other sections of the city was established when a trolley line began service from

25th street to Fort Hamilton avenue. The following year the Fifth avenue elevated was extended to Third avenue and 65th street.

Improvements followed in rapid succession and with each addition came an increase in population and rise in land values. Work is being rushed on the Fourth avenue subway, now in course of construction, and it is expected to be in operation by January 1, 1915. While the development of Bay Ridge has not been held back as have other outlying sections by lack of transit facilities, the establishment of such a line will probably strengthen real estate conditions throughout the section. In 1905 the first real estate boom was launched when a syndicate, consisting of Patrick J. Carley, John E. Sullivan, David Meyer, John J. McGowan and J. O'Rourke, purchased about \$100,000 worth of unimproved property on Third avenue and in the immediate neighborhood.

**REAL ESTATE BUILDERS**  
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Watching and waiting for the appointment of the Heights of Building Commissioners.

The Single-Taxers are planning a most insidious campaign for the coming fall throughout the State. They have the true militant spirit.

Washington Heights will never be fully developed until there is a rapid transit line along Fort Washington avenue to the Hudson Memorial Bridge.

Real estate interests never had a better cause to go to the polls with than the issue of over-regulation of buildings. It is an issue which, as Borough President Marks told the State Factory Investigating Committee, would carry any party into power against those responsible for the oppressive and conflicting laws. The President did not mention any names, but the administration at Albany has evidently seen a new light.

The "elimination" of some of the departments that have been plaguing property owners with violation notices is under consideration by the municipal administration, according to Counsellor Elkus of the State Factory Investigating Commission. If the State would eliminate some of the unnecessary laws with which it has worried real estate in this city of late years, and leave our purely local affairs alone, there would be a revival of the market for real estate.

It sends a strange feeling over property owners to be told officially that the present administration welcomes their representatives to the meetings of the Board of Estimate. Was it not Mayor McClellan himself who once challenged the introductory remark of a speaker, that he appeared as the representative of the Allied Real Estate Interests, by exclaiming: "It is our duty, sir, to represent the real estate owners of this city." The times change—and men change with them.

### Is the U. S. Government Friendly to New York City?

Fortunately for his own reputation, the Secretary of the Treasury has withdrawn from the untenable position which he assumed in relation to the subway easement under the Post Office. Apparently the permit will be granted, in case the city meets a few reasonable and inexpensive requirements in the way of provision for handling the mails and insurance against possible damage. It is too bad that this fair and moderate attitude was not assumed earlier. The city would have been saved a delay in the construction of this essential link in the new subway system, which has probably already cost its taxpayers and its traveling public as much money as the Government of the United States ever invested in the existing Post Office. The most discouraging aspect of the situation is the implication which underlies all the negotiations that the Post Office is to remain indefinitely on its existing location.

Considering the buildings which the Government is erecting all over the country as post offices and court houses, the existing edifice devoted to these purposes in the largest city in the Union is a scandal and a disgrace, and the humiliation of it is very much intensified by the fact that the old rookery is situated on a piece of land which New York needs for the perpetuation and the increase of its own civic dignity. Until the apex of City Hall Park is freed from its present encumbrance, New York will always appear like a sordid second-rate town which lacked enough public spirit to keep the little piece of common land in front of its own City Hall free from exploitation. Yet there is small prospect that the encumbrance will be removed for the next twenty-five years. The Government is spending several hundreds of thousands of dollars in renovating a building which is a monument of practical inconvenience and architectural ineptitude, and the very increase of convenience in distributing the mails which will result from the construction of the new subway under the Post Office will act as a deterrent whenever the proposal to tear it down is renewed.

It looks as if this matter had not been very well managed by the city administration. When the question of getting rid of the Post Office was seriously considered eighteen months ago, a plan for its disposal and for the substitution of a new building was submitted to Congress. This plan was based on the general idea that Government ought to surrender its existing site and building and buy another one in some equally convenient location. No such action was even seriously considered in Washington, and any sensible body of men should not have expected that it would be considered. No doubt the plan could be defended on business grounds. The Government had enjoyed the use of city property for forty-five years, and might very well be asked to return it to the original donor. Other cities are not required to supply sites for Federal buildings. Why should New York? Such arguments sound well, but they ignore essential facts.

New York City had permitted the Federal Government to occupy part of its City Hall Park. The precedent had been established, and the Federal Government was in possession. If it was asked to surrender possession it would naturally demand some equivalent, but no equivalent was offered. If the city had promised to provide on or near the proposed civic center an almost equally central and an even more spacious site for a new building, Congress might well have listened favorably to its request. Now it is too late. The money is to be spent on the old Post Office. It will continue to be used for another ten or fifteen years, until the necessity of additional room for the transaction of postal business will bring it up again. When it is revived the city should profit from its past mistake, and offer Congress some compensation for the

tearing down of the existing Post Office. It is New Yorkers who suffer chiefly from its presence. They ought to pay for its removal, and in the end they will have to do so.

### Where Our Public Schools Fail.

Every New Yorker who is interested in the future of the city should read with care the address which the Mayor delivered at New York University on the new public school plan which the city administration is to have prepared. The news that the instruction given by the City of New York to its youth is to be profoundly modified in the direction of increased technical instruction is of the utmost importance and of the highest promise. The actual plan by means of which the proposed change is to be made has still to be worked out, but the scope and the purpose of the new system are clearly outlined and have been influenced by the best modern educational standards and ideals. The tendency of modern education is to make it more popular by increasing its value in the practical life of the pupil. The plain fact is that the vast majority of the boys and girls who go to public school leave it without having been trained in any respect or to any extent which will really help them in their life's work, and after they leave school their further training almost entirely ceases.

As Mayor Mitchel points out, the deflection among the pupils in the New York public schools is enormous. Some 86,000 enter in any one year, but of these not more than half survive even the period of elementary training. Of the remainder, only 21,000 enter the high schools, and only 4,000 of these survive as pupils to the end of the course. The 80,000 or more pupils who are dropped by the way take up their work in life more or less unprepared, and the degree of their lack of preparation is usually more than less. The ideal which the administration of the public schools of New York City should seek to realize is that of keeping the great majority of the 86,000 pupils at the desk throughout the high school course, and when they graduate these pupils should be fitted in the most definite and practical way for some special work. Of course it will take a generation or more to realize such an ideal as that.

In many cases the pupils are obliged to leave because their parents cannot afford to keep them, and even if the pupils could stay, the city could not afford immediately to assume such an enormous increase of its educational responsibilities. But until this standard is attained an adequate system of continuation schools must be organized, and the pupils who have gone to work in an unprepared condition must be compelled to continue their work—the compulsion being exercised, of course, with the assistance of their employers. All this will mean a largely increased appropriation in the city budget for educational purposes, but the taxpayers of the city will be abundantly remunerated for the heavier burden. The industrial efficiency of New York will be enormously improved. The prosperity of a city depends chiefly upon the productivity of its labor. Any amount of money which is intelligently spent in augmenting the productivity of the labor of New York will be returned many times over to its spenders.

But the advantages of a more popular, more thorough and more useful system of technical and vocational training is not limited to an increase in labor efficiency. The better laborers will become better citizens. Educational experts are coming more and more to believe that while technical and vocational training does not by any means constitute the whole of a liberal education, it constitutes the necessary foundation of a liberal education. A system of social discipline, whatever else it must do, must train the attention and the will of the pupil for the performance in a competent manner of his essential job—of the

job whereby he earns his living and contributes to the necessary social work of the community. Such is the idea which in general lies behind the reorganization which the Mayor with so much insight and practical sagacity is proposing to bring about in the educational system of New York.

#### One More Burden for Real Estate.

Under the terms of the new Workmen's Compensation Law, sums of money for specified periods, in lieu of wages, are automatically awarded to workmen or dependent persons as compensation for injuries received in hazardous callings, whether through their own carelessness or otherwise. Once the law declared that the workman should accept the ordinary risks of his calling without recourse, and especially if personal injury should follow upon his own negligence. Virtually, the new law compels every employer to insure against accidents to his workmen, and it is estimated that during the first year the operation of the law will cost the employers of this State no less than \$12,000,000 for insurance policies.

No men in the world are more willing to be fair and just to their employes than master builders and the manufacturers of materials used in the building trades. They have not uttered a word of protest against the principles, supposed to be humane, that are contained in this law. Apparently they have assumed that, as similar laws have recently been adopted in other States and countries, the Workmen's Compensation Law of this State must be one that is just and in accord with the spirit of the times. They are therefore philosophically paying the price, though probably with the hope that ultimately it will be returned to them. No doubt each individual citizen will have to pay his share of that insurance. He will pay part of it in his rent, or when he buys property or supplies of any kind. In other words, the cost of this additional insurance will be added by manufacturers to the price of their product, by builders to the cost of construction and repairs, and by landlords to the rentals of stores, offices and apartments.

Some people call legislation of this sort a form of paternal government, under which the governing power assumes a quasi-fatherly relation to the people and exercises an intimate supervision over their business and social affairs, upon the theory that they are not competent to manage for themselves. Incidentally, it is claimed that the rate of 66 2/3 per cent. which employers will be called upon to pay will amount in practice to more than the injured would have earned, and result in pecuniary gain to the victims; and some employers may even be tempted, when they think of the death benefits provided by the law, to employ only men who are unmarried or have no one depending on them. But these are questions apart. So far the building trades have merely expressed regret that this new burden on real estate interests should be imposed at a time when they are already weighted down with onerous laws.

#### A Mistake in the Labor Law.

Alfred R. Kirkus says a vital mistake has been made in the existing Labor Law in that no consideration has been given to the different classes of buildings and occupations included in the law. A building where one or more persons are employed at labor is legally just as bad as where one thousand or more persons are employed. An occupancy with highly inflammable stock and large numbers of excitable women is graded with an occupancy of heavy machinery and a few men. A mercantile establishment, any place where goods, wares or merchandise are offered for sale, might be a 10x10 delicatessen store, or an H. B. Clafin Company wholesale warehouse, a newspaper stand or an Altman's.

—For every human being in the United States \$11 was last year put into a building of some kind.

### VICTORY FOR OWNERS.

#### Held Not to be Responsible for Locked Doors in Factories.

Owners of factory buildings in New York will be interested to learn of a decision made this week in the Court of Special Sessions of the Peace, Part I, in which a complaint made by the State Labor Department for alleged violation of the labor laws was dismissed.

The case was the People of the State of New York against John J. Radley. Justice Zeller presided, his associates being Justices Moss and Hermann. The State Labor Department through its counsel attempted to establish its right to compel an owner to carry out certain provisions of the labor law with respect to factories, which are technically known as "locked door" violations.

Radley's defense was that the order claimed to have been violated was distinctly an order which should be carried out by the tenant and that he was helpless in the matter. Mr. Radley's lawyer was George W. Olvany, who is also special counsel for the Real Estate Board.

The facts in this case are interesting. Radley erected a building at 617-621 East 18th street on leased ground. The entire building is rented to the American Foil Company and they in turn let the top loft to the Metal Sign Company. Mr. Radley also erected the adjoining building, 623-625 East 18th street, which is 50 feet front and 50 feet deep, on leased ground. The ground floor of which is occupied by a coal yard. The Metal Sign Company needing more room, leased the two upper lofts in 623-625 East 18th street, and cut an opening between the two buildings and put in a fireproof door.

There is separate door and entrance from the street to these two upper floors. The entrance to 623 and 625 East 18th street is entirely cut off from the coal yard and is for the exclusive use of the tenant of the two upper lofts, who controls the key. The Metal Sign Company did not wish to use that door as an exit and locked it and was using the other building as a means of exit.

In January Mr. Radley was arrested for having the door locked. Incidentally the door has since been made to swing outwardly and the key is in the door. When the case came up for pleading in the Court of Special Sessions of the Peace Judge Russell, who was then presiding, refused Radley's plea for a dismissal of the complaint and sent the case to Special Sessions for trial. The case was adjourned three times and came on for hearing on June 10.

The State claimed that the building was a tenant factory as defined by section 94 of the Labor Law, which requires that the owner or lessee shall comply with the certain provisions of law which they are responsible for. The attorney for the Labor Department tried to prove his case under section 79-c, claiming that the owner of a tenant factory building was liable for the carrying out of all its requirements, including stairways, windows and the keeping of doors unlocked.

Mr. Olvany in his defense claimed that section 79-c did not apply, as Mr. Radley was neither conducting nor operating the factory in the building, and that section 94 distinctly placed the duty of seeing that doors were kept unlocked upon the persons conducting or operating the factory.

Mr. Olvany pointed out not only the fact that the defendant was not liable under the law, but that it would be a gross injustice to penalize the owner for the action of the lessee, also that the owner could not control the action of the lessee in the locking of the door, that the lessee held the keys, and that the owner had not seen the building for six months.

In emphasizing the unfairness of the prosecution of Mr. Radley, Mr. Olvany said:

"If owners are to be responsible, under the labor law, for the actions of a tenant where the owner has leased the entire upper portion of a building to one

tenant, it will be necessary for large property owners all over the city to employ watchmen continually to see that tenants carry out provisions of the law for which they, and not the owners, should be responsible.

"The dismissal of the case is of special significance because it applies to a number of parallel cases in which owners of buildings have received orders from the Labor Department to do certain things which tenants should be required to do. The decision also emphasizes the fact that the labor law as now existing is ambiguous and confusing in many particulars and to that extent is creating confusion among owners in working great hardship upon them, and that this chaotic condition is not in the interests of fire prevention and safety to occupancy."

#### Discouraging Real Estate Ownership.

The law-abiding property owner is never free from the visits of an inspector. Last year he may have made changes costing thousands of dollars; this year the Fire Department, the Fire Prevention Bureau, and the Labor Department appear again—we speak of actual cases—and demand a change in fire escapes, fire lines, stairways, etc., all of which conditions were passed perhaps by some of the very same inspectors six months ago. Happy the owner who has not from one to six notices of violations in his hand, all calling for changes within a week or fifteen days under severe penalties. Last year his building was an office structure; this year, because of some \$60 a week tenant, it has suddenly become a factory. Then, just when these demands have been complied with, Mr. Marks' own men may come along to demand thousands of dollars for vault privileges, doubtless paid for a half-century ago, but for which the city is now demanding payment because its ill-kept books do not show the original transaction. . . . At present he cannot be blamed for believing that the city wishes to discourage ownership of real estate and to kill the goose that lays the golden eggs from which the city chiefly derives its revenues.—Evening Post.

#### Barge Terminals for Queens.

At the meeting of the Chamber of Commerce of the Borough of Queens, held Wednesday afternoon, June 10, at the club rooms in Long Island City, Hon. John A. Bensel, State Engineer and Surveyor, was the guest and spoke regarding the selection of barge canal terminals for the Borough of Queens. The Chamber has recommended that terminals be located on Dutch Kills Creek, Halletts Cove, Bowery Bay and Flushing Creek. A public hearing was held by State Engineer Bensel and Borough President Connolly on this matter on April 24, and since that time the State Engineer has had prepared a report on the various locations suggested for terminals, which will be presented to the State Canal Board for consideration.

Data has been compiled by the secretary of the Chamber of Commerce from estimates received from manufacturers throughout the borough, showing that in addition to over 2,000,000 feet of lumber, it is estimated that approximately 700,000 tons of freight would be received and shipped annually if terminals were located in Queens. When it is realized that the estimate of the total tonnage on the State Barge Canal for the first year of its operation is only 10,000,000 tons, it can be appreciated that if almost 7 per cent. of this will be received and shipped from Queens Borough, that it is necessary to locate sufficient terminals to handle this immense traffic.

#### Sewer System for Gravesend.

The Board of Estimate has authorized the construction of a system of sanitary and stormwater sewers for the Gravesend section, in Homecrest avenue, from Avenue S to Avenue U, and in 12th, 13th, 14th, 15th, 16th and 17th streets and between Avenues R and T, the estimate cost of which is \$89,000.

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## THE WEEK'S REAL ESTATE NEWS

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

Important Deals Recently Closed.

### SALE AT CITY LINE.

#### 190 Lots Opposite Van Cortlandt Park to Go Under Hammer.

HERE is a real estate opportunity for the seeker of safe investments at the Broadway entrance to the greatest city in the world, in a tract of 190 lots which are to be offered at auction on June 23rd by Joseph P. Day and J. Clarence Davies. The opportunity is created by the fact that the land, probably the choicest cheap cost residential property that has come to the auction block for disposal in many years, is within the reach of 5,000,000 or more inhabitants of the city, both from the viewpoint of prices and accessibility and because of its unique character and location.

"No simile, descriptive of the location and future of the lots, conveys an adequate idea more than the upper and nether millstones which are known to grind surely and fine," said Messrs. Davies and Day, "because the lots lie between the figurative giant millstones of population of two big cities, which is already forcing the use of sites intended for dwellings with huge apartments.

"Located at the city line the land has an alluring attraction that has convinced some of the best informed real estate men who bought property in this quarter. One commanding feature is in the fact that the surroundings in every direction are ideal. With Van Cortlandt Park at one side, and to the west the finely developed Riverdale section, where homes averaging \$20,000 in cost have been built in profusion, great flats along Broadway a short distance to the south, where the West Side subway terminates; and similar structures on their north, the lots conjure fanciful ideas in the mind of one who investigates the history of similarly situated localities.

"The evolution some places have undergone through the pressure of population upon them, such as the Plaza at Fifth avenue and 59th street at the entrance to Central Park and Columbus Circle, perhaps offer the best stepping stones to help in a vision of what now seems destined to come in due time at the Broadway city line.

"This important point of the city, which is even now showing the effect of the pressure of population from the south and north in the shape of large apartment buildings, is a veritable funnel through which the growth northward must follow as it forms the line of least resistance.

"Furthermore, the Broadway city line district has an advantage from the viewpoint of potential values or realty, in the strong probability of an extension of the subway to the city line plus the increasing importance of Broadway and Riverdale avenue as traffic arteries, more particularly Broadway, upon which millions of dollars have been spent and will be invested for theatres, business dwellings and other improvements to maintain the old prestige as the greatest and best known thoroughfare in the world.

"Transit facilities now surround the lots as do numerous buildings of every character of residential use, and both facilities are multiplying rapidly. More buildings are going up every day. The erection is spurred by the proximity of the section to convenient stations on the Putnam Division of the New York Central, connecting with the Sixth and

Ninth avenue 'L' lines, and surface cars connecting with the subway at 242d street and Broadway.

"The lots are rolling land and all the streets have been conveyed to the city, thus insuring freedom from assessment. Of importance also is the fact that the lots front on Van Cortlandt Park, one of the most popular of the city's playgrounds.

"All of the 190 lots in the offering are high and dry and their rolling character assures perfect drainage. They will be sold at absolute sale to the highest bidders in the Vesey street salesroom."

### J. P. MORGAN'S REAL ESTATE.

#### Held Title to Forty-Eight Parcels in This City and Elsewhere.

Not only was the late J. P. Morgan, master financier, a large lender on real estate, but he was a larger owner than was generally known. Some forty-eight parcels are found to have been in his name at the time of his death. Joseph P. Day has been retained to appraise the value of the real estate for both the State Comptroller and the executors. Some years ago Mr. Morgan gave title to the north corner of the block between 36th and 37th streets to his son. The south corner house, in which Mr. Morgan lived, designated as 219 Madison avenue, 65.10 by 129 feet 4½ inches, together with the lot adjoining on the north and the library at 33 East 36th street are all assessed at \$1,323,000 for the land, and \$1,578,000 for the land and improvements. The northwest corner of 38th street and Madison avenue, which Mr. Morgan bought from Edward Johnson, is assessed at \$390,000 for the land, and \$490,000 for land and improvements.

Mr. Morgan owned the Gill Building, at 9-13 Maiden Lane, valued by the Tax Department at \$435,000 for the land, and \$775,000 for land and improvements.

Another one of the most valuable properties held by him was the row of fathouses at 231 to 243 East 47th street and 883 and 889 Second avenue. The fathouses in East 47th street are valued by the city at \$271,000.

Mr. Morgan also owned the following buildings: Highcliffe Hall, at 14 Park Hill avenue, Yonkers, taxed at \$41,300; 13 and 15 East 38th street, taxed at \$221,000; 104 East 35th street, appraised at \$43,500; 33 East 35th street, at \$62,000; 135 East 36th street, at \$60,000, and 8 East 36th street, at \$117,000.

His Camp Uncas, in Hamilton county, is taxed at \$26,650. It comprises about 1,560 acres. His country place on the Hudson, known as Cragston, is taxed at \$99,600.

At City Island, Mr. Morgan was evidently actuated in making his purchases by another motive than that of profit. He had a yacht anchorage nearby, and some of the cup defenders of which he was a part owner found a mooring place there. The value of the 35 City Island properties is not yet known.

### Brokerage Firm Dissolves.

Mooyer & Marston for several years identified with the Fifth avenue section, near 42d street, also maintaining an office in the financial district, have dissolved partnership by mutual consent. Juan Mooyer has opened a real estate office at 22 Exchange place, while Russell Marston will continue the business at 477 Fifth avenue under the firm name of Marston & Co.

**BROOKLYN BOARD RESOLVES.**

**Is Opposed to the Enactment of Any Form of Single Tax Legislation.**

At a meeting of the Brooklyn Board of Real Estate Brokers held this week the following resolution was unanimously adopted:

Resolved, That the Brooklyn Board of Real Estate Brokers is opposed to the enactment of any form of single tax legislation for the City of New York, because:

1. The value of land will be reduced in proportion to the increased tax levied upon it, thus taking from the owner a portion of the value of his property without just compensation.

2. It discriminates against land and in favor of buildings and personal property, notwithstanding that land requires an insignificant portion of police, fire, health and other governmental services for which the major part of the taxes is levied.

3. It aims not only to exempt from taxation all kinds of property other than land, but to increase the tax upon land to a point at which such property loses its selling value.

4. Excessive production of buildings, causing rents to fall, as claimed by the single taxers, will not occur, because lenders will refuse the risk of making building loans in excess of the normal and legitimate demand resulting from the growth of the city.

5. Rents will be increased, because when the value of land is impaired or destroyed by the single tax, lenders will insist that owners of property shall pay annually, in addition to what they already pay, a sum which will reduce the amount of the mortgage as fast as the building deteriorates by use, and this additional charge must fall eventually upon the tenant. Even if all land were owned by the Government, the same result would follow.

6. The credit of the City of New York will be impaired by reducing the value of real property, upon which its credit is based.

7. A premium will be placed on the extensive use of land, thereby creating worse congestion of population than now exists.

8. The burden of taxation will fall with cruel force upon the owners of small detached houses, who are now paying in taxes all they can afford.

9. The reduction of the tax on buildings to one-half the tax on land is a discrimination against the owner of the small dwelling house, because it will oblige him to pay a portion of the tax levied on large buildings.

**LOCAL IMPROVEMENTS.**

**Chester District.**

The Local Board has adopted the following resolutions:

1224. Acquiring title to the lands necessary for Fowler avenue, from Pierce avenue to Neill avenue; Bogart avenue, from Sacket avenue to Bronx and Pelham Parkway; Muliner avenue, from Bear Swamp road (Bronxdale avenue) to Bronx and Pelham Parkway; Matthews avenue, from Bear Swamp road (Bronxdale avenue) to Bronx and Pelham Parkway; Neill avenue, from Barnes avenue to Radcliff avenue; Lydig avenue, from Barnes avenue to Bogart avenue.

At the meeting of this Local Board on May 19, 1914, separate petitions were presented for acquiring title to the lands necessary for:

342. Regulating, grading, setting curbstones, flagging the sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in Rosewood street (Elizabeth street), from Bronx boulevard to White Plains avenue, together with all work incidental thereto. Total estimated cost, \$6,950, or \$107.75 for each 25-foot lot. Assessed value of the real estate included within the probable area of assessment is \$446,830. (Estimate dated May 27, 1911.) Title vested January 14, 1913. Laid over indefinitely April 29, 1913, by Local Board of Chester.

1216. Acquiring title to the lands nec-

essary for Bronxwood avenue, from Gun Hill road to Tilden street. This street is less than 500 feet long, and is laid out on Section 32 of the final maps, which section was filed January 9, 1911. There are no buildings on the land to be acquired, and there is no legal obstacle to approving the petition.

1180. Laying out on the map of the City of New York a reduction in width of Richardson avenue, from East 236th street to East 242d street.

1181. Laying out on the map of the City of New York a reduction in width of Matilda avenue, from East 236th street to East 242d street. Matilda avenue is about 4,100 feet long, and is situated about 400 feet westerly from White Plains road; the petitioners represent but three of the 130 plots fronting thereon.

1175. Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Overing street, between Westchester avenue and Walker avenue, together with all work incidental thereto.

**National Real Estate Convention.**

The real estate men of New York are expected to send a large delegation to the next convention of the National Association of Real Estate Exchanges, to be held in Pittsburgh, July 8 to 11 inclusive.

The programme will be the heaviest that has been undertaken at any convention of this association. The registration of delegates will begin at 8:00 A. M. on July 8, and the convention will be called to order at 10:30, following which there will be addresses of welcome on behalf of the State of Pennsylvania, the City of Pittsburgh, and Pittsburgh Real Estate Board, with suitable responses. At 1:00 P. M. a luncheon will be tendered to the officers, managers and executive committeemen, and at 2:30 will be held the oratorical contest for the silver trophy cup presented by the Chicago Board. At 8:00 P. M. there will be a Get-Together Meeting.

July 9 it is expected that there will be a series of half-hour speeches, each including an address on "Salesmanship" by Hugh Chalmers of Pittsburgh and concluding with an address by Secretary Roland B. Woodward of the Rochester Chamber of Commerce on the "Relation of a Real Estate Board to a Community." At 1:00 P. M. will be held the conference of secretaries from all the local boards. Fifty-five secretaries were present or represented at the Winnipeg meeting.

July 10 will be given over very largely to the special reports of committees on Taxation, City Planning, Ethics and to the Affairs of the new Investment Corporation, and "International Realty Associates." This session will conclude with an address on Subdivision Work by Mr. Wood, of the Wood-Harmon Company of New York.

On July 11 the programme will comprise another series of addresses, the topics including Rentals, Scientific Appraisals, and allied subjects.

The entertainment features of the convention have not yet been determined upon, but it will be noted that the latter part of each afternoon and evening is left free for committee meetings, special conferences and entertainment features.

**LAW DEPARTMENT**

**Mortgage Extensions.**

*Editor of the RECORD AND GUIDE:*

(1) When the holder of a first mortgage desires to extend the time of payment, is it necessary for him to have a search made of the property to find out what liens have been put upon same subsequent to his mortgage, and is he required to obtain the written consent of subsequent mortgagees before giving his extension? If otherwise, would the second lien supersede the first mortgage? Or, in other words, would the second mortgage become a first mortgage and the first mortgage an after lien by virtue of this extension.

(2) Is a citizen entitled to actual no-

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**Wants and Offers**

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 16, 1914. Record and Guide Company, 119 W. 40th St.

tice before he becomes liable to a personal tax and can the Bureau render him a bill for same where they claim notice was sent through the mails and did not reach the party intended, but was probably lost in the mails. Does he lose all his rights if he neglects to examine the personal tax books each and every year, even though he be in Europe at the time the books are open for inspection, and never receives actual notice, and would be exempt if he had taken advantage of the opportunity to swear off?

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Answer: (1) There is no need of making a search to save rights of precedence. It is usual, however, to make one in order to find out the conditions existing. Also, the extension releases the bond\* accompanying the mortgage. No written consent is necessary from subsequent lienors.

(2) No notice need be served as to personal tax laid. Neglect to examine the books as to amount assessed until after the period for correction is passed cuts off the right of asking such correction, unless excused by the Tax Commissioners on good cause shown for the failure.

**A Question of Responsibility.**

On May 7, Justice Newburger rendered a decision of special interest. The case was brought by Thomas McGowan, who occupied an apartment at No. 742 Second avenue. Leonard Morgan was the agent for the building. It appears that in April, 1912, a summons and complaint was served on Mr. Morgan, claiming that Mr. McGowan fell while ascending the first flight of steps in No. 742 Second avenue and sustained a fracture of the left hip. It was claimed that no light was kept burning at or near the head of the stairs on the second floor, and also that the fixture was broken off.

The summons was forwarded to the Fidelity & Casualty Company, which insured the owner under a general liability policy in the sum of \$10,000. The claim for damages amounted to \$30,000. In answer to the complaint, Mr. Morgan set forth that he was not the owner, and was in no control of the property to the extent of ownership, and denied the other allegations. Notwithstanding this answer, no amendment to the original complaint was made. The plaintiff claimed that Mr. Morgan, as renting agent, was liable under the Tenement House Law, which required the light to be kept burning at certain hours.

The case was originally tried before Justice Hendrick, who decided the ownership in Mr. Morgan had not been proved, and he dismissed the case. An appeal was taken in January, 1914, and the Appellate Division adverse the lower court and ordered another trial.

Justice Hodgkiss, in writing his opinion, stated: "I think the term 'owner' in Section 76 of the Tenement House Act was intended to describe the person who was in such possession or control as proprietor of all or part of the premises, as to cast upon him the duty to light or care for the common hallways." The meaning of the word "owner" as used in the section is somewhat vague. Elsewhere the city speaks of "owner"

"A lessee of the house or other person having control of the tenement house." "I think this evidence was prima facie sufficient to show that the defendant was owner of the premises within the amendment of Section 76, the above referred to." Presiding Justice Ingraham wrote an assenting opinion, which was concurred in by Justice Laughlin, the new trial taken on May 4.

In the course of the trial the defendant produced the deed of the property, showing the record title was vested in his name, also the original blank filed with the Tenement House Department, which stated who the owner of record was, and that Mr. Morgan was agent. The defendant also testified that up to the time of the serving of the original summons he had not heard of any acci-

\*If that of another person.

dent having occurred on the premises; that to his knowledge the fixture on the second floor was not broken off. This was also testified to by his collector, William M. Demarest. The jury returned the verdict for the defendant.

The above decision is of considerable importance, as no doubt other cases of a similar character have been tried, and many others settled out of court. "Real estate agents, owners, casualty companies and the Bar Association," said Mr. Morgan yesterday, "should do everything possible to discourage such practices."

**PRIVATE REALTY SALES.**

The real estate market was enlivened this week by several important transactions, the most prominent involving a Madison avenue and 44th street corner, whereby a prominent downtown clothing establishment, for thirty years at Broadway and 22d street, joins the growing colony in the neighborhood of the Grand Central Terminal. Other interesting deals included the accumulation of a loft building site in West 38th street, a Division street business building and Bronx apartment houses which were in good demand.

Builders figured in a number of sales which will result in immediate improvement, showing a tendency to extend the building season into midsummer. This branch of the business was stimulated by reports of large loans placed this week which may indicate an improvement in the lending market. In Long Island a 700-acre tract passed into the hands of a development company which announces its intention to establish a residential community.

The total number of sales reported and not recorded in Manhattan this week was 25, as against 33 last week and 21 a year ago.

The number of sales south of 59th street was 12, as compared with 3 last week and 7 a year ago.

The sales north of 59th street aggregated 13, as compared with 30 last week and 14 a year ago.

The total number of conveyances in Manhattan was 167, as against 171 last week, 17 having stated considerations totaling \$578,475. Mortgages recorded this week number 96, involving \$2,491,198, as against 83 last week, aggregating \$4,513,550.

From the Bronx 15 sales at private contract were recorded, as against 4 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$415,634, compared with \$989,442 last week, making a total since January 1 of \$19,860,897. The figures for the corresponding week last year were \$3,549,164, and the total from January 1, 1913, to June 14, 1913 was \$29,052,346.

**Brooks Brothers to Move Uptown.**

Brooks Brothers, for 30 years at Broadway and 22d street and in business since 1812, figured this week in a transaction involving the plot 125.5x 110.10 feet, at the northwest corner of Madison avenue and 44th street, which will result in the improvement of the site with a ten-story structure for their own occupancy. The site is opposite the Hotel Biltmore, St. Bartholomew's Church, and within a block of the Grand Central Terminal. The Record & Guide of April 25, reported that a well-known clothing establishment was considering that immediate neighborhood for a new home, but at that time nothing definite regarding the character of the improvement could be learned. In the present transaction the eight buildings occupying the plot have been sold by Thomas B. Hidden to William Henry Barnum and William Everdell, Jr., who have engaged Irons & Todd to erect the building, which will be occupied by Brooks Brothers for a period of 21 years with the renewal privileges, the details of which will be found in another column. The rental for the first term is said to aggregate about \$2,000,000. The deal was negotiated through the Douglas Robinson-Charles S. Brown Company.

**Operators Buy Loft Site.**

Frederick Fox & Co. have sold for Max Thorn, the five five-story dwellings at 223-231 West 38th street, located in the north side of the street about 225 feet west of Seventh avenue, forming a plot 102.10x98.9. The plot was assembled in 1910 from several separate owners and Mr. Thorn has been offering it at \$275,000. The purchasers, Andrew J. Kerwin, Jr., and William H. Birkmire, have been prominently identified in the erection of mercantile buildings in the section between 14th to 34th streets. Their present purchase is made on a cash basis and the property will be improved by them with a twelve-story building in the near future.

**Bronx Apartment Houses Sold.**

John B. Haskins Estates bought from the Winnie Realty Construction Co., Maurice Muller, president, the four four-story apartment houses, 952, 956, 960 and 964 Kelly street, each on plot 38x100 and also the two five-story abutting apartment houses at 956 and 969 Tiffany street, each on plot 40x100. The buildings have been held at \$225,000 and were built by the sellers. They were given in exchange for the large plot at Ford-had road and Creston avenue reported sold several weeks ago. The latter property will probably be improved with apartments since the New York Title Insurance Company on Wednesday made a loan of \$80,000 to the Winnie Realty Construction Co.

**Big Long Island Acreage Sale.**

The Sea Coast Realty Co. sold to a Philadelphia, Pa., syndicate a tract of about 700 acres near Long Beach, L. I., comprising Barnum Island, 450 acres, the Austin Cornwell tract of 90 acres, the Bedell farm of 31 acres, the Fitzgerald tract of 100 acres, the John Smith tract of 21 acres and another tract of about 30 acres. Title to the property was taken by J. Harry Meyers, the names of the members of the syndicate not being learned. The purchasers, it is announced, contemplate improving the acreage as a high-class residential colony.

**Reported Division Street Deal.**

Marx Ottinger is reported to have sold to Isidor Feilen, president of the Modern Cloak & Suit Co. the five-story building, 10-16 Division street, on plot 50x69.8, adjoining the northeast corner of the Bowery. At Mr. Ottinger's office it was said that there was no information to be given out at present and Mr. Feilen also refused to talk about the transaction.

**West 57th Street Transaction.**

L. Napoleon Levy bought from John W. Simpson, through William B. May & Co., the six-story building, 25 W. 57th street, on lot 25x100.5. In exchange Mr. Levy gave the Biltmore-Blenheim Apartments at 56-62 West 58th street, two seven-story structures on plot 100x100.5. Mr. Simpson acquired the 57th street property several years ago from George H. Howard.

**Manhattan, South of 59th Street.**

CATHERINE ST.—Rev. Vincenzo Jaunuzze bought for the Missionaries of St. Charles Borromeo, 64 Catherine st, facing the northwest corner of Catherine and Monroe sts, purchased earlier in the week. The new property will be used as a dwelling for the sisters of the order.

CATHARINE ST.—Lowenfeld & Prager have sold to the Rev. Dr. Vincenzo Jaunuzze for the congregation of missionaries of St. Charles Borromeo, 57 and 59 Catharine st and 3 Monroe st, three old buildings, on plot 47.9x99.7x irregular, forming the northeast corner. The sellers held the property at \$70,000.

BARCLAY ST.—Alfred L. Simonson is reported to have sold the 5-sty store and loft building at 28 Barclay st, on plot 44.5x101.10, adjoining the southwest corner of Church st.

14TH ST.—The Duross Co. has sold the 4-sty store and loft building at 252 West 14th st for R. G. Langdon. The property is 80 ft. east of the southeast corner of 8th av, which is owned by Vincent Astor. The building will be extensively altered by the new owner.

49TH ST.—William L. Levy has sold to a builder 145-149 East 49th st, three 3-sty dwellings, on plot 56.10x100.5, beginning 145 ft. east of Lexington av. The buyer, it is said, contemplates the erection of a 9-sty apartment house. The seller acquired the plot in 1912.

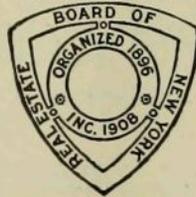
51ST ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of St. James'

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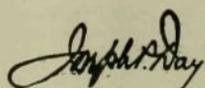
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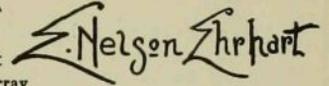


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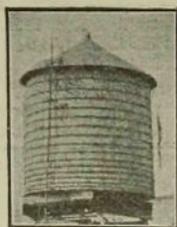
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Presbyterian Church the church and land now occupied by them at 355 to 359 West 51st st on plot 56.6x100.5 to Lowenfeld and Prager. The St. James' Presbyterian Church is a negro congregation, most of which has moved away owing to neighborhood changes which have resulted in construction of business buildings.

### Manhattan, North of 59th Street.

77TH ST.—Sarah E. Tennant has purchased from Lillie L. Herne 158 West 77th st, a 4-sty dwelling, on a lot 19x102.2. The property was held at \$30,000. Frederick Zittel & Sons were the brokers.

82D ST.—Mrs. Michael Kirtland has sold to Mrs. C. Odilon Mailloux, for occupancy, 322 West 82d st, a 4-sty dwelling on a lot 16x102.2 near Riverside dr.

84TH ST.—Thomas Connor has sold 117 East 84th st, a 5-sty flat on plot 25.6x102.2. George Ehret is the owner of the adjoining property at 119.

88TH ST.—Slawson & Hobbs have sold for Eugenia M. Bunn, of Fort Lauderdale, Fla., the 3½-sty dwelling 326 West 88th st, on lot 19x100.8.

104TH ST.—A. G. Muhlker sold for Jacob Salzman, 27 East 104th st, a 5-sty flat, on lot 25x100, near Madison av.

CONVENT AV.—Theodore S. Tenney has sold for Helen Vetter the 4-sty dwelling, on lot 20x100, at 315 Convent av, facing 143d st.

LENOX AV.—Mathilda Minck bought from Anton Opperman 429 and 431 Lenox av, a 6-sty apartment house, on plot 50x75, near 131st st. In exchange Mrs. Minck gave the two 5-sty flats at 253 and 255 West 15th st, on plot 50x103.3.

MADISON AV.—Theodore S. Tenney has sold for Herman & Sabre Kolodizky, of Corona, L. I., the 4-sty dwelling 1998 Madison av, on lot 20x35, near 127th st.

SHERMAN AV.—Arnold, Byrne & Baumann sold for the Vermilyea Realty Co., Charles Hensle president, to Joseph A. Dunn 172 Sherman av, a 5-sty apartment house on plot 50x100, adjoining the southwest corner of 204th st. In part payment Mr. Dunn gave a plot, 125x300, in Ellwood st 200 ft. east of Nagle av, which the buyers will improve with apartments similar to that sold on Sherman av.

WEST END AV.—Harriet B. Leeming is reported to have sold 874 West End av, a 3-sty dwelling on lot 20x80, near 103d st.

2D AV.—K. O. Realty Co. sold to Mary Milleg 1467 and 1469 2d av, two 4-sty tenements on plot 51.7x100. The buyer gave in part payment \$741 and \$743 20th av, Bath Beach, Brooklyn.

### Bronx.

HOFFMAN ST.—Samuel Eckstein sold to Nicorto & Cataldo, 2381 Hoffman st, on lot 25x94.

ANDERSON AV.—Kemp-Jones Realty Co. sold 964 Anderson av, a 5-sty apartment house on plot 27x144, near 162d st.

BELMONT AV.—Kate Griffin has sold to Maria Di Gristina 2375 Belmont av, a 2-sty building on lot 25x87.

BRYANT AV.—William D. McDonnell sold for Samuel Lyttle to James McConnell 1125 Bryant av, northwest corner of 167th st, a 5-sty house on plot 35x100; also three 4-sty apartment buildings at 1130, 1134 and 1138 Bryant av, covering a plot 100x100, and the 5-sty apartment house with stores at 1015 East 167th st, on plot 40x100. They were held at \$200,000.

GRAND BOULEVARD.—Kurz & Uren sold for William Hodgson the plot 96x21x27, at the southeast corner of Grand Boulevard and 188th st.

POPHAM AV.—Fernando Wood, sold through David L. Woodall, the plot 50x100 in the west side of Popham av, 151 ft. north of 176th st, and the three lots, 90x118 at the southwest corner of Popham and Montgomery avs.

SOUTHERN BOULEVARD.—Arnold, Byrne & Baumann sold for the Eberhardt-Podgur Realty Co. to F. L. Froment, of Rye, N. Y., 992 Southern boulevard, a 5-sty apartment house with stores, on plot 42x105. In part payment the selling company took 62 Lewis st, a 6-sty tenement, with stores, on lot 25x100. The Southern boulevard property was held at \$75,000 and the Lewis st property at \$38,000.

SUMMIT AV.—Thomas H. Reynolds has sold the plot 50x100, on the east side of Summit av, 75 ft. north of 162d st. The buyer will improve with an apartment house.

WALES AV.—Philip J. Curry has sold for the Bridget Finn estate 590 and 592 Wales av, two 2-sty frame houses, on plot 50x104.6, near 150th st.

WEBSTER AV.—Harry B. Davis sold 2248 and 2250 Webster av, a 5-sty apartment house, on plot 40x90. In part payment the buyer gave a plot of 38 lots on Ocean Parkway and West st, Brooklyn.

3D AV.—Duross Co. sold for a Mrs. Meagher to Michael Hofman the 5-sty flat at the northwest corner of 3d av and St. Paul's pl on plot 47.4x102.

### Brooklyn.

HENRY ST.—D. Van Brunt Hegemann, president of the Nassau National Bank, has purchased the residence of the late J. B. Ladd, at 246 Henry st, a 3-sty building, on plot 26x92.

MONROE PL.—Isaac H. Cary sold to Henry Turner for George Foster Peabody the 3-sty dwelling and garage, 52x111, at 28 and 30 Monroe pl.

42D ST.—Tutino & Cerny have sold for Alfred C. Paulsen and Hedevald J. Paulsen, the 2-family, 2-sty frame house 715 42d st.

42D ST.—John F. Burke sold for Annie Kronenberger the 4-sty, 16-family apartment house, 467 42d st, on plot 40x100; also for F. S. Herbst the 2-sty, 2-family dwelling, 551 40th

st, on lot 20x100; and for D. O'Hanlon, plot 40x100, on New York av, Jamaica Park.

77TH ST.—Frank A. Seaver & Co., have sold the 2-sty dwelling, 451 77th st for Fannie F. Quinn.

88TH ST.—Charles Kissenberth has sold the 2½-sty detached dwelling, 33 88th st, on plot 50x100.

MYRTLE AV.—Clarence B. Smith has sold for the estate of Timothy G. Sellow to Wagner Bros. a plot of 47 lots fronting on Myrtle av, Cooper av and Beta pl. The buyers contemplate building stores and flats on Myrtle av and 2-family dwellings on the balance of the property. The same broker also sold 420, 422, 424 Tompkins av, three 3-sty frame buildings, 60x100, for Florence R. Hayes and Laura Bonny to Robert Von Cleff, who is erecting a theatre; for Annie L. Bauer to Rachel V. Annin the 2-sty dwg, 284 Herkimer st; for John H. McCooey to John R. Ryan the 4-sty flat 76 Kingston av; for Ollie E. Lefingwell, plot 60x100, on the south side of Atlantic av, east of New York av, to George R. Rodeman as a site for a garage; for Alfred L. Lane to George A. Hallock, plot 94x80, in the south side of Crown st, 80 ft. east of Nostrand av; for Alfred L. Lane to William L. Herod, plot 92x100 in the south side of Park pl, 100 ft. east of Albany av, and for John V. Ryan to John H. McCooey, plot 96x100 in the south side of 57th st, 200 ft. east of 8th av.

5TH AV.—Samuel Galitzka sold for the John E. Sullivan Co. to John H. Bahrenburg, the northeast corner of 5th av and 73d st, a 4-sty apartment house with stores on lot 20x100.

OCEAN AV.—George M. Smith sold for the Miller-Bergs Realty Co. 404 to 412 Ocean av, a 4-sty apartment house, on plot 150x120, to A. Naumberg. The purchaser gave in part payment a large waterfront plot at Huntington, L. I. The apartments were held at \$220,000.

PUTNAM AV.—The G. X. Mathews Co. sold a dwelling to Fred A. Guertin at 1829 Putnam av and one to Frank Oedheimer at 1875 Putnam av for about \$11,300 each.

14TH AV.—B. J. Sforza sold for John R. Ryan the plot 80x90, at the southeast corner of 14th av and 70th st.

### Queens.

FLUSHING.—The Sound View Realty Corporation, of Bayside, L. I., bought from the Bowne Park Realty Co. represented by the McKnight Realty Co., ten houses at Bowne Park. The sale was made by J. Calvin McKnight for about \$60,000.

### Richmond.

NEW DORP.—Clarence B. Smith has sold to William F. Meschenmoser, a plot of land fronting on 3d st, Beach av and Amboy av.

### Rural and Suburban.

BATTLE HILL PARK, N. Y.—The Westchester Syndicate, represented by Robert E. Farley, has sold to Charles Eisner 5 plots 50x100 each, on Alexander av, Battle Hill Park, a residential colony across the Bronx River, from the main section of White Plains. The buyer will improve two plots with \$6,000 houses and hold the other three for improvement in the fall.

CHAPPAQUA, N. Y.—Fish & Marvin sold for Dr. Finley R. Cook his property in Chappaqua, N. Y., consisting of 20 acres, residence and outbuildings, to Edward Hobbs for occupancy.

EAST ORANGE, N. J.—Louis Schlesinger, Inc., sold for the Ampere Building Co. to John H. Ewart, the four 2-family frame dwellings 341 and 343, 329 and 335 North 18th st, each 33x100, for about \$36,000; also for the same company to Frederick F. Spiegel the 2-family dwelling 342 North 18th st, and the vacant plot 340-344 North 18th st for about \$13,000.

GREENWICH, CONN.—E. H. Peck has sold for the D. A. Calhoun Construction Co. the new dwelling, with garage and 2 acres of ground on Calhoun drive, Greenwich, Conn., overlooking Edgewood Inn and the Sound.

HALESITE, N. Y.—The Halesite Co. has sold Harbor Lights at Halesite on Huntington Bay to George B. Cortelyou. The property consists of about 6 acres of wooded land upon which is the residence formerly occupied by John Taylor, son of the late George Taylor, who developed this entire section of the country. Mr. Cortelyou is an old resident of Halesite, having for 6 seasons occupied the homestead known as Halecroft.

HEMPSTEAD, L. I.—The Windsor Lane and Improvement Co. sold at Hempstead to A. Foley 40x100 in Emery st; to J. Ruddle 40x100 on Oceanside av; to B. Doyle 80x100 on Windsor Parkway; to A. W. Ford 40x100 in Booth st; to J. J. Keary 40x100 on Nassau Parkway; to A. Williams and S. J. Salls each 40x100 on Homan blvd; to K. Schriener 40x100 on Acacia av; to C. & M. Oberst 45x125 on Willow av; to D. Sheehan 40x120 on Acacia av; to K. Jones 40x100 on Tompkins pl. and to J. J. McNamara 40x125 on Willow av; also at Floral Park to J. P. Gallagher 40x100 in Oak st; and at Oceanside to A. Ebert 40x100 on York postway, and to W. & A. Sturke 20x72 on Bayside av.

MALBA, L. I.—Theodore S. Tenney has sold for Mrs. Carolina De Vito her 2½-sty residence, on plot 50x100, on Malba drive, at Malba, L. I.

PARK RIDGE, N. J.—William Frank has bought from William F. and William C. Schroeder, through Frank M. Stevens and Frederick A. Tetor, a 9-room residence and 5 acres with outbuildings in Park Ridge. The new owner will make improvements and occupy the property.

### Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., has resold the Beaux Arts apartment house, on plot 57x100, at 362 Clinton av to Ernest Jacobs, for about \$60,000. The property consists of a 4-sty apartment house arranged for eight families. The same firm also sold for David Lloyd to Frederick J. Collins, the 1-family dwelling, 11 Crittenden st, on lot 25x125.

**LEASES.**

**Hotel Aphorp Leased.**

Louis Markel, who conducts the Pierrepoint and Aberdeen Hotels, has leased from Harry Schiff, the builder, the twelve-story hotel known as the Aphorp, at the northeast corner of Broadway and 94th street. The term is said to be for 21 years at a rental of about \$30,000 net per annum. The building, which was erected several years by Mr. Schiff, is on plot 33.6x 142.7x irregular.

**Manhattan.**

GEORGE W. BRETTELL leased for a Mr. Kahn to the Strathman Garage Co. a plot 100x 100, in the south side of 120th st, between 3d and Lexington av's, for 20 years. A fireproof garage is to be erected on the site. Mr. Strathman now has a garage in the north side of 120th st, near 3d av.

G. W. CAHEN leased for the United States Express Co. the 2-sty garage at 218 West 83d st for 10 years, at a rental of \$2,400 a year, to Albert Sherman, automobile dealer.

JOHN J. CLANCY & CO. leased the dwelling at 317 West 57th st to Jane Mossonnier.

JOHN J. CLANCY leased the 4-sty dwelling at 337 West 58th st to Bessie Hawkins, and the 4-sty dwelling at 346 West 58th st to Sophie Kliment.

THE CROSS & BROWN CO. leased for Frederick and John E. Dietz and Anna L. Clement the building at 210 West 50th st to the Automobile Tire Co. of 1625 Broadway; and office space in the Strand Theatre Bldg., at the northwest corner of Broadway and 47th st, to Harold Rossiter Music Co. of Chicago.

THE CROSS & BROWN CO. with Derschuch & Co. leased the 2d floor of the Gotham Bank Building in Columbus Circle to Dr. Charles F. Healy.

THE CROSS & BROWN CO. leased for Frank Dobson to David Shuldiner, Inc., of 988 1st av the store in 319 and 321 East 53d st; to Pearson & Mares the 7th floor at 351 to 355 West 52d st, and to Harry Samuels space on the 8th floor in 12 and 14 West 37th.

T. A. DONDERO leased the 5-sty loft structure at 454 West Broadway, on lot 25x75, for Mitchell & Mitchell to G. Cella & Bro., of 73 Sullivan st, importers, for 5 years.

THE DUROSS CO. leased for L. J. Kresover the 4-sty front and rear buildings at 207 West 20th st to Morris Surlauly; the store and basement in 671 to 677 Hudson st to Horace E. Demorest of 677 Hudson st; the store in 22 11th av to Ray Lichtenfeld; for John Golding his 4-sty dwelling at 459 West 22d st to Joseph M. Gilroy.

THE DUROSS CO. leased to Marcellus L. Bowden the 1st loft of the Herring Building, on 14th st, at the junction of Hudson st and 9th av.

THE DUROSS CO. leased for the estate of Patrick Smith the 4-sty building at the southeast corner of Park av and 56th st to Xavier Griez & Co., upholsterers, and the 3-sty dwelling at 52 Morton st for William J. Broderick to Edward Kearney.

THE J. C. EINSTEIN CO., INC., leased for Albert B. Ashforth, Inc., the 4th loft in 362 and 364 5th av to the K. & O. Co. of 561 Broadway, for a show room for the sale of metal novelties, at an aggregate rental of about \$40,000; for Horace S. Ely & Co. the 42d st frontage of the 5th loft in the new Rogers Peet building at 479 to 485 5th av; to A. M. Silver & Co. of 170 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 901 Lexington av to Mrs. W. W. Rossiter; in 28 East 55th st to Raymond B. Van Dyke, and in 122 East 82d st to George W. Goldberg and Emanuel Kaplan.

DOUGLAS L. ELLIMAN & CO. leased for Malcolm D. Whitman 115 East 60th st, a 5-sty residence, on lot 20x100, to John E. Rousmaniere, who was recently elected president of the J. Spencer Turner Co.; also a large apartment of 11 rooms and 3 baths in 755 Park av to Leo Arnstein, secretary to Hon. George McAneny, President of the Board of Aldermen; and in the same building 11 rooms and 3 baths to his mother, Mrs. Eugene Arnstein.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths, an entire floor, in 635 Park av, for William A. Slayback to William Baldwin Miller; in the new building, 755 Park av, 11 rooms and 3 baths, to Melville E. Ingalls, Jr., and to Alexander J. Hamerslough; also in 122 East 82d st to Miss Cora Nelson and Miss Kate C. Riggs.

THE FIFTH AVENUE BOND & MORTGAGE CO. leased the store and basement in 261 5th av to Banta & Van Buskirk of 256 5th av; 1st floor to Alfred Nelson Co. of 261 5th av, George Kramer pres., and the top floor to C. F. Janson of 246 5th av; loft in 450 and 452 6th av to Weinstein & Sorita of 47 East 9th st; and store and basement in 111 West 28th st to Monroe & Reynolds of 111 West 28th st.

FREDERICK FOX & CO. leased for the Susquehanna Silk Mills, Inc., the 9th and 10th lofts, containing about 30,000 ft. of space, in the Susquehanna Bldg., at 18 to 22 West 18th st, running through to 23 to 27 West 17th st. The lessees are Morris Bernhard Co., prominent manufacturers of upholstery goods, of 144 West 18th st. The lease is for 10 years at an aggregate rental of about \$120,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Theophilus E. Roessle the parlor floor store in 467 and 469 5th av to Worch, of Paris, dealer in Chinese antiques. This lease completes the renting of the building.

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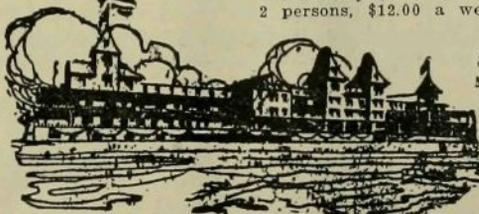
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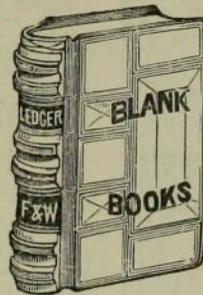
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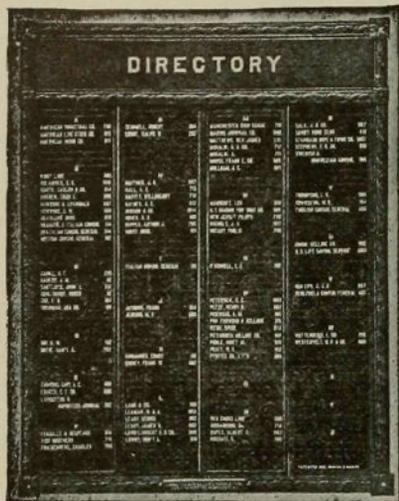
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N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, INC., leased for the Aberdeen Realty Co. in 150 to 156 Lafayette st space to Preefer & Rosenzweig, Inc., of 172 Centre st.

HAYWOOD, STRASSER & VOUGHT leased the 9th loft in 127 East 25th st to Lent & Graff Co., of 139 East 25th st, for 10 years at an aggregate rental of about \$50,000. This completes the rental of the building.

M. & L. HESS, INC., leased the 1st loft in 53 West 24th st to the Hepako Co.; 3d loft in 114 and 116 West 27th st to the Sterling Cloak & Suit Co. of 114 West 27th st; front half of the 7th loft in 143 and 145 West 20th st to Schmirer & Marcus.

M. & L. HESS, INC., leased the 1st loft in 142 West 29th st to Geo. Wicha of 111 West 17th st; 2d loft in 43 East 20th st to Max Hoffman of 29 East 20th st; 3d loft in 111 and 113 Bleeker st to Sager & Slotoroff of 257 Greene st, and the 7th loft in 510 and 512 6th av to Brown Ruff & Co. of 124 West 18th st.

M. & L. HESS, INC., leased for Haywood, Strasser & Vought to the Wilkinson Color Type Co. the 9th loft in the building at the southwest corner of the 9th av and 26th st for 10 years.

THE HOUGHTON CO. leased for Dr. William C. Deane the 3-sty dwelling at 126 West 97th st to Charles B. Hoadley.

C. F. W. JOHANNING leased for Harry Schiff the dwelling at 320 West 113th st to Adolfo de la Guardia.

LOUIS KEMPNER & SON leased a store in 2457 Broadway to Shaushou & Baba, ladies' wear; stores at the southwest corner of Broadway and 89th st to Louis Jawitz, furrier, of 146 West 68th st; to Emma Hilton, photographer, and to David Mutchnick, stationer, in the same building offices to M. Grossman, ladies' tailor, and to D. Carlson, employment agency; store in 215 West 103d st to K. Beckman for a laundry; at the southwest corner of Columbus av and 88th st to Herschman & Bleier for a bakery; in 2517 Broadway to E. Rosenberg, waists and dresses; in 2277 Broadway to Nathan E. Seldenberg for a fur establishment, and in the Riverside Theatre Building to John Irvin for a haberdashery; also leased 39 West 91st st, a dwelling, to Sara Raphael, and for Lowenfeld & Prager the dwelling at 619 West End av to Juletta Willson.

ARTHUR LINDAU leased from Walter J. Salomon the floor above the present Lindau store in 500 5th av.

MARCUS LOEW leased the West End Theatre, at 368 West 125th st, to take possession in the fall, with vaudeville and moving pictures. This makes the third theatre Loew has leased in Greater New York within 3 weeks.

WILLIAM B. MAY & CO. rented for the estate of Andrew Shiland 109 East 57th st, a 5-sty residence, to Milton S. Barzer; for Mrs. Elizabeth B. T. Martin 114 East 36th st to William H. Post; and for Mrs. Ella A. Cooper 64 East 66th st to George H. Walbridge.

THE M. MORGENTHAU, JR. CO. leased in the building formerly occupied by Ehrich Bros. on the west side of 6th av, between 22d and 23d sts, to Edward Gropper of 19 East 14th st a store 12x90 in about the center of the block, and adjoining stores of about the same size to A. L. Dane and Samuel Goldstein.

THE CHARLES F. NOYES CO. leased the building at 33 Ferry st for M. Dworetzky to Morris Friedman; for the Misses Hall, the store, basement, 2d, 3d and 11th floors in 147 to 153 Waverly pl to the Standard Scientific Co., of 147 Waverly pl; the store, basement and subcellar in 110 Reade st to the M. J. Grady Co., of 51 Chambers st; and the store and basement in 87 Warren st for W. J. Moxley, Inc., to the Burroughs-Baldwin Co.; a portion of the 2d floor in the Market & Fulton National Bank Building to the Barnet Leather Co., of 27 Spruce st; offices in the Hanover Square Building at 130 and 132 Pearl st to Thompson, Towle & Co., of 14 Wall st; three floors in 242 South st for Alfred W. Kiddle, trustee, to Jesse Price; a floor in 175 Pearl st for R. Cockroft to Lisenard, Ewins & Co., of 135 Broadway, and space in 4 and 6 Cedar st to John Callis.

THE PAYSON McL. MERRILL CO. leased a store in 18 East 57th st to Mrs. Rand, interior decorator; and the dwelling at 2042 Madison av for Albert Herter to William R. Dehnhoff.

PEASE & ELLIMAN have leased for Mrs. M. S. Gibbs to Henry A. S. Sands, the 4-sty residence 48 East 78th st; also for Arthur Haegen, his large duplex apartment of 12 rooms and 3 baths at 830 Park av to W. C. Atwater.

PEASE & ELLIMAN leased in 12 East 87th st an apartment covering an entire floor, with 15 rooms and 4 baths, to Mrs. Paul A. Sorg; also in 146 East 49th st to Hamilton Rogers, of the office of the Corporation Counsel; in 565 Park av to James A. Carocaden; in 157 East 81st st to F. C. Taylor; in 43 East 27th st to Henry Prehle; in the same house to Howard Stephenson; in 39 East 27th st to M. L. LeBel; in 116 East 58th st to Rodney Proctor; in 133 West 11th st to J. W. Edmonds; and in 40 East 62d st to W. J. Maloney; space for the Century Holding Co., Lee & Fleischmann, in 25 West 45th st to "Radium Limited," of London, England; an apartment in the new house under construction by the E. A. L. Construction Co. at Lexington av and 72d st to David H. Miller; and in 27 East 62d st to Rene Carillo; in 45 5th av to J. Johansen; and in 29 East 77th st to F. W. Corse; and for W. J. Vreeland, as agent, a loft in 49 West 46th st to Katie Goldstein.

PEPE & BRO. leased for Mrs. Rosa Gombrecht, a 3-sty building at 403 Bleeker st to John Brennan, for 5 years. After extensive alterations it will be used as a cafe.

M. ROSENTHAL leased for M. & L. Hess, as agents, 7,500 sq. ft. of space in 131 to 135 West 35th st to Lipshitz & Adelson.

WALTER J. SALOMON leased in 500 5th av space to Joseph S. Drukker, Ross M. Turner, Simon Lindau and Horace M. Gray; a store to W. A. Lanigan Co., of 51 East 42d st; in 96 Warren st to Joseph M. Altschul; at the corner of Broadway, 7th av and 47th st to Dow Lunch Co.; at 101 West 42d st to James C. Sul-

livan; a store at the corner of 47th st and 6th av to George Charles; at 17 West 42d st to Bernhard Wexler; in 25 West 42d st to Benjamin H. Iskyan and at the corner of 27th st and 6th av to Max Felman and A. Goldman & Co.

SCHINDLER & LIEBLER leased for the estate of James A. Tyler the 3-sty dwelling at 165 East 93d st.

LOUIS SCHRAG leased for Charles A. Christman the 5-sty building at the northeast corner of 43d st and 8th av to Thomas Kieran for 10 years.

D. H. SCULLY & CO. leased dwellings at 2001 Madison av for Clara Patterson to Thomas J. Amoury; 63 East 124th st for Morris B. Baer to Bruno Guenther; 50 East 126th st for Anna McDonough to Patrick Breen; 226 East 129th st for Sarah A. Clark to Edward Sieber, and 316 East 124th st for the estate of Mary McCaffery to Adolph Wolfsohn; the stores in 101 West 127th st to Charles Smulowitz and 1959 Madison av for the Rogers estate to Louis Segal and J. Wolfsohn.

SHAW & CO. leased the following dwellings: 221 West 127th st for Mary Olmsted to Jennie Hayes; 56 West 133d st for the Andrews Institute for Girls to Norman B. Sterrett, and 142 West 126th st for James M. Horton to Nora A. Hammond.

SHAW & CO. leased the following stores in 342 Lenox av for Edward L. Clarkson to Oscar Schein, Inc., of 342 Lenox av; in 426 West 125th st for Howard Payson Wilds to the Riley-Hogan Co., Inc., of 426 West 125th st; and in 201 West 130th st for Cecelia L. A. Slater to Chas. W. O'Dell of 201 West 130th st.

SHAW & CO. leased the following dwellings: 251 West 127th st for the Macy estate to James V. Vincent; 127 West 126th st for Geo. M. Welch to Agnes McLaughlin; 108 West 129th st for Edward L. Clarkson to Wilson Delaney, and for the Morrison estate the plot 100x100 in the north side of 99th st, 250 ft. west of Columbus av, to a lessee who will erect a modern, fire-proof garage.

HERBERT A. SHERMAN rented to Pinco & Neigler the 4th floor in 15 and 17 West 18th st.

SLAWSON & HOBBS leased for Mrs. E. H. Paddock the residence at 147 West 72d st to R. W. Chase.

SLAWSON & HOBBS leased for Mrs. H. E. Gutman the residence at 32 West 89th st to H. S. Hammerslay.

SLAWSON & HOBBS leased for W. E. D. Stokes to Mrs. E. A. Sanders the 4-sty dwelling at 261 West 72d st, and for the Directors Realty Co. to R. K. Brown the 4-sty dwelling at 275 West 73d st.

SPEAR & CO. rented for I. Unterberg the 8th loft in 352 4th av to Opper & Levinson of 725 Broadway; for E. J. Attell the 9th loft in 510 and 512 6th av to Jacob Frechtel.

SPEAR & CO. rented for the Carlisle Construction Co. the 14th loft in 19 to 25 East 24th st to B. Saubiak & Son, of 144 West 18th st, for the Wyanoke Realty Co., 3,500 sq. ft. in 205 to 209 West 19th st to Jeffrey Manifold Co.; for Gertrude A. Vanderbeck space in 6 to 14 West 22d st to Becker & Feld and the El Paso Cloak & Suit Co.

CHARLES B. VAN VALEN leased space in 95 William st to John G. Simmonds; Walter F. Erickson of 123 William st; National Lumber Insurance Co. and E. J. Moss; in 51 and 53 Maiden lane to Joseph Mariani ad additional space to F. & M. Zadek; in 103 and 105 William st to B. M. Crosthwaite of 105 William st; and in 50 to 56 John st to John Nederland.

WOLFSOHN & AUGUST leased for G. L. Lawrence to M. Singer, the optometrist of 114 Fulton st, the large double store and basement in 604 West 181st st.

CHARLES B. WALKER rented for the Lorillard estate the 6-sty building at 243 Canal st to D. S. Holcomb & Co., of 60 Centre st, from February 1, 1915. The company's present quarters have been taken by the city for the Court House site.

CHARLES B. WALKER leased for Frederick Hollender & Co. the 2d loft in 245 Canal st to Louis Wittenberg of 245 Canal st; the 4th loft in 206 and 208 Canal st to Harry Glanzrock of 218 Centre st; the 2d loft in the same building to Menkin & Zisk; and for the Eighty-Eight and Ninety Walker St. Co. the 1st loft in 88 and 90 Walker st to Consolidated Embossing Co. of 49 Elizabeth st.

**Bronx.**

THE ROLLINS ESTATE leased the store in the building in course of construction at the southeast corner of Jerome av and Fordham rd to Patrick J. Farrell at an aggregate rental of about \$18,000.

**Brooklyn.**

THE BULKLEY & HORTON CO. leased the 3-sty house at 163 Willoughby av to M. T. A. Desmond; and 140 Clinton av, a small 2-sty "Colonial" house, to Mrs. M. S. Stockum.

**Queens.**

LOUIS SCHRAG leased for the Consumers Brewing Co., of Brooklyn, the buildings formerly occupied by them at Woodside, L. I., to the Bon Ray Film Co.

THE LEWIS H. MAY CO. leased at Far Rockaway for Frank A. Brady a cottage in Reads lane to Emanuel Van Raalte; at Lawrence, L. I., for Sigmund Sternau a cottage on Lawrence av to I. Gilman, and at Arverne, L. I., for Henry Hart a boarding house on Meredith av to R. & E. Diamond.

THE LEWIS H. MAY CO. leased at Far Rockaway for Wm. S. Pettit, trustee, cottage on Cedar av to V. I. Brandon; for Simon Hatch cottage on Atlantic av to B. Berk; at Edgemere for Lancaster Sea Beach Improvement Co. cottage on Beach av to Mrs. H. Ziegel; for S. & L. Construction Co. cottage on Lucia av to David Bregman; at Belle Harbor, L. I., for Arverne-by-the-Sea Co. cottage on Dennison av to H. Wintrich; for Louise Galvin cottage on Suffolk av to J. A. Meehan.

S. ALBERT leased for Herman F. Bindseil, at Glendale, L. I., the Greater New York Park and Casino, on Myrtle av, to Sol Schwartz and Jacob Svirsky for 10 years, at an aggregate rental of about \$75,000.

**Suburban.**

JOHN F. SCOTT, in conjunction with Pease & Elliman, rented for Alexander A. Forman, Jr., his house at Woodmere, to Charles B. Barkley.

HERBERT A. SHERMAN rented for Mrs. J. Howard Wainwright her place, The Gables, Milton Point, Rye, N. Y., to Mrs. Helen Sloan for the summer.

WILLIAM A. WHITE & SONS rented to Joseph L. Frothingham of Boston, Mass., the James Clinch Smith stable at Garden City, L. I.

THE COOLEY REALTY CO. leased at Mount Vernon for Edgar Ellinger, a dwelling on Pennsylvania av, Chester Hill Park; for J. L. Montgomery, a furnished residence at 259 Rich av, for William E. Davis & Co. the house at 203 Prospect av and in conjunction with Edward M. West, at White Plains, the residence on Greenridge av, White Plains, to J. Howard Hull.

THE JOHN H. FIFE CO. leased for T. C. O'Brien & Co. the Pine Grove Inn at White Plains to F. Donovan with an option to purchase. Besides the hotel buildings there is a tract of about 10 acres on the Old Tarrytown rd between Tarrytown and White Plains.

NICHOLS & HOBBIE leased for Mrs. Mead, an estate in Wilson Park, Tarrytown, with house, stable and land, to Dr. Henry Koplik; for John P. Herron, property at Tarrytown, to W. Kope; for the Lorena Co., Ardsley Towers, at Ardsley-on-Hudson, to L. Steinfeld; for the Misses Masters, residence known as the Lindens, Dobbs Ferry, to Frank Brookfield; for Henry Ollesheimer, house at Tarrytown, to C. P. Richards; for H. W. Johns, property near White Plains, to Martin Egan; for Miss De Palkowska, her estate on Mount Airy rd, near Croton-on-the-Hudson, to A. M. Eisig; for A. H. Bergen, property at Tarrytown, to Joseph Oussani; for Celia L. Conron, her Tarrytown place, to Dr. E. F. Russell; for Francis S. Russell, her estate at Dobbs Ferry known as Beacon Hill, to Louis S. Levy for one year; for F. La Bau, dwelling house and grounds at Tarrytown, to Arthur H. Hess; for James Speyer, a house in the village of Ossining, to J. E. Kay, and for E. W. Harden, a dwelling, outbuildings and grounds on Broadway, Tarrytown, to J. S. Halle.

S. S. WALSTRUM GORDON & FORMAN leased for C. H. Williams the dwelling in the south side of California st, Ridgewood, N. J., to H. B. Neaks of Brooklyn.

WORTHINGTON WHITEHOUSE leased at Westbury, L. I., for Mrs. H. Haggerty Pell, Morewood Farm, in the Jericho Turnpike, consisting of a Colonial house, stables, garage and about 14 acres of land, adjoining the estates of James A. Burden, John S. Phipps and Robert Bacon.

KENNETH IVES & CO. rented Genehurst, the

home of Mrs. A. C. Fields, at Dobbs Ferry, to Edwin W. Orvis, for the summer months.

RALPH J. LEVY of the Joseph W. Stern Music Publishing Co. leased the Raelto Inn, at the corner of Madison and 5th sts, Lakewood, N. J., from G. W. Cahen for 5 years at \$3,000 a year rent. The Raelto is a 4-sty building with accommodations for 40 persons. It has a frontage of 150 ft. in Madison st and about the same frontage in 5th st. In the rear is a garage which will house 15 automobiles.

THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased for Du Bois Smith the Mott estate on the Nissequogue River, St. James, L. I., to Mrs. Frederick Southack of New York for the season.

S. OSGOOD PELL & CO. leased, for the season, the Field estate property on Manhasset Bay at Port Washington, L. I., to R. H. Reid.

DOUGLAS L. ELLIMAN & CO. leased, in conjunction with B. M. Osborne, the Mackay cottage at Easthampton, L. I., to H. B. Richardson.

DR. JOSEPH A. BLAKE, who has been in Paris, leased the Gray Cat, a cottage at Litchfield, Conn., for the season. Before his departure for Paris Dr. Blake sold his estate at

Litchfield to Dr. Cheney of New Haven, Conn., for about \$60,000.

HUGHES & WHITBY leased for Frank Bailey to Miss Matilda Reynolds for 3 years the 3-sty residence and garage at 57 South Fullerton av, Montclair, N. J., on a plot 75x200.

WILLIAM B. MAY & CO. leased for Isaac Wheaton the Bush estate property at Locust Valley, L. I., consisting of about 40 acres, residence, garage, etc., to Henry Sanderson.

PEASE & ELLIMAN leased for Alfred L. Ferguson his country place, containing about 12 acres, and a handsome new Colonial dwellings on Valley rd, Edgewood Park, Greenwich, Conn., to Chauncey Marshall for the summer season; and for Myron J. Brown his property in Lafayette pl, Greenwich.

NELSON & LEE leased for S. S. Kresge Co. the 1st floor in 151, 3 and 5 Market st, Newark, just west of the corner of Broad st, to the Pallas De Danse, Inc., which after having made extensive alterations and decorations will open a high class dancing and amusement hall. The lease aggregates about \$80,000 for the term. This rental is one of the highest paid in the state for an amusement enterprise of a similar character.

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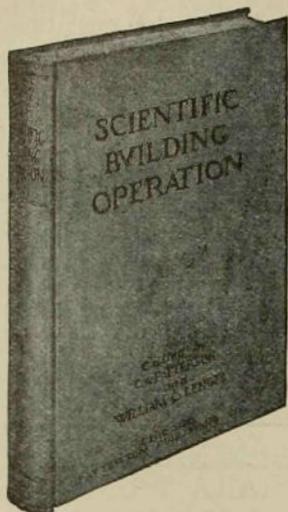
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## The Record and Guide

119 West 40th Street, N. Y.

### 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.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	167	132	167	132
Assessed value	\$12,527,000	\$7,085,500	\$12,527,000	\$7,085,500
No. with consideration	77	24	77	24
Consideration	\$578,475	\$535,256	\$578,475	\$535,256
Assessed value	\$554,500	\$660,500	\$554,500	\$660,500

#### Mortgages.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	96	78	96	78
Amount	\$2,491,198	\$2,336,946	\$2,491,198	\$2,336,946
To Banks & Ins. Cos.	16	21	16	21
Amount	\$645,500	\$1,396,650	\$645,500	\$1,396,650
No. at 6%	38	39	38	39
Amount	\$962,009	\$761,706	\$962,009	\$761,706
No. at 5 1/2%	3	2	3	2
Amount	\$362,500	\$552,000	\$362,500	\$552,000
No. at 5%	25	18	25	18
Amount	\$638,800	\$321,800	\$638,800	\$321,800
No. at 4 1/2%	2	3	2	3
Amount	\$85,000	\$95,000	\$85,000	\$95,000
No. at 4%	2	1	2	1
Amount	\$13,889	.....	\$13,889	.....
Unusual rates	2	16	2	16
Interest not given	26	16	26	16
Amount	\$429,000	\$606,350	\$429,000	\$606,350

#### Mortgage Extensions.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	52	49	52	49
Amount	\$3,216,850	\$1,301,938	\$3,216,850	\$1,301,938
To Banks & Ins. Cos.	20	10	20	10
Amount	\$1,585,700	\$188,000	\$1,585,700	\$188,000

#### Building Permits.

	1914		1913	
	June 6 to 12	June 7 to 13	June 6 to 12	June 7 to 13
New buildings	4	9	4	9
Cost	\$225,500	\$777,000	\$225,500	\$777,000
Alterations	184,716	\$1,312,815	184,716	\$1,312,815

#### BRONX.

##### Conveyances.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	171	97	171	97
No. with consideration	24	22	24	22
Consideration	\$82,850	\$37,083	\$82,850	\$37,083

##### Mortgages.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	94	75	94	75
Amount	\$1,234,586	\$522,285	\$1,234,586	\$522,285
To Banks & Ins. Cos.	5	11	5	11
Amount	\$15,300	\$76,000	\$15,300	\$76,000
No. at 6%	61	37	61	37
Amount	\$978,525	\$254,554	\$978,525	\$254,554
No. at 5 1/2%	8	8	8	8
Amount	\$164,541	\$39,200	\$164,541	\$39,200
No. at 5%	6	12	6	12
Amount	\$11,800	\$131,000	\$11,800	\$131,000
Unusual rates	.....	2	.....	2
Interest not given	19	16	19	16
Amount	\$79,720	\$89,200	\$79,720	\$89,200

##### Mortgage Extensions.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
Total No.	21	12	21	12
Amount	\$450,000	\$310,600	\$450,000	\$310,600
To Banks & Ins. Cos.	3	5	3	5
Amount	\$131,500	\$181,000	\$131,500	\$181,000

#### Building Permits.

	1914		1913	
	June 5 to 11	June 6 to 12	June 5 to 11	June 6 to 12
New buildings	22	26	22	26
Cost	\$658,950	\$942,965	\$658,950	\$942,965
Alterations	\$22,840	\$32,550	\$22,840	\$32,550

#### BROOKLYN.

##### Conveyances.

	1914		1913	
	June 5 to 10	June 5 to 11	June 5 to 10	June 5 to 11
Total No.	511	453	511	453
No. with consideration	45	46	45	46
Consideration	\$143,893	\$241,727	\$143,893	\$241,727

##### Mortgages.

	1914		1913	
	June 4 to 10	June 5 to 11	June 4 to 10	June 5 to 11
Total No.	422	352	422	352
Amount	\$1,774,434	\$1,426,227	\$1,774,434	\$1,426,227
To Banks & Ins. Cos.	88	79	88	79
Amount	\$815,900	\$626,150	\$815,900	\$626,150
No. at 6%	252	195	252	195
Amount	\$775,602	\$676,816	\$775,602	\$676,816
No. at 5 1/2%	97	74	97	74
Amount	\$723,225	\$363,753	\$723,225	\$363,753
No. at 5%	57	66	57	66
Amount	\$215,907	\$355,082	\$215,907	\$355,082
Unusual rates	2	.....	2	.....
Amount	\$5,900	.....	\$5,900	.....
Interest not given	14	17	14	17
Amount	\$53,800	\$30,576	\$53,800	\$30,576

#### QUEENS.

##### Building Permits.

	1914		1913	
	June 4 to 10	June 6 to 12	June 4 to 10	June 6 to 12
New buildings	83	69	83	69
Cost	\$495,750	\$549,930	\$495,750	\$549,930
Alterations	\$98,100	\$52,020	\$98,100	\$52,020

#### RICHMOND.

##### Building Permits.

	1914		1913	
	June 4 to 10	June 6 to 12	June 4 to 10	June 6 to 12
New buildings	165	64	165	64
Cost	\$598,985	\$216,565	\$598,985	\$216,565
Alterations	\$13,205	\$13,905	\$13,205	\$13,905

### REAL ESTATE NOTES.

NEW YORK STATE LEAGUE of Savings and Loan Associations held its twenty-seventh annual convention on June 11 and 12 in the hall of the Hotel Statler, at Buffalo, N. Y.

NEW YORK TITLE INSURANCE CO. has made a loan of \$120,000 on 40 West 57th st. The house belongs to Mrs. Teresa R. Carroll, widow of the late John F. Carroll.

COSENZA REALTY CO. is the buyer of the southeast corner of Crotona av and 187th st, recently sold by the Spies estate. The corner will be improved with an apartment house.

WILLIAM A. WHITE & SONS obtained a building loan of \$700,000 for the 406 West 31st Co. for the 15-sty loft structure, 406 to 426 West 31st st, 250x100.

HALL J. HOW & CO. were the brokers in the recently reported sale of the plot 90x105, at the northeast corner of River av and 167th st, for Isidor Greyhead.

M. MORGENTHAU, JR., CO. will sell at auction on June 27 in separate parcels for the Copp estate three country places at Belle Haven Park, Greenwich, Conn. The sale will be on the premises at 3 o'clock.

JOHN N. GOLDING obtained for the Halpin Building Co. two first mortgage loans of \$41,000 each for 3 years at 5 per cent. from the Italian Savings Bank on the two 5-sty apartments 59 and 61 and 63 and 67 Nagle av.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, June 15, at the Riverside Theatre Building, Broadway and 96th st. It will be the last meeting until September.

TULLY CONSTRUCTION CO. obtained from the City Mortgage Co. loans aggregating \$164,000 to cover the erection of nine 5-sty apartment houses at the northeast corner of College av and 166th st.

A. N. GITTERMAN CORPORATION has removed its offices to the Vanderbilt Av Building, 51 East 42d st. Maurice Wertheim, who was

associated with Henry D. Winans & May for 18 years prior to the dissolution of that firm, has been elected secretary of the corporation.

BRONX SOCIETY OF ARTS AND SCIENCES will hold a garden party at the Lorillard mansion, Bronx Park, on Saturday, June 20, from 3 to 6 o'clock. Henry Mitchell MacCracken is president and Albert E. Davis chairman of the Council.

CHARLES F. NOYES CO. was the broker in the recent sale of 39 White st. a 5-sty loft building covering lot 24.7x100, to the Cronella Realty Co. The same brokers secured a loan of \$28,500 on the property at 5 per cent. for 3 years.

EPHRAIM L. ENNIS is the new owner of the Douglas and Desmond apartments, northwest corner of 7th av and 121st st, acquired from the Heathcote Holding Co., which took in part payment 122 and 124 West 143d st. a 6-sty apartment house.

HARRY SCHIFF has obtained a building loan of \$600,000 from a large lending institution for the erection of a 13-sty apartment house at the northeast corner of West End av and 96th st, on plot 100x125. The plot was purchased by Mr. Schiff from Robert E. Dowling in June, 1913.

FREDERICK FOX & CO. negotiated the recently recorded sale of the two 3-sty tenements, 502 and 504 West 33d st, on plot 35x74, for the Anonymous Co., to the New York Central Railroad. The buyers now own the entire block bounded by 10th and 11th avs, 32d and 33d sts, with the exception of two small parcels.

A RESOLUTION changing the name of Seaside Park, Rockaway Beach, from Sea Side to Jacob A. Riis Park was offered in the Board of Aldermen Tuesday by Alderman Hoehendorf. This is in accordance with the suggestion of Theodore Roosevelt and Charities Commissioner Kingsbury, assented to by the Park Commissioners.

JOSEPH P. DAY will offer to-day at auction Roppowam farm and buildings, consisting of about 237 acres, located on Stillwater av, Back rd and Bedford rd, Stamford, Conn. The property comprises upland, meadow and wood, with over 25 buildings, all in good condition. The property has a large frontage on two of the main roads, the Bedford rd and Stillwater av. The tract is divided into five parcels.

THROGGS NECK TAXPAYERS' ASSOCIATION held its regular monthly meeting last Saturday evening in P. S. 14, on the Eastern Boulevard, and transacted important business. The association adopted among others a resolution calling for the transfer of a tract of 11 acres at the foot of Throggs Neck rd on the East River shore front, from the jurisdiction of the Department of Docks and Ferries of the City of New York to that of the Department of Parks, Borough of The Bronx, and the establishment of proper access to the land by an extension of Fort Schuyler rd.

**OBITUARY**

MORRIS SHERWIN, a real estate dealer, died this week, at his home, 282 Garfield pl, Brooklyn, aged forty-nine. He was a member of the Jewish Federation of Charities and Temple Beth Elohim. A widow and son survive him.

ANTHONY MILLER, of 30 St. Mark's av, Brooklyn, died on Friday, June 5, at Asbury Park. He was a veteran of the Civil War and distinguished himself as a member of the 7th Regiment. He would have been 90 years old next October. Mr. Miller was a pioneer in the piano business in Manhattan, and later engaged in the real estate business in Manhattan and Brooklyn, retiring several years ago. He was a member of the Holy Name Society, connected with St. Augustine's Church, and is survived by three sons, Henry, Philip and George, and three daughters.

GEORGE A. SAVORY, a retired real estate dealer, died on Monday, aged sixty-four, at his residence, 306 West 51st st. Mr. Savory was born in Salem, Mass. He is survived by his widow, Mrs. Jessie B. Savory.

MICHAEL P. HOLLAND, who owned about \$750,000 worth of real estate in Rockaway Beach, died of heart disease on Wednesday, aged sixty-seven, at his home at Boulevard and Holland avs, Rockaway. He was the first postmaster of Rockaway Beach and took an active interest in the affairs of the town. He is survived by his wife, Julia, a daughter, Mrs. Fannie B. Bammann, and two sisters, Miss Jane Holland and Mrs. Eugenie Tutthill. The district where the family lived was known for many years as the Holland section.

**REAL ESTATE APPRAISALS.**

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

ESTATE OF PETER DIEHL.—1982-1984 Amsterdam av, \$37,000.

SAMUEL WARWICK.—533 West 147th st, \$10,000.

PHILENA C. SMITH.—1228 Madison av, \$20,000.

JULIA HUERSTEL.—959 Grant av, \$9,500.

REBECCA WOLFSON.—25 West 70th st, \$37,500.

KATHERINE FAIST.—322 East 83d st, \$15,000.

PAUL HOFFMAN.—10 Goerck st, \$21,000; 12 Goerck st, \$30,000; 107 Arden st, \$17,000; 160-162 Waverly pl, \$60,000; 253 West 11th st, \$28,000; 287-291 West 4th st, \$34,500; 459 Convent av, \$14,500; 312 West 104th st, \$26,000.

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## 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.

A total of \$150,275 was realized for 138 lots of the McDougall tract in Bay Ridge, Brooklyn, offered at auction last Saturday by Bryan L. Kennelly. The remainder of the 600 lots, scheduled to be sold, will be held until the subway is completed. Inside lots brought from \$900 to \$1,200 and corners about \$2,000. The lot at 44th street and New Utrecht avenue, opposite the L station, sold for \$4,750. Among the buyers were H. A. Tower, H. A. Murphy, S. V. Stuart, Ellen M. Daly, Joseph Geraghty, J. C. Halligan, E. A. Andrews, William Cole, A. De Martin, Lester Huber, Mrs. Catherine Autz and Frederick Aren.

At Monmouth Beach, N. J., on the same day, Joseph P. Day sold twenty-three properties, including the Casino, for \$35,675. The Casino was purchased by the Monmouth County Fire Co. In the Manhattan and Bronx Exchange Salesrooms, plaintiffs and other parties in interest bought nineteen of the thirty-three offerings, nine sales were either withdrawn or adjourned, and only five went to outside bidders.

For the coming week the Jere Johnson, Jr., Company will offer at absolute sale 291 lots in the Bay Ridge section of Brooklyn, owned by the Fleet Estate.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 12, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Lewis st, 102 (\*),** es, 75 n Stanton, 21x 100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; due, \$19,139.49; T&c, \$763.08; J Frederic Kernochan. 20,000

**Lispensard st, 13-15 (\*),** ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; due, \$41,290.25; T&c, \$1,838.50; Geo E Chisholm et al, exrs. 40,000

**13TH st, 325 W,** ns, 325 w 8 av, 25x103.1, 4-sty bk tnt & 2-sty bk rear stable; partition; Merit Realty Co. 8,100

**34TH st, 158 E (\*),** ss, 132.10 w 3 av, 23.8 x98.9x9.11x99.7, 4-sty stn tnt & str; due, \$6,065.30; T&c, \$1,081.60; Ludin Realty Co. 32,704

**34TH st, 508 W (\*),** ss, 125 w 10 av, 20 x98.9, 4-sty bk tnt; partition; Chas J Toner. 12,000

**37TH st, 162 E (\*),** ss, 80 w 3 av, 20x 69.3, 4-sty & b stn dwg; due, \$21,426.99; T&c, \$397.27; Guaranty Trust Co of NY. 15,000

**55TH st, 234-6 E,** ss, 200 w 2 av, 50x 100.5, 2-5-sty bk tnts & str; due, \$4,392.66; T&c, \$2,153.01; sub to 1st mtg \$30,000; withdrawn.

**96TH st, 324 W,** ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn.

**Amsterdam av, 1930,** ws, 50 s 156th, 25x 100, 3-sty bk tnt & str & 1-sty ext; withdrawn.

JACOB H. MAYERS.

**37TH st, 15 W,** ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; due, \$11,353.05; T&c, \$3,925.37; withdrawn.

**135TH st, 209 W (\*),** ns, 175 w 7 av, 25x 99.11, 5-sty bk tnt; due, \$19,199.13; T&c, \$231.75; Equitable Life Assur Society of the U S. 18,000

**135TH st, 211 W (\*),** ns, 200 w 7 av, 25 x99.11, 5-sty bk tnt; action 2; due, \$19,203.25; T&c, \$249.57; Equitable Life Assur Society of the U S. 18,000

**135TH st, 213 W (\*),** ns, 225 w 7 av, 25x 99.11, 5-sty bk tnt; action 3; due, \$19,201.08; T&c, \$249.57; Equitable Life Assur Society of the U S. 18,000

BRYAN L. KENNELLY.

**28TH st, 162 W,** see 7 av, 311-15.

**165TH st, 471 W,** ns, 200 e Ams av, 25x 69.7x25.3x73.3, 3-sty fr dwg; Wm H Moeller. 8,500

**180TH st, 504-6 W (\*),** ns, 137.6 w Ams av, 37.6x100, 5-sty bk tnt; action 2; due, \$35,536.34; T&c, \$1,611.80; Margt S Brandreth et al exrs & trstes. 30,000

L J PHILLIPS & CO.

**63D st, 147 W (\*),** ns, 367.3 e Ams av, 18.6x100.5, 4-sty & b bk dwg; due, \$2,624.87; T&c, \$290.55; sub to pr mtg \$14,500; Amy A C Montague. 15,600

**180TH st, 502 W (\*),** ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; action 1; due, \$31,544.70; T&c, \$1,611.80; Margt S Brandreth et al exrs & trstes. 30,250

HENRY BRADY.

**34TH st, 238 E,** ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; due, \$13,529.32; T&c, \$320.32; withdrawn.

**71ST st, 432-4 E (\*),** ss, 100 w Av A. 50 x145.4, 7-sty bk loft bldg; due, \$42,359.56; T&c, \$1,400; East River Savgs Instn. 44,500

**129TH st, 247 W (\*),** ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; due, \$7,722.02; T&c, \$519.80; Bowery Savgs Bank. 7,500

HERBERT A. SHERMAN.

**158TH st, 644 W (\*),** ss, 768.10 w Bway, 18.8x100, 3-sty & b bk dwg; due, \$3,043.65; T&c, \$394.45; sub to pr mtg \$10,000; Edw C Osborn. 13,300

SAMUEL MARX.

**134TH st, 45 E (\*),** ns, 340 w Park av, 25x99.11, 5-sty bk tnt; due, \$15,423.33; T &c, \$960; Chas T Dotter. 14,500

Total .....	\$346,034
Corresponding week 1913.....	1,005,384
Jan. 1, 1914, to date.....	16,780,131
Corresponding period 1913.....	22,787,440

### Bronx.

The following are the sales that have taken place during the week ending June 12, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Boston rd, nws, 162.10 n Bryant av,** see Bryant av, 1918.

**Boston rd, 1923,** see Bryant av, 1918.

**Briggs av or 213th st E (\*),** ns, 200 w Tilden av, 100x100; due, \$2,663.59; T&c, \$201.99; Harriett A Worster. 500

**Bryant av, 1918 (\*),** nec Boston rd (No 1923), 79.3x87.2x124.10, vacant; also BOSTON RD, ws, 162.10 n Bryant av, 31.2x21x 22, gore, vacant; due, \$1,181.94; T&c, \$1,559.50; sub to pr mtg \$4,000; Saml Keeler. 7,100

**Longfellow av, 1255,** es, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; due, \$33,865.08; T &c, \$1,372.65; DJ Mendelson. 34,600

JAMES L. WELLS.

**238TH st, 238 E (\*),** ss, 380 e Kepler av. 20x100, 2-sty fr dwg; due, \$3,925.99; T&c \$136.26; Mary H Weight. 3,000

**240TH st E,** sec Martha av, 75x100, vacant; due, \$3,910.48; T&c, \$145.53; H M Failing. 4,175

**Martha av, sec 240th,** see 240th E, sec Martha av.

CHAS. A. BERRIAN.

**Whittier st, ws, 160 n Garrison av,** 50x 128.4x51.2x117.6, vacant; due, \$2,065.31; T &c, \$200; Wm Landgrede. 2,400

HENRY BRADY.

**Tiebout av, ws, abt 100 n 187th,** see Valentine av, 2438-42.

**Valentine av, 2438-42 (\*),** es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av, xn 100.lxw235xsl101.11 to beg, 2-2-sty fr dwgs & vacant; due, \$16,425.42; T&c, \$880.20; Mortimer Smith. 17,825

M. MORGENTHAU, JR. CO.

**Villa av, 3164,** es, 391 n 204th, 18x100, 2-sty fr dwg; adj July 14.

Total .....	\$69,600
Corresponding week 1913.....	2,543,780
Jan. 1, 1914, to date.....	3,080,766
Corresponding period 1913.....	6,124,306

### Brooklyn.

The following are the sales that have taken place during the week ending June 10, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

SALE OF THE McDUGALL TRACT HELD ON PREMISES.

BRYAN L. KENNELLY.

41ST ST, swc 9th av, 40x100.2; Thos E Hallegan..... 3,400.00

42D ST, ws, 100 n 10th av, 40x100.2; M Hartman..... 2,150.00

42D ST, ws, 140 n 10th av, 40x100.2; W E Murphy..... 2,200.00

42D ST, ws, 300.7 n 9th av, 160x100.2; J J Lakey..... 7,200.00

42D ST, ws, 260.7 n 9th av, 40x100.2; E M Hendrickson..... 1,800.00

42D ST, es, 300 n 10th av, 40x100.2; M Smalley..... 2,150.00

42D ST, es, 260 n 10th av, 40x100.2; Catharine Aritz..... 2,150.00

42D ST, es, 100 n 10th av, 40x90.5x40x 88.4; E M Hendrickson..... 2,100.00

42D ST, ws, 100.7 n 9th av, 80x100.2; J M Finkelstein..... 3,800.00

42D ST, ws, 180.7 n 9th av, 40x100.2; H D Orlus..... 1,900.00

42D ST, ws, 220.7 n 9th av, 40x100.2; W E Murphy..... 1,850.00

42D ST, es, 100.7 n 9th av, 40x100.2; Ellen M Daly..... 1,950.00

42D ST, es, 140.7 n 9th av, 40x100.2; A Pruslin..... 1,950.00

42D ST, es, 180.7 n 9th av, 40x100.2; B Goerecke..... 1,950.00

42D ST, es, 220.7 n 9th av, 100x100.2; D Becker..... 4,750.00

42D ST, es, 160 s 9th av, 60x70.6x60x 67.4; S B Rogers..... 2,175.00

42D ST, es, 220 s 9th av, 60x73.8x60x 70.6; W. Cole..... 2,250.00

42D ST, es, 230 s 9th av, 80x77.10x80x 73.8; W Cole..... 3,000.00

42D ST, es, 120 s 9th av, 40x67.4x40x65; S S Blume..... 1,500.00

42D ST, es, 220.7 n 9th av, 20x100.2; F H Pope..... 925.00

42D ST, es, 340.5 n 9th av, 19.10x100.2; Fred Arlen..... 975.00

43D ST, es, 100 n 10th av, 20x100.2; C Walters..... 1,050.00

43D ST, ws, 320.7 n 9th av, 40x100.2; R M Sheuse..... 1,800.00

43D ST, es, 220.7 n 9th av, 40x100.2; C Walters..... 1,800.00

43D ST, es, 260.7 n 9th av, 60x100.2; W E Murphy..... 2,700.00

43D ST, es, 100.7 n 9th av, 40x100.2; A De Martin..... 1,800.00

43D ST, es, 180.7 n 9th av, 20x100.2; A E Koetal..... 900.00

43D ST, es, 200.7 n 9th av, 20x100.2; L V. Huter..... 875.00

43D ST, es, 140.7 n 9th av, 40x100.2; J T Catenazzo..... 1,750.00

43D ST, ws, 100 s 8th av, 20x100.2; E Adams	925.00
43D ST, ws, 120 s 8th av, 40x100.2; R M Sheuse	1,850.00
43D ST, ws, 100.7 n 9th av, 220x100.2; R M Sheuse	10,175.00
44TH ST, es, 100 s 9th av, 40x100.2; K C Wood	2,750.00
44TH ST, ws, 260 n 10th av, 100x100.2; W E Murphy	7,250.00
45TH ST, ws, 360.6 n 9th av, 60x100.2; W E Murphy	2,550.00
45TH ST ws, 320.6 n 9th av, 40x100.2; Mrs Wm Luxton	1,720.00
45TH ST, ws, 280.6 n 9th av, 40x100.2; K C Wood	1,700.00
45TH ST, ws, 180 s 8th av, 100x100; E M Hendrickson	4,300.00
45TH ST, ws, 100.6 n 9th av, 40x100.2; M Bodkin	1,900.00
45TH ST, es, 100.6 n 9th av, 20x100.2; W E Murphy	900.00
45TH ST, ws, 100 s 8 av, 40x100.2; B Rigas	1,900.00
45TH ST, ws, 140 s 8 av, 40x100.2; K C Wood	1,840.00
46TH ST, es, 100 s 8 av, 20x100.2; Geo T Smith	850.00
NEW UTRECHT AV, ns, 25.5 e 44th, 25.2x107.10x20x123.2; S B Rogers	3,100.00
NEW UTRECHT AV, nec 44th, 25.5x100.2x20x115.8; S B Rogers	4,750.00
8TH AV, ss, 100.2 e 44th, 25x100; C Walters	1,225.00
8TH AV, swc 45th, 36.9x100x40.2x91.6; Geo T Smith	2,700.00
8TH AV, sec 46th, 40.2x100; J B Johnson	3,175.00
8TH AV, ss, 40.2 e 46th, 20x100; Geo T Smith	1,400.00
9TH AV, nwc 44th, 20.2x100.6; W E Murphy	1,900.00
9TH AV, ns, 100.2 e 42d, 40x100.8; J L Curtin	2,200.00
9TH AV, swc 44th, 60.2x100; Max Neufeld	4,275.00
9TH AV, ss, 60.2 w 44th, 40x100; K C Wood	2,200.00
9TH AV, sec 44th, 100.2x100; J J Mastason	6,475.00
9TH AV, nwc 42d, 40.2x100.7; W E Murphy	3,175.00
9TH AV, ns, 60.2 e 42d, 40x100.7x40x100.8; J V Stuart	2,200.00
9TH AV, nec 42d, 20.2x100.7; J F Gerathy	1,950.00
9TH AV, ns, 20.2 e 42d, 20x100.7; J F Gerathy	1,200.00
9TH AV, ns, 40.2 e 42d, 20x100.7; J L Curtin	1,150.00
9TH AV, nec 42d, 60.2x100x60x100; J V Stuart	5,700.00
9TH AV, sec 42d, 20.2x100; E C Sweezy	1,850.00
9TH AV, ss, 20.2 e 42d, 40x100; E M Hendrickson	2,250.00
9TH AV, nec 44th, 20.2x100.7; E M Hendrickson	1,925.00
10TH AV, swc 46th, 40.2x100; C E Brown	2,700.00
10TH AV, ss, 40.2 w 46th, 20x100; C E Brown	1,400.00
10TH AV, ns, 60.2 e 42d, 35.6x100.1x30.3x100; J V Stuart	2,800.00
10TH AV, nwc 42d, 20.2x100; S B Rogers	2,375.00
10TH AV, ns, 20.2 w 42d, 80x100; W Cole	6,500.00

WILLIAM H. SMITH.

BAY 11TH ST (*), ws, 332.7 ne Cropsey av, 20x96.8; Jno R Sparrow	2,100.00
BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Wm S Catherwood	6,000.00
HERKIMER ST, ns, 100 w Troy av, 20x100; Louise C Freitag	2,500.00
JACKSON ST (*), ws, 25.4 s Hudson av, 25.4x84; also CONCORD ST, ss, 101.4 e Hudson av, 25.4x75; Everett H Moe	4,000.00
E 45TH ST, ws, 197.6 n Av J, 40x100; Harry C Kuhlman	450.00
61ST ST (*), ns, 144 w 19 av, 18x100; also 61ST ST, ns, 343.10 e 18 av, 18x100; Chas A Rippman	4,500.00
72D ST (*), sws, 220 se 8 av, 20x100; Mary Benson et al	2,500.00
72D ST (*), sws, 260 se 8 av, 20x100; Mary Benson et al	2,500.00
77TH ST (*), sws, 400 nw 21 av, 166.3x100; Eliz A W Woolston	2,000.00
ATLANTIC AV, ns, 80 w Pleasant pl, 17x98.7; Carmine Yannucci	2,150.00
BROADWAY, 381, ns, 130 w Hooper, 20x100 (exr); Wilbur H. Crane	3,300.00
FORT HAMILTON AV (*), nws, 40.10 ne 60th, 20.3x70; Action 1; Wm Fogar	4,500.00
FORT HAMILTON AV (*), nws, 61.2 ne 60th, 20.3x70; Action 2; Wm Fogar	5,000.00
FORT HAMILTON AV (*), nws, 81.5 ne 60th, 20.4x70; Action 3; Wm Fogar	4,500.00
FORT HAMILTON AV (*), nws, 101.9 ne 60th, 20x70; Action 4; Wm Fogar	4,500.00
FORT HAMILTON AV (*), nws, 121.9 ne 60th, 20x70; Action 5; Wm Fogar	4,500.00
FORT HAMILTON AV (*), nws, 141.9 ne 60th, 20x70; Action 6; Wm Fogar	4,500.00
GRAND AV (*), ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Brunn	10,000.00
12TH AV, sec 36th, 136.10x98.10; withdrawn	—

WILLIAM P. RAE.

GRAND ST, swc Leonard, 20x100; Jno Murray	7,800.00
JEFFERSON ST, nws, 285 ne Bway, 44x100; E L Richard	21,000.00
72D ST, ns, 394.6 w 6 av, 20x117.5; withdrawn	—
81ST ST, ns, 80 e 5 av, 225.7x100; withdrawn	—
CHURCH AV (*), nec E 34th, 40x100; Chas J Schriever et al	1,819.00

CHURCH AV (*), ss, 20 w E 34th, 20x80; Chas J Schriever et al	5,400.00
GARDNER AV, nec Harrison pl, 200 to Ingraham x130, vacant (exr); also WYCKOFF AV, nec Jefferson av, 142.8 to Flushing av x200, vacant (exr); L M Martin	7,600.00
MORGAN AV, ws, 120 n Nassau, 20x100; Chas King	2,750.00
NATHANIEL SHUTER.	
WARREN ST (*), ns, 220 w Hoyt, 20x100; Dermott Ryder	4,500.00
CONY ISLAND AV (*), ws, 397.1 s Foster av, 30x90; Henry Timm et al	3,000.00
Total	\$271,944.00
Corresponding week 1913	213,146.00

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 18. JOSEPH P. DAY.  
MADISON AV, 173, bet 33d & 34th, 24.8x100, 5-sty bk bldg.

Brooklyn.

JUNE 16. JERE JOHNSON, JR., CO.  
291 LOTS of Fleet Estate on 68th st, bet 3 & 6 ays and 5, 6 & Bay Ridge ays, Bay Ridge, at 7.30 o'clock in Academy of Music.

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:

JUNE 13. No Legal Sales advertised for this day.  
JUNE 15. 60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Instn—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.  
JUNE 16. BROOME ST, 141, ss, 20 e Ridge, 20x60, 3-sty bk tnt & str; City Real Estate Co—Hyman Greenstone et al; Harold Swain (A), 176 Bway; Jno H Rogan (R); due, \$10,845.89; T&c, \$245.20; Henry Brady.  
BROOME ST, 365-9, sec Mott (Nos 166-70), 72.8 x103.4x70.8x108.9, 2-6-sty bk tnts & str; Jas E March—Carmine Marasco et al, exrs; Hedges, Ely & Frankel (A), 165 Bway; Andw J Shipman (R); due, \$28,283.89; T&c, \$2,800; sub to mtg of \$142,500; Henry Brady.  
MOTT ST, 16670, sec Broome, 365-9.  
22D ST, 306 W, ss, 100 w 8 av, 20x98.6, 3-sty bk tnt & str; Saml P White Jr—Julia E Shotland et al; Burlock E Rabell (A), 38 Park Row; Neilson Olcott (R); due, \$14,927.05; T&c, \$260; mtg recorded Apr 8'11; Joseph P Day.  
69TH ST, 46 W, ss, 515.6 w Central Park W, 22x100.5, 4-sty & b stn dwg; E Lansing Satterlee—Elsa L von Arkov et al; Warren A Mayou (A), 55 Liberty; Abr Omerstein (R); due, \$10,072.77; T&c, \$406.70; sub to a prior mtg of \$30,000; Joseph P Day.

JUNE 17. No Legal Sales advertised for this day.

JUNE 18.

GREENE ST, 204-6, es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; Central Trust Co NY—Fannie Hamlin et al; Joline, Larkin & Rathbone (A), 54 Wall; Matthew A Henkel (R); due, \$92,414.64; T&c, \$2,447.39; Joseph P Day.  
MADISON ST, 333-5, nec Scammel, 96x35.3x95.7x41.3, 6-sty bk tnt & str; Aug Ruff & ano—Isadore Marans et al; Gettner, Simon & Asher (A), 299 Bway; Jno T McGovern (R); due, \$12,265.05; T&c, \$783.84; sub to first mtg of \$54,000; Henry Brady.  
SCAMMEL ST, nec Madison, see Madison, 333-5.  
STANTON ST, 78, ns, 45 e Allen, 21x65, 5-sty bk tnt & str; Wilhelmina Kraesch—Babetta Adler et al; Adolph Waxenbaum (A), 124 Stanton; Jno G Pheil (R); due, \$11,059.65; T&c, \$2,378.94; Herbert A Sherman.  
48TH ST, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); Black & Boyd Mfg Co—Frazee Realty Co et al; Feiner & Maass (A), 100 Bway; Powell Crichton (R); due, \$4,262.43; T&c, \$2,600; sub to 2 mtgs aggregating \$290,000; Joseph P Day.  
118TH ST, 306 W, ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & str; Anna A Gillies—T R Smith Realty & Constn Co et al; L & A U Zinke (A), 290 Bway; Fredk R Rich (R); due, \$23,193.84; T&c, \$1,170; Joseph P Day.  
AV D, 8-12, es, 37.2 s 3d, runs e70xsl8.1xe—xs 37.2xw90x56.1 to beg, 5-sty bk casino; Welz Zerweck, a corp—Louis Schaffler et al; Goldfogle, Cohn & Dorf (A), 271 Bway; Harry J Fromberg (R); due, \$24,447.44; T&c, \$623; M Morgenthau Jr Co.

JUNE 19.

SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9x151.4 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & str, 4-sty bk market & 2 & 3-sty bk stable; Moses Solomon—Fannie E D Story et al; Saml J Rawak (A), 256 Bway; Cecil B Ruskay (R); due, \$9,069.15; T&c, \$845.50; sub to two mtgs aggregating \$28,500; Joseph P Day.  
WATER ST, 337-9, see South st, 178-9.  
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.

JUNE 20. No Legal Sales advertised for this day.

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**(Advertised Legal Sales, Manhattan (Continued))**

**JUNE 22.**  
11TH ST, 647-9 E, nwc Av C (Nos 179-81), 83x 51.9, 6-sty bk tnt & str; Wm L Condit trste et al—Burt Realty Co Inc et al; Elkus, Gleason & Proskauer (A), 170 Bway; Maurice Goodman (R); due, \$67,251.31; T&C, 471.79; mtg recorded Mar 29 '09; Bryan L Kennelly. AV C, 179-81, see 11th st, 647-9 E.

**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.

**JUNE 13.**  
No Legal Sales advertised for this day.

**JUNE 15.**  
170TH ST, 392 E, ss, 47.9 w Clay av, 20.2x63.3 x16.8x74.4, 2 & 3-sty fr dwg; Eliz A Reid extrx—Tremont Iron Works et al; Thos F Doyle (A), 156 Bway; Jas C Brady (R); due, \$5,174.68; T&C, \$050; Bryan L Kennelly. MAPES AV, 2157-9, ws, 78.6 s 182d, 60.10x145.3 x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co—Jno Volante Realty Co et al; Stephen W Collins (A), 63 Wall; Geo P Breckenridge (R); due, \$8,134.26; T&C, \$535.42; sub to two 1st mtgs aggregating \$47,500; Herbert A Sherman.

**JUNE 16.**  
ST GEORGE'S CRESCENT, ns; see Van Cortlandt av, ss.  
170TH ST, W, swc Inwood av; see Inwood av, swc 170th.  
INWOOD AV, swc 170th, 38.3x—; vacant; Walter F Welch—Erie Basin Impt Co et al; Hatch & Clute (A), 100 Bway; Earnest R Eckley (R); due, \$812.98; T&C, \$57.83; James L Wells.

PROSPECT AV, 2058A, on map 2056, es, 314.6 s 180th 16.6x150, 2-sty fr dwg; Effingham I Walgrove—Martin Goldfarb et al; Geo B Class (A), 156 5 av; Allen Caruthers (R); due, \$5,613.05; T&C, \$195.73; Joseph P Day.  
PROSPECT AV, 2354, es, 562.6 n 183d, 18.9x93.4 x18.9x93.3, 2-sty bk dwg; Beatrice S B Ziegel—Anthony Reale et al; Sigmund Wechsler (A), 233 Bway; Edw F Moran (R); due, \$6,841.67; T&C, \$183.67; Chas A Berrian.  
VAN CORTLANDT AV, ss, and ST GEORGE'S CRESCENT, ns, lots 616, 617 & 618, 75x125.6x 95.6x66.7, vacant; Mary C Aillinger—Annie McMahon et al; John A Bowen (A), 346 Fulton; Timothy A Leary (R); due, \$2,507.05; T&C, \$260 mtg recorded June 27, 1903; Bryan L Kennelly.

**JUNE 17.**  
150TH ST, 148 E, ss, —w Mott av, runs s150xe 39.6x10.2xw47.5x10.6xw71.6x63.1x100 xe 18.6 to beg; 2-sty & b bk dwg and 1 & 2-sty fr rear stable; Jno Toner—Sarah McCormick et al; Thos J Bannon (A), 5 Beekman; Jno J Hynes (R); due, \$2,492.31; T&C, \$13.17; Henry Brady.

181ST ST, 660 E; see Belmont av, sec 181st.  
BELMONT AV, sec 181st (No 660), 100.9x104.4, 5-sty bk tnt; Jos N Finkelstein—Crownhill Constn Co et al; Selig Edelman (A), 132 Nassau; Jno F Frees (R); due, \$15,669.17; T&C, \$115.05; Geo Price.

**JUNE 18.**  
176TH ST, 825 (1075) E, ns, 46.1 w Marmion av, 25x100; 2-sty fr dwg; Mary E Roberts—Cecelia A Buttikofer et al; Merchant, Olena & Merchant (A), 149 Bway; Eugene F McGee (R); due, \$1,039.60; T&C, \$804.26; Henry Brady.

235TH ST, E, nwc Kepler av see Kepler av, nwc 235th.  
ANDERSON AV, ws, abt 135 s 165th, runs w15 xs9.7xw100 to Woodycrest av (1038); ws20.5x e215x30 to beg, 2-sty & b fr dwg; Wm Totten et al—E Van Rensselaer Ketchum et al; Saml Riker, Jr (A), 19 Cedar; Thos Gilleran (R); due, \$865.09; T&C, \$2,570.58; mtg recorded June 16, 1906; Jos P Day.

ARTHUR AV, 2361-3, see Arthur av, 2375-7.  
ARTHUR AV, 2375-7, ws, 164.7 s 187th, 50x 115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk theatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & str; Smada Realty Co—Jos Tesoro et al; Oliver E Davis (A), 3210 3 av; Harold H Straus (R); due, \$4,740.51; T&C, \$683.97; sub to two mtgs aggregating \$37,639.17; Joseph P Day.

KEPLER AV, nwc 235th, 75x100 2 2-sty fr dwgs; Andrew C Jung—Theo Senior et al; Clocke, Koch & Reidy (A), 391 E 149th; Willoughby B Dobbs (R); due, \$1,719.12; T&C, \$300; sub to 1st mtg of \$9,000; Geo Price.

WOODY CREST AV, 1038; see Anderson av, ws, abt 135 s 165th.

**JUNE 19.**  
167TH ST, 581 E, nec Franklin av (1160), 25x 100; 2-sty fr dwg; Martha A Garrison—James J Martin et al; Fredk A Southworth (A), 68 William; Jos P McGowan (R); due, \$7,024.52; T&C, \$239; Henry Brady.

BOGART AV, ns, 150 e Lydig av see Muliner av, ss, 150 e Lydig av.

BRYANT AV, 1489 ws, 225 s 172d, 20x100, 3-sty bk dwg; Christina Gerstner et al exrs—Jacob Kronenberger et al; Deyo & Bauerdorf (A), 111 Bway; Matthew P Doyle (R); due, \$8,113.16; T&C, \$890.83; Henry Brady.

FRANKLIN AV, 1160; see 167th, 581 E.  
FRANKLIN AV, 1251-3, ws, 116.3 n 168th, runs w15.3x46.2xw44.8x—xe11x60xe168.8 x 57.6 to beg; 2 2-sty fr dwgs; Stephen D Pringle—Hyman Rosner et al; Chalmers Wood (A), 52 William; Edw F Moran (R); due, \$16,050.26; T&C, \$475; Jos P Day.

MULINER AV, ss, 150 e Lydig av, runs s 200 to Bogart av, xe275x100xw75x100x200 to beg; Louis Pines—Geo C Van Tuyl, Jr, et al; Theo Schwartzman (A), 44 Court, Bklyn; Walter L McCorkle (R); due, \$1,997.65; T&C, \$1,091.09; J H Mayers.

TREMONT AV, sws, 161.9 ne & e Sedgwick av, 74.3x71.2x68.9x86, vacant; Chas J Harvey—Olof Johanson et al; Harry G Smith (A), 21 Park Row; Edw F Moran (R); due, \$5,416.85; T&C, \$923.79; Jos P Day.

**JUNE 20 & 22.**  
No Legal Sales advertised these days.

**Brooklyn.**

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

**JUNE 13.**  
No Legal Sales advertised for this day.

**JUNE 15.**  
HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; Ralph W Kenyon (A), 44 Court; Leon R Jacobs (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; Jacob M Peyser (A), 26 Court; David Hirshfield (R); Nathaniel Shuter.

71ST ST, ns, 181.1 e 18 av, 18.6x100; Caroline H Crane—Jacob Kaiser et al; Alphonse Desion (A), 82 Wall, Manhattan; Jesse W Johnson (R); Wm P Rae.

SCHENCK AV, es, 150 n N Carolina av, 50x 100; Jno D Forbell—Sarah E Wadsworth et al; Abr Feinstein (A) 16 Court; Edw R W Karutz (R); Wm P Rae.

6TH AV, sws, 20 ne 52d, 20x50; also 80TH ST, ns, 280 e Ridge Blvd, 80x118; U S Marshall's Sale all right, title, & c, which Michl Neville had on Oct 12, or since, on the premises at 12 o'clock noon by U S Marshall.

6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank Brooklyn—Albt Goesser et al; Action 1; Jno J Bakerman (A), 5014 5 av; Jas M Fawcett (R); Nathaniel Shuter.

6TH AV, es, 32.8 n 54th, 45x100; same—same; Action 2; same (A); Leroy W Ross (R); Nathaniel Shuter.

**JUNE 16.**  
FRANKLIN ST, ws, 27 n Freemark, 24.4x80; John Sternecker—Alvina Meyer et al; Morris Reizenstein (A), 44 Court; Theodore Gutman (R); Nathaniel Shuter.

STARR ST, nws, 100 ne Irving av, 194x294x irreg; Christian Schneider—Mary J Rothenbach et al; Chas W Philippar (A), 1254 Broadway; Wm Watson (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.

E 8TH ST, ws, 400 n Av L, 20x120.6; also PARCEL, beg at a point 420 n Av L and runs w 20.6x20x20.6x20 to beg; Eagle Savgs & Loan Co—Thos Costello et al; Jas C McLeer (A), 189 Montague; Ward D Williams (R); Wm H Smith.

E 13TH ST, ws, 277 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis et al; Thomas F Redmond (A), 175 Remsen; James M Kelly (R); Wm H Smith.

E 31ST ST, es, 355.9 S Tilden av, 19x100xirreg; Francis J McManamy et al—Roger L Rogan et al; Henry E Helstad (A), 190 Montague; Geo F Lewis (R); Wm H Smith.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

74TH ST, ss, 228 w 17 av, 72x100; Wm E Ronk—John A Jones Bldg Co et al; Taylor, Knowles & Hack (A), 105 Broadway; Henry S Rasquin (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.

MARCY AV, ws, 125 s Macon, 45x100; Dime Savgs Bank of Brooklyn—James H Kollmyer et al; Dykman, Oeland & Kuhn (A), 177 Montague; George Buechner (R); James L Brumley.

MERMAID AV, ss, 40 e W 37th; 40x100; Wm C Canning—James J Lynch et al; Somerville Somerville (A), 192 Montague; Jay S Jones (R); Jere Johnson, Jr, Co.

12TH AV, ses, 40.2 sw 43d, 20x100; Dora Morgan—Flora Wintel et al; Herbert Reeves (A), 55 Liberty, Manhattan; Abr Kesselman (R); Wm H Smith.

12TH AV, ses, 20.2 sw 43d, 20x100; Oswald Gueth—Flora Winter et al; Herbert Reeves (A), 55 Liberty; Manhattan; Louis Jacobson (R); Wm H Smith.

13TH AV, es, 80 n 69th, 20x100; Gaetano Pacicello—Ernesta Spairani et al; John L Danzilo (A), 119 Franklin av; Albert E Richardson (R); Wm P Rae.

**JUNE 17.**  
63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

ALABAMA AV, ws, 20 s Glenmore av, 20x50; Hamilton Trust Co—Jos H Schwartz et al; McGuire & Delany (A), 189 Montague; Chas E Hunter (R); Wm H Smith.

ALABAMA AV, ws, 40 s Glenmore av, 20x50; same—same; action 2; same (A); same (R); Wm H Smith.

ALABAMA AV, ws, 60 s Glenmore av, 20x50; same—same; action 3; same (A); same (R); Wm H Smith.

ROCKAWAY AV, sec Livonia av, 25x100; also ROCKAWAY AV, es, 25 s Livonia av, 25x100; Isaac P Hubbard et al—Gabriel Bloch et al; John F Ward (A), 132 Nassau, Manhattan; Wm Van Wyck (R); Wm H Smith.

**JUNE 18.**  
JEFFERSON PL, lot 25, map of Evan Evans et al; also TROY AV, es, 180 s Av E, 60x 125.2; Louis M Davenport—Edward Jones et al; Henry J Davenport (A), 375 Pearl; Wm H Smith.

72D ST, ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas—Bridget Rice et al; John H Mann (A), 68 Broad; Henry S Rasquin (R); Wm H Smith.

80TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Giuseppe Scura et al; Alvah W Burlingame, Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.

DUMONT AV, nec Amboy, 25x100; Chas C Haeusler et al—Amboy Constn Co et al; Saml Seiderman (A), 26 Court; Richard E Walsh (R); Nathaniel Shuter.

5TH AV, 449-51, es, 32.6 s 9th, runs s 40x100x 26xw20x14xw80 to beg; Paul E Fitzpatrick—Wm J Fitzpatrick et al; John H Fleury (A), 189 Montague; Thos H Troy (R); Wm H Smith.

**JUNE 19.**  
DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Edmund D Teller et al—Matthew Pollock et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Harry L Thompson (R); Wm H Smith.

77TH ST, ss, 409.2 w 14 av, 30.10x100; South Brooklyn Savgs Instn—Louis M Green et al; Coombs & Whitney (A), 44 Court; John E Seaman (R); Wm P Rae.

BROOKLYN AV, ws, 475 s Av F, 45x100; Lillie E Knoke—Louisville Realty Co et al; Cook & Benjamin (A), 189 Montague; Fred M Mathews (R); Wm H Smith.

OCEAN PKWAY, ws, 529.4 s Foster av, 24.3x 150; Gustave Girard—Mary E Bryne et al; Richard J Kent (A), 215 Montague; Herman S Bachrach (R); Wm H Smith.

6TH AV, es, 32.8 n 54th, 45x100; Mechanics Bank Brooklyn—Albt Goesser et al; John J Bakerman (A), 5014 5 av; Leroy W Ross (R); Wm H Smith.

**JUNE 20.**  
No Legal Sales advertised this day.

**JUNE 22.**  
RICHMOND ST, ws, 398 s Brooklyn & Jamaica turnpike, 46x150; Maurice E Connolly et al, exrs—Hy D Bergen et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Algernon I Nova (R); Nathaniel Shuter.

E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.

HOWARD AV, swc Dean, 107.2x90; Fundy Co—Jasum Realty Co, Inc, et al; Jonas, Lazansky & Newburger (A), 115 Broadway, Manhattan; John F Clarke (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 Philippar (R); Jere Johnson Jr Co.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**JUNE 6.**  
70TH ST, 325 W; Frederick A Clark—Walter E Thompson et al; amended; Ver Planck, Prince & Flanders (A).

117TH ST, n s, 250 w of Lenox av, 18x100.11; Margaret O Sage—Alfred B Warwick et al; De Forest Bros (A).

125TH ST, 532 W; John H Landert—Edwin F Walton et al (amended); F Hoar (A).

CLAREMONT AV, es, 300 n 122d, 75x115.3; Joseph Jaffe—Tuscan Constn Co et al; A A Silberberg (A).

LEXINGTON AV, nwc 93d, 75.8x40; Gertrude R de Cheselles—Elias A Cohen et al; Parsons, Classon & McIlvaine (A).

1ST AV, 1843; Bertha M Johnson et al—Aschel Sigalov et al; Wells & Snedeker (A).

**JUNE 8.**  
91ST ST, 61 W; Thomas J Caulfield—Ida M Conklin; J H Regan (A).

110TH ST, 344 E; Betty Gusthal—Giuseppe Zito et al; Bowers & Sands (A).

8TH AV, ws, 49.9 n 29th, 21x70xirreg; Meta A Southmayd—Mary E O'Farrell et al; Cary & Carroll (A).

**JUNE 9.**  
102D ST, 108 E; Marie Robert—Timothy J Murphy et al; amended; Bowers & Sands (A).

117TH ST, 236-238 E; Caroline S Wilson—Joseph A Schloss et al; H M Bellinger, Jr (A).

142D ST, 72 W, Henrietta B Lights—Cornelius Daniels et al; F P Trautmann (A).

**JUNE 10.**  
BROOME ST, 318; Albt E Valentine—Rose Sonneberg et al; amended; Cary & Carroll (A).

MINETTA ST, 16-22; also MINETTA LANE, 21; Central Trust Co of N Y—Thos Rosson et al; Joline, Larkin & Rathbone (A).

16TH ST, 441-3 W; Emilie Hoffman—Jas S Hannon et al; Stern, Barr & Tyler (A).

17TH ST, 121-5 W; Alfd M Heinsheimer et al—Domestic Realty Co et al; Stroock & Stroock (A).

153D ST, ns, 300 e Amsterdam av, 132.3x300x irreg; also ST NICHOLAS AV, nwc 153d, 32.9 x25.1x irreg; also 153D ST, ns, 432.3 e Amsterdam av, 62.6x irreg; Genevieve V Sheridan—M R L Building Co et al; J S Rosalsky (A).

LOT 21, map of prop of Ft Washington & Buena Vista Syndicates; Wm H Jeffers—Fort View Constn Co et al; Rose & Paskus (A).

**JUNE 11.**  
CHURCH ST, 296; Florence E Rutter—Adele C Brown et al; partition; Kiddle & Margeson (A).

3D AV, 1025-7; Lawrence B Cohen—Manzanola Realty Co Inc et al; action to foreclose mechanics lien; S E Cohen (A).

**JUNE 12.**  
E BROADWAY, 183; Max Wolper—Seward Park Holding Co et al; Feltenstein & Rosenfeld (A).

104TH ST, ss 100.6 e 2 av; 24.6x100.11; F Wm Heide—Vincenza Messuri et al; Amend & Amend (A).
140TH ST, LENOX AV, 139TH ST & 7TH AV, block, &c; N Y Life Ins Co—Annie S Watt et al; G W Hubbell (A).
LEXINGTON AV, es, 19.6 n 62d, 34x70; Jessie Gillender—Albt Klenk et al; C A Runk (A).

Bronx.

JUNE 5.
HOE AV, es, 175 s Freeman, 25x100; Sarah E Gifford—Belendia T Lyttle et al; Williamson & Bell (A).
UNION AV, 634; Mary Klemann—Fleischmann Realty & Constn Co et al; J Hallheimer (A).
WESTCHESTER AV, ss, new line at intersec of n boundary line of lands of Episcopal Church of Westchester (2) s Old Friends Meeting house, lot adjoining land from this lot to highway; (3) Plot known as Captain Cornell Ferris, salt meadow, on Westchester Creek; (4) Land under water of Westchester Creek in front of above premises; Robt Sterling Clark—Helen A Pultz et al; Ver Planck, Prince & Flanders (A).
LOT 311, on map of Washingtonville; Harriet E Archer et al—Eliz A Riedinger et al; J F Lambden (A).

JUNE 6.
PLOTS 241, 242, 256, map of Arden Estate; Bessie K Fieger—Robert D Elder, Jr, et al; G W Olvany (A).
PLOTS 182, 183, 196, 197, 215, 216, 229 & 230, map Arden Estate; same—Same; same (A).

JUNE 8.
LONGFELLOW AV, 1153; Henry W Uhl—Julia A Golden et al; A J Kalt (A).
LOTS 57 & 58, map University Heights North; Anna M Hobbs, trustee—Elizabeth J Wellwood et al; R K Brown (A).

JUNE 9.
223D ST, E, ns, 105 e Barnes av, 25x114; Simeon C Bradley—Chas J Byrnes; Bergman & Davis (A).

ELTON AV, es, 27 n 158th, 25x100; Julia G Iness—Elizabeth Ragette et al; T Davenport (A).
HOE AV, ws, 330 s 165th, 25x150; American Real Estate Co—Mercury Realty Co et al; R T Wood (A).

3D AV, nec Southern blvd, 26x41.4; Harriet S Scott et al, exrs—Harry Mayer, exr, et al; P M Goodrich (A).

JUNE 10.
160TH ST, nwc Cortlandt av, 88x51.6; Marie Wilhelm, extrx—Jno Weiser et al; H H Sherman (A).

PROSPECT AV, 1989; Jas T Barry—Louis Ruchti et al; R Loewenthal (A).
WATSON AV, 2105; Jno T Normile et al; Richd Sullivan et al; H Wendt (A).

JUNE 11.
71ST ST, 500 E; Harris Drusin—Chas Maisel et al; J Manheim (A).

PROSPECT AV, ws, 225 n 156th, 20x100; Dailey Realty Co Inc—Rebecca Goldberg et al; Elfers & Abberley (A).

LOT 19, map of 62 lots at Mt Hope, Tremont; Chas H Lowerre et al—Max Reese et al; Cary & Carroll (A).

JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 4.
PIKE ST, 68; Hebrew Orphan Asylum of the City of N Y—Henrietta Lewis et al; Hoadley, Lauterbach & Johnson (A); Laurence S Greenbaum (R); due ..... 19,836.52
PARK AV, ws, 75.11 s 107th, 25x75; Amella De Vries et al—Nicholas C Sudrof; Edgar Pitske (A); Wm H Klenke (R); due ..... 12,393.33

JUNE 5.
COLUMBUS AV, sec Hancock st, 25x 100; Willie L Brown—John McNulty et al; Clark B Augustin (A); Neilson Olcott (R); due ..... 2,068.60

JUNE 6.
No Judgments in Foreclosure Suits filed this day.

JUNE 8.
LEROY ST, 47; Florence A Troughton—Giovanni Arcabasco; Geo Y Bouche (A); Harry Bijur (R); due 24,210.70
18TH ST, ss, 225 e 9 av, 25x—; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A); Jas A Farrell (R); due ..... 2,076.67

JUNE 9.
2D AV, es, 50.5 s 98th, 24.9x100; Anna R Fairchild—Sarah Katz; Theall & Beam (A); Harold V Story (R); due ..... 11,008.96
MANHATTAN AV, 505; Bernard Schneller et al—Clara Lindemann et al; Tausch & Hamilton (A); Harry Bijur (R); due ..... 13,104.12

JUNE 10.
136TH ST, 134 W; Trustees of Robert College of Constantinople—Agnes K Taylor et al; Geller, Rolston & Horan (A); Denis A Spellisy (R); due ... 8,828.70

LIS PENDENS.

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

Manhattan.

JUNE 6.
129TH ST, junction of Manhattan st, lot 38; Emma G Badgeley—Peter De Witt et al; G F Handel (A).
MADISON AV, 1493-95; Rose Amsterdam et al—Bella Amsterdam et al; partition; I I Apfel (A).

JUNE 8.
BLEECKER ST, 358-362; Loretto Capuano—Galland Realty Co; action to impress lien; A Ferme (A).

JUNE 9.
BROADWAY, nec 87th, 201.5x25xirreg; James McVickar et al—Anna M M Dem du Luart et al; partition; C S Hoyes (A).

JUNE 10.
WALKER ST, 89; also HOUSTON ST, nwc Thompson, 25x100; also 14TH ST, 207 E; also 80TH ST, 310 E; also HAMILTON TER, ws, 619.6 n 141st, 20x100; also 28TH ST, 230 W; also 85TH ST, 234-6 E; Susan A K Links—Adele M Comyns et al; partition; M S Hart (A).

103D ST, ss, 75.6 e Lexington av, 26x100.11; Jacob L Rich—Abr I Bleistift et al; action to set aside conveyance; J S Befer (A).

131ST ST, 272 W; also 8TH AV, sec 131st, 24.11 x76.5; also 8TH AV, 2496; Agnes E Dunlop—Gramacy Bakery Inc et al; action to set aside conveyance; G R Hawes (A).

JUNE 11.
PITT ST, 55; Anna S Lincoln—Chas S Rosenthal et al; W P Robbins (A).

13TH ST, 228 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).

13TH ST, 224 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).

13TH ST, 226 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).

S3D ST, 49 W; Edith M De Molke Hintfeldt—Wm F Cronin et al; Masten & Nichols (A).

109TH ST, 229 E; Francis H Page—Alema Realty Exchange Co—J M Rider (A).

BROADWAY, 2788; Helen D Clark et al—Mary J Winfield et al; amended; H J Lyall (A).

8TH AV, es, 24.8 n 33d, 24.8x100; John E Roosevelt et al—Arthur W Saunders et al; G C Kobbe (A).

JUNE 12.
BLEECKER ST, 354; 10TH ST, 217 W; BLEECKER ST, 350 & 352; 4TH ST, 301 W, and BANK ST, 39; Genevieve C Skelly et al—Mary A Mortimer et al; action to set aside deeds; Clarke & Clarke (A).

PARCEL of land, beg at a point 65 ft no of Horatio st x 33.4 e of 4th, runs n 1/2 in x e 16.8x2 1/2 in x w 16.8 to beg; Gertrude Malbin—Jas F Gahn et al; partition; J Sapinsky (A).

BROADWAY, nwc 51st, 201x108.2xirreg; Lustbader Constn Co—Girard Trust Co et al; action to foreclose mechanics lien; Lindsay, Kalish & Palmer (A).

Broox.

JUNE 5.
149TH ST, ss, 216.5 w Brook av, running through and fronting on 148th, 90.7x206.5x irreg; Ideal Gas & Electric Fixture Co—Bronx-149th St Realty Co et al; action to foreclose mechanics lien; Cass & Apfel (A).

156TH ST, 423 E; Fred Berg—Harry Sherman et al; action to foreclose mechanics lien; O A Samuels (A).

JUNE 6.
174TH ST, nec Washington av, 50x96, & nec Washington av and 174th st, 84.8x43; Jacob Kotlowsky—Rebecca Isear et al; action to declare conveyance fraudulent; A Leichter (A);

230TH ST, \*\* ss, 256 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone; action to foreclose mechanics lien; S T Stern (A).

230TH ST, ss, 255 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone; action to foreclose mechanics lien; S T Stern (A).

JUNE 8.
135TH ST, 283 E; Ferdinando De Voti—Giovanni Bozzuffi et al; action for an accounting; F J Rinaldi (A).

ELLIS AV, ss, 305 w Castle Hill av, 50x103.6; Robt C Turnbull, exct—Josephine K McOwen et al; action to set aside conveyance; J J Cunneen (A).

3D AV, ss, 106 w Brook av, —x—; Carl H Richardson, trustee—Charles S Gill et al; action to cancel deed; Krauthoff, Harman & Mathewson (A).

JUNE 9.
LOT 4, southerly 23 ft; LOT 5, northerly 25 ft, map of Washingtonville; Angelo Perito—Angelo Perito et al; partition suit; W W Penfield (A).

JUNE 10.
LONGWOOD AV, nwc Garrison av, 24.6x42.1; also GARRISON AV, ws, 42.1 n Longwood av, 25x25; Blackwood Realty Co—Blackwood Realty Co et al; partition suit; F R Swartwout (A).

JUNE 11.
BROOK AV, nec 161st, 27.5x158.6; Nelson Smith Jr—Wm G I Roeder et al; action to vacate and cancel a lease; N Smith (A).

\*\*Recorded in N. Y. County.

Brooklyn.

JUNE 4.
CHAUNCEY ST, ns, 184 e Howard av, 26x100; Emma Schleestein—Jos Grodsky et al; Lewis & Lewis (A).

HANCOCK ST, ss, 132 e Lewis av, 18x100; Mansfield Realty Corp—Sara Streeton & ano; Davison & Underhill (A).

HART ST, ss, 247.6 w Sumner av, 17.6x100; Albt E Schroder as exr Jno H Schroder—Barnett Strauss; J H Lack (A).

HOPE ST, ns, 55.8 w Keap, 31.1x63; Wm Knodel—Aug Oestreicher et al; partition; I N Williams (A).

MADISON ST, ns, 160 e Patchen av, 20x100; Gertrude Horowitz—Nettie Mandel et al; C Burstein (A).

STERLING PL, ns, 140 e Underhill av, 20x131; N Y Co Natl Bank—Mary E Person et al; E F Clark (A).

W 8TH ST, es, 329.6 n Av S, 19.4x82.5; Title Guar & Trust Co—Chas E Becker; T F Redmond (A).

46TH ST, nc 11 av, 80x80.2x79.11x80.2; Title Guar & Trust Co—Benbrub Realty & Constn Co et al; T F Redmond (A).

52D ST, nes, 80 se 6 av, 20x100; Eva F Trent—Michl K Neville et al; J H Lack (A).

MONTAUK AV, es, 250 n Liberty av, 18.9x100; Emanuel Maldonato—Pasquale Curcio et al; T J Luiane (A).

SNEDIKER AV, ws, 100 n Belmont av, 40x 100; Sheffield Constn Co—Pauline Rosenthal et al; Kiendl, Smyth & C (A).

WASHINGTON AV, ws, 508.4 n Myrtle av, 16.8 x100; Title Guar & Trust Co—Thos J Shaughnessy et al; H L Thompson (A).

JUNE 5.
COFFEY ST, sws, 25 nw Richards, 25.2x75; Atlantic Savgs & Loan Assn—Peter A H Schroeder et al; C A Webber (A).

CUMBERLAND ST, es, 13 n Atlantic av, 20x 91.3x21.10x82.4; Marg J Johnson—Margt T Wishart et al; Hurd & Grim (A).

HAWTHORNE ST, ss, 254.4 e Main Flatbush rd, 50x106; Edgar T Beamish—Mary B Cusick & ano; H Curren (A).

PROSPECT PL, ns, 255.4 e Troy av, 20.3x 155.7; Mabel L Reilly—City of N Y; G V Brower (A).

UNION ST, nes, 523.6 nw Van Brunt, runs nw 21.3xne91xse17.1xsw97.5 to beg; Frank W Eaton—Gustave Appleberg et al; H L Thompson et al (A).

63D ST, ss, 122.4 w 19 av, 30x82.6; Waterbury & Mapleton Realty Co—Muskoa Realty Co et al; A Prigozhy (A).

GATES AV, ns, 287.6 e Reid av, 20.10x100; Bklyn Assn for Improving Condition of Poor—Cora Barnett et al; H L Thompson (A).

MONTAUK AV, es, 150 s Pitkin av, 20x100; Gerschon Bart—Nellie Brady et al; S Chugerman (A).

NEW LOTS AV, nec Williams av, runs n 15.2xe200x88xsw211.8 to beg; Frederic P Hue—Capitol Development Co; D V D Reiley (A).

SURF AV, ss, at cl Schweikerts walk, runs w 50xs to Atlantic Ocean x e 50xn—to beg; Natl Savgs Bank of Albany—Gilbert M Stratton et al; T F Redmond (A).

3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; D V D Reiley (A).

JUNE 6.
ST JOHN'S PL, ss, 61.8 e Nostrand av, 20x97.9; Jurgen Seebeck—Edna M Norris et al; Moore & Upson (A).

W 12TH ST, es, 285 s Av Q, runs e175.1xs41.4x w164.7xn40 to beg; Louis A Sinclair—Arthur M Carter et al; H L Thompson (A).

21ST ST, ss, 160 w 4 av, 50x100; Ingham Stuble—Luigi Parrella et al; H L Thompson (A).

44TH ST, ss, 215 w 14 av, 25x100.2; Dora Pines—Falk & Fine Constn Co et al; T Schwartzman (A).

44TH ST, ns, 320 w 15 av, 30x100.2; also 16TH AV, es, 100.2 n 45th, 40x130.11x63x180.9; John E O'Brien—Rebecca Wolkoff et al; McLeary & McLeary (A).

65TH ST, ns, 350 e 6 av, 50x118.5; Peter Williamson—Ernst G Hinck et al; H J Davenport (A).

AV G, ss, 150 w Rockaway av, runs w25xsw65.5 x55.8xe75xn100 to beg; John H Ireland—Claud H Ronk et al; Coombs & Wilson (A).

BROOKLYN AV, es, 177.6 n Av L, 40x100; Fannie T Packard—Page C Broadnax et al; H L Thompson (A).

HOWARD AV, sec Atlantic av, 25x100; Simon Harburger—St John's African M E Church et al; S H Molleson (A).

LAFAYETTE AV, ss, 50 e Throop av, 25x100; Wm Allinson—Cath S Bower et al; T C Hughes (A).

SUTTER AV, sec Tapscott, 50x100; also SUTTER AV, nwc Tapscott, 50x100; Nathan Halperin—Gilbert Elliott, Jr; specific performance; S S Schwartz (A).

17TH AV, ws, 80 n 63d, 20x80; Mary Britz—Eva De Lacy et al; M E Finnigan (A).

LOTS 16 & 17, map of land of Stephen F Dutch in New Utrecht; Saml A Archibald—Wm T Scott et al; H D Patton (A).

JUNE 8.
BALTIC ST, ss, 434 e 3 av, 26.6x100; Joseph Tuozzo—Michl Tuozzo et al; Kiernan & Moore (A).

CARROLL ST, ns, 100 w Clinton, 20.6x100; Wm Haddenhorst—Ella Benigsohn et al; Manning & Buechner (A).

DEAN ST, ss, 126.7 w Rochester av, 20x100; Conrad Boller—Barnett Abramowitz; J Schauf (A).

LEFFERTS ST, ss, 216.2 e Nostrand av, 20x 102.6; Sarah J Burden—Chas Blair et al; W W Butcher (A).

MACON ST, 360; in the matter of the appointment of a committee of estate of Maria P Insley, an incompetent; G A Blauvelt (A).

POWELL ST, es, 100 s Livonia av, 50x100; Morris Boodman—Docket Impt Co & ano; foreclosure of mechanics lien; Cook & Benjamin (A).

VERMONT ST, es, 80 n Blake av, 20x100; Cohen Holding Co—Abr Daar et al; J Solomon (A).

VERMONT ST, es, 100 n Blake av, 20x100; same—same; same (A).

AV O, swc E 2d, 44x100; Frank Fallotico—Walter V Patton Constn Co et al; A M Yuz-zolino (A).

MARCY AV, 380; Nathan Levitt—Jacob Brakirsky et al; to reform a bond; C H Levitt (A).

MONTAUK AV, es, 175 n Liberty av, 50x100; Norma S Milne—Morris Dsheff et al; H J Davenport (A).

ORIENTAL BLVD, nec Falmouth, 100x100; Manhattan Beach Estates—Margt E Murray & ano; R D Murray (A).

PITKIN AV, swc Logan, 20x90; David S Yeoman—Theresa B Fagan et al; J F Dempsey (A).

6TH AV, ses, 20 ne 52d, 20x80; Martha R Behn-ken—Michl K Neville et al; J H Lack (A).

JUNE 9.
BAINBRIDGE ST, nec Howard av, 20x100; Mary Davies—Forest Parkview, Inc, et al; Smith, Doughty & W (A).

WARWICK ST, es, 170 n Sutter av, 20x90; Dime Savgs Bank—Louis Horowitz et al; Clarke & Frost (A).

Lis Pendens Bklyn—Continued.

E 23D ST, nec Av K, 60x100; Milton Hertz—Reginson Co et al; H Weismann (A).
39TH ST, ss, 200 e 5 av, 25x100.2; Williamsburgh Savgs Bank—Danl J Griffin et al; S M & D E Meeker (A).
58TH ST, nes, 180 se 5 av, 20x100.2; Chas G Hiller—Ottillie Z Dowling et al; C A Clayton (A).
60TH ST, ss, 220 e 9 av, 80x100; Gowanus Wrecking Co—Concettiva Turcamo et al; B C Ribman (A).
CHRISTOPHER AV, nec Dumont av, 100x100; Cath Haerberle—John G Hess et al; T J Evers (A).
PROSPECT AV, nes, 1424 nw 8 av, 13x100; Ida Ostergren—Rudolph Flick et al; W F Haemer (A).
RALPH AV, 251; Rosa Tannelli—Alotta G Battista et al; to set aside deed; C A MacHenry (A).
6TH AV, ws, 50.2 s 56th, 25x100; Henry Gans—Morris Becker et al; J Gans (A).

JUNE 10.

BERGEN ST, sec Troy av, 25x61.9x29x51.9; Geo Johnston—Stephen Brannagan; to set aside deed; Silverman & Silverman (A).
HOPE ST, nes, 175 se Keap, runs se25xne80.9 xne22.10xnw12.8xsw100 to beg; Jacob L Rich—Abr I Bleistift et al; to set aside deed; J S Belfer (A).
N ELLIOTT PL, ws, 226.6 n Auburn pl, 30x100; Michele Penano—Annie Tow & ano; to impress a lien; J C Danzilo (A).
PARK PL, ss, 350 e Brooklyn av, 70x255.7; Henry L C Wenk—Vaughan Institute et al; C F Corner (A).
PRESIDENT ST, nec New York av, 21.6x125; Edw R Vollmer—Fannie Barasch et al; J H Ives (A).
SIEGEL ST, ss, 265 e Bushwick av, 50x100; Natl Savgs Bank of Albany—Sarah Barfield et al; H L Thompson (A).
CHURCH AV, ns, 235 e Rogers av, 28x124.7x28 x124.10; Emma K Fairfax—Walter J Jones et al; Shaffer, Howell & H (A).
LENOX RD, swc Clarkson, runs w90.2xw154.6x sw68.6xsw—xsw54.6xw75xnw118.6 xw170.4 xw—xw43.10xsw317.2xse144.1xnw857.4 to beg; also LENOX RD, swc Hunterfly rd, runs sw90.17 xse320xne100xsw20xsw100xne80 xse97 x ne40xse299x— to beg, excepting certain portions thereof; also LENOX RD, swc Remsen av, runs w75xsl55.8xsl32xne46.2xnw120.10 to beg; Barbara Silkworth—Pequa Realty Co; Van Allen & Dyckman (A).
LIBERTY AV, swc Doscher, 20x100; Dennis Dumleavy—Jas Grogan et al; McGuire, Delaney & N (A).
LINCOLN RD, ns, 339 w Nostrand av, 38.9x 102.6; Emma K Fairfax—Henry Mangels et al; Shaffer, Howell & H (A).
NEW LOTS RD, sec Sheffield av, 80x90; Home Trust Co—Georgia Bldg Co et al; Harris, Corwin & G (A).
ST MARKS AV, S80; Edw J Maguire—Howard O Wood et al; specific performance; G M Moscowitz (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.

JUNE 6.
DIVISION ST, 199; Morris Brenner—Wm H Crosby; David Chenken (16) 10.00
EAST BROADWAY, 210 Morris Brenner—Wm H Crosby; David Chenken (15) 40.00
201ST ST, Academy st & Harlem River; River; Alexander Wood—United Electric Light & Power Co; F T Nesbit & Co, Inc (14) 22.00
LEXINGTON AV, 287; William Burns—Estate of Philip L Crovat; William McCloskey (17) 854.70
JUNE 8.
DELANCY ST, 77-83; National Fireproof Sash & Door Co—Manhattan Holding Co; Fleischmann & Bros, Inc (24) 300.00
ELDRIDGE, 75; Union Stove Works—Abraham I Levy (21) 185.00
SHERIFF ST, 54; Morris Weinstein—Beckelman Co, Inc; John Beckelman (19) 65.00
41ST, 133 W; Wm A F Alt—Pretoria M Martin, Edward Ferad (18) 210.75
148TH ST, 412-420 W; James F Gordon—Nellie E Peck, Corkemaz Realty Co (22) 29.46
BROADWAY, sec 81st, —x—; National Fireproof Sash & Door Co—Quincy Amusement Co, Fleischmann Bros Co, Inc (23) 1,400.00
MADISON AV, ws, bet 43d & 44th; —x—; Alvey-Ferguson Co—N Y C & H R R Co, Geo A Fuller Co (20) 1,216.11
JUNE 9.
WADSWORTH AV, 200; Alexander Burgess—Augustus V H Ellis (25) 37.39
6TH AV, 626-628; Empire Plastering Co—John Doe, Nathan Pickett (26) 55.00
JUNE 10.
BROADWAY, 2708; Max Zudek—Harry Lowentfeld & Nathan Zwerling (27) 375.00
JUNE 11.
135TH ST, 34 W; Metal Tile Constn Co—Saml Rouse, John L Caven (29) 150.00
1ST AV, ws, 100.5 s 65th, 25x100; Francis Eckmayer—Jacob Munk, Peter Bribar (28) 111.25
JUNE 12.
3TH ST, 141 E; Jos P Ryan—Edith E Francke (30) 81.25
9TH ST, 741 E; Michl Normoyle, Inc—John Neely, N J Neely (31) 45.00
23D ST, 152 E; N Y Electric Installation Co, Inc—Jno Moriarty (32) 100.00
25TH ST, 124 & 126 W; J Portman & Co—Celia Posnansky, Yorktown Realty Co (33) 755.00
64TH ST, ns, 60.9 w Park av, 14.8x 73.5; American Wood Carpet Flooring Co—Jas Brisbane; J R Atkinson (34) 79.00

65TH ST, 20 to 32 W; Julius Coleman & Bro—Sixty-fifth St Realty Co (35) 386.50
56TH ST, 118 to 122 W; Welsh Machine Works—Danl J, Jno S, Harry F and Edw Coleman; Victor Auto Garage Co, Lotos Garage Co (36) 198.20

Bronx.

JUNE 5.
HOE AV, es, 75 s 173d, 50x100; D'Angelo Contracting Co—Wm & Harriett Canning (5) 5,500.00
SOUTHERN BLVD, 943; Kawneer Mfg Co—Kellwood Realty Co & Herman Tanebaum (4) 44.90
JUNE 6.
No Mechanics Liens filed this day.
JUNE 8.
154TH ST, 452-4 E; Harry Gorelick—James S Bryant, Edward Weber (6) 167.00
JUNE 9.
232D ST, E, es, 220.3 w Laconia av, 25x 114; Frederick T Rich—Jno J McGurk, Jno Marx (7) 126.00
JUNE 10.
PALMER AV, ws, 356.6 s Bussing av, 50x100; A M Oesterheld—Gaetano Amigroni & Vincent Polmeri (8) 129.30
JUNE 11.
No Mechanics Liens filed this day.

Brooklyn.

JUNE 4.
AMES ST, ws, 125.5 s Newport av, 50x 100; Saml Gilewitz—Annie Weisman & Morris Weisman 58.00
ESSEX ST, 291-3; Isidor Shkolnick—Barnett Davidson & Meyer Leeralsky 190.00
WATKINS ST, ws, 281 s Livonia av, 20x100; Paul Levy—Max & Mollie Kaufman & Moses Kaufman 750.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; Max Jonas—Esther & Louis Wallin & Clara Kirshner 32.50
JUNE 5.
WARREN ST, 95; M Yasskin—Gaetano & Maria D'Esposito & Julia D Quirino 55.00
41ST ST, swe 4 av, —x—; Realty Supply Corp—Wayfourth Constn Co & Morris Fine 5,096.25
ATLANTIC AV, sws, 260.8 se Flatbush av, —x—; Realty Supply Corp—Marianna H Moody, Louis Jacobs & Jacob Sommer 28.80
SURF AV, nes, 40.8 se W 33d, —x—; Realty Supply Corp—Fany B & Rosie Altschuler & Jacob Sommer 204.74
JUNE 6.
FULTON ST, nec Somers, —x—; Realty Supply Corp—Ethel A Potts 140.31
MIDWOOD ST, 350-2; P Josovitz—A Williams 65.00
12TH ST, 314; M Federgren—Anna Hellman 48.00
PITKIN AV, 1418; G R Browner—Ralph & Giovanni Bervilaquer & Philip Malawitz 50.00
WASHINGTON ST, es, 26 n High, —x—; Realty Supply Corp—Harmanus B Duryea & Jacob Sommer 2,145.25
JUNE 8.
TEN BYCK ST, 55; A Krawitz—Anna F Stadtmuller 138.50
PENNSYLVANIA AV, 365-71; Cohn Cut Stone Co—Glory of Israel Hebrew Institute 854.00
4TH AV, swc 41st, 60x120; Norton & Gorman Constn Co—Wayfourth Constn Co 1,500.00
JUNE 9.
PARK PL, swc Hopkinson av, —x—; H Greenberg—Minnie White & Saml Ginsburg 55.00
MORGAN AV, 589; Jacob Axelrod—Diana Buchanan 58.00
RALPH AV, 530; H Zipkin—Eliz & Herman Kayfetz 167.39
SNYDER AV, nec E 32d, 100x102.6; Turner Constn & Impt Co—Mass Realty Co 286.00
JUNE 10.
FT GREENE PL, es, 277.10 n Fulton, 47x100; G Rasmussen—Hartman Constn Co 900.00
HANCOCK ST, 599-601; Grafton & Son—Grace A Walsh 110.00
PARK PL, 1904; B Goldberg—Minnie White & Saml Ginsburg 100.00
QUINCY ST, nec Sumner av, 100x125; Cross, Austin & Ireland Lumber Co & Sumner-Quincy Amusement Co & Dazie Constn Co 761.01
E 13TH ST, ws, 360 n Av O, 20x100; W Burns—Anna & Isidore Levy 50.00
LOTS 320-1, map of Zabriskie Homestead; G Wallroehl—Eliza Baller & Wm Wirth 150.00

123D ST, 232-236 E; Isidore Levett—Mary Lyons et al; Oct 16'13 97.00
JUNE 10.
50TH ST, 150 E; Isidore Levett—Mary Lyons et al; Oct 16'13 42.50
11TH AV, 628-44; J L Keating & Co—D Auerbach & Sons et al; Feb 14'14 5,250.37
11TH AV, 644; Empire Carting Co—same; Feb 14'14 1,250.00
JUNE 11.
GRAMERCY PARK E, 35-38; J G Lugary's Sons & Co—Gramercy Park Club et al; Mar 7'14 12,200.00
81ST ST, 531 E; Harry Perlmutter—Jno S Sutphen et al; Feb 26'14 45.35
97TH ST, 47 W; Jacob Scheinwald—Mrs Wilson et al; Apr 3'14 110.00
JUNE 12.
No Satisfied Mechanics Liens filed this day.

Bronx.

JUNE 5.
No Satisfied Mechanics Liens filed this day.
JUNE 6.
172D ST, S56-S60-S64 E; National Fireproof Sash & Door Co—Sole Realty & Constn Co et al; Mar 7'14 150.00
JUNE 8.
No Satisfied Mechanics Liens filed this day.
JUNE 9.
No Satisfied Mechanics Liens filed this day.
JUNE 10.
HOE AV, 945-9; Jno Bergfalk—Ensign Improvement Co et al; Feb 26'14 129.79

Brooklyn.

JUNE 4.
ALABAMA AV, nec Hegeman av, 441x 100; Globe Tile Co (Inc)—Vernewl Realty & Constn Co & Louis Geller (Inc); May 18'14 224.73
CORTELYOU RD, swc Ocean av, 69.10x 91.7; Atlas Steel Column Mfg Co—Cortelyou Investing Co (Inc) & General Iron Wks (Inc); Jan 9'14 265.00
MYRTLE AV, 165; Wm T Biff—Anna Trainor & Delia Kelly; Apr 22'14 40.00
JUNE 5.
CLEVELAND ST, sec Pitkin av, 97x150 x38x150.6; Globe Tile Co—Pitkin Cleveland Realty Corp; Apr 16'14 58.00
CLEVELAND ST, sec Pitkin av, 50x100; Louis Shepeloff—Pitkin-Cleveland Realty Corp; Abr Frankel & L H Pincus; Mar 27'14 58.00
SAME PROP; Square Lumber Co—same; Feb 19'14 254.65
SAME PROP; Levin Kronenberg & Co—same; Apr 17'14 85.77
CLEVELAND ST, sec Pitkin av, 35x 110; Morris Cohen—Pitkin-Cleveland Realty Corp; Apr 20'14 56.00
SAME PROP; J Goldstein & ano—same; Feb 27'14 50.00
SAME PROP; A Meschkow—same; Apr 10'14 25.00
NOSTRAND AV, 319-21; Aaron T Polhemus—Meyer Kahn & Saml Langer; Dec 28'11 121.68
JUNE 6.
ST JOHN'S PL, 411, 415, 427 & 431; Abraham Fogel—Emanuel Lieberman & Public Constn Co; Nov 29'13 550.00
JUNE 8.
E 23D ST, ws, 134.8 n Av D, —x—; Moskovitz Bldg Co—Jacob Schauf; Apr 14'14 150.00
AV P, nwc E 14th, —x—; Realty Supply Corp—Provident Associates; Dec 9'13 150.33
AV P, nwc E 13th, 100x100; Max Savedoff—Providence Realty Co, Edwin F Kaufman & F Jones & Sons; Jan 23'14 70.00
AV P, nwc E 13th, 100x100; Starwood Turning Co—Provident Associates; Dec 10'13 1,175.00
SAME PROP; Jos Sidoti—same; Apr 14'14 66.00
SAME PROP; A P Nogle Co Inc—same; Dec 3'13 924.00
SAME PROP; Morris Wax—same & Jos Cohn; Feb 24'14 107.00
SAME PROP; Martin Luther—same; Mar 11'14 420.00
SAME PROP; Oliver B Taylor Inc—Provident Associates, Maurice Goldstein & Midwood Plumbing Co; Nov 24'13 180.39
JUNE 9.
TROUTMAN ST, 183-5; Conrad Valentine—Estate of Fredk Wolf; Feb 28'13 81.83
AV H, ss, 150 e Ocean pkway, —x—; Chas H Finch & Co—Economy Homes Co; May 20'14 834.00
DUMONT AV, swc Douglass, —x—; Moses Annenberg—Douglass Bldg Co & Saml Bernstein; Nov 13'13 63.60
DUMONT AV, nwc Ames, 240x100; Hendrix Bldg & Development Co—Douglass Bldg Co; Dec 19'13 200.00
DUMONT AV, swc Douglass, 240x100; same—same; Dec 19'13 200.00
MORGAN AV, es, 25 n Anthony, 25x100; Wm H Tiedeman—Charlotte & Wm Muller; Mar 7'14 100.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x40; David Weiss—Esther Wallin & Louis Wallin (agent); Apr 28'14 98.50
JUNE 10.
POWELL ST, es, 150 s Livonia av, —x—; N Bernstein—Powell River Co & Michl Gershenoff; May 28'14 435.00
55TH ST, sws, 100 nw 8 av, 40x100.2; Michl F Kelly—Marie Backie & Williamsburgh Savgs Bank; May 15'14 525.00
WILLIAMS AV, ws, 220 s Sutter av, 80x100; Brownsville House Wrecking Co—Habaena, Inc; Apr 9'14 175.93

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

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JUNE 6.
30TH ST, 114 W; Lawrence Garvey—J B McCoy & Son et al; May 29'14 78.00
44TH ST, 42 W, Isaac Libson—Association of the Bar of the City of N Y et al; June 2'14 606.20
JUNE 8.
No Satisfied Mechanics Liens filed this day.
JUNE 9.
48TH ST, 155 E, Isidore Levett—Mary Lyons et al; Oct 16'13 67.00
59TH ST, 38 W; Sterling Veiling & Lathing Co—Thirty-eight West Fifty-ninth Street Co et al; Apr 24'14 160.00
59TH ST, ss, 245 e 6 av; Isaac Simons et al—same; Apr 27'14 4,251.30
62D ST, 223 E; Isidore Levett—Mary Lyons et al; Oct 16'13 30.00

ATTACHMENTS.

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

Manhattan.

JUNE 4. FÖRSCHIMER, Arthur, Karl, Hans & Jennie; Bartholomew L Stafford; \$4,392.64; Burlington & Montgomery & Becker.

JUNE 5. LAMBERT HOISTING ENGINE CO; Harry J Stockum; \$3,398.78; Bonyng & Bonyng.

JUNE 6. WORCH, Adolph & Edgar; John Vigouroux; \$16,895.50; Niebrugge & Maxfield.

JUNE 8, 9 & 10. No Attachments filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

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

Esposito Giovanni, 1st av, 2415.. 745.90
Ermino Esposito. Fixtures .. 240.00
Lazere & Kaplan. 124th st, 434 E.. 240.00
Fairbanks Co. Machines .. 240.00
Mail & Express Co. Broadway, 203 & Fulton st, 164-S.. Washington Trust Co; all chattels, &c, due Feb 31 .. (R) 400,000.00
Shipley, Walter P & Geo Vaux Jr. Waverly pl, 26.. Peter Coughlin & Chas E Brown Co Inc & Danl W Coughlin; consent to transfer of chattel mtg dated Oct 24 '13 .. 310.73
Spiselman, Louis. 6th av, 440.. Fairbanks Co. Machines .. 310.73

Bronx.

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

Jacob Cohen Constn Co. Honeywell av, s/wc Bronx Park S, -x-.. Mutual Gas & Electric Fixture Co. Lighting Fixtures .. 775.00
Lubin, J H. 978 Freeman st.. Albert Gas Fixture Co. Gas Fixtures .. 102.50
Valentino, Ernesto. 494 E 141st st.. Ermino Esposito. Mirrors, &c. Barbers Fixtures .. 887.00

Brooklyn.

JUNE 4, 5, 6, 8, 9 & 10.

Aquino, Giovanni. Surf av & W 37th st.. Colonial Mantel & Refrigerator Co. Refrigerators .. 360.00
Harbor Suburban Bldg Savgs Assn. No address.. A B See Elec Elev Co.(R) 775.00
Levy & Baird. Pacific st nr 4th av.. Raisler Heating Co. Heating Apparatus .. 2,500.00
Miller Bldg Co. Prospect & Ralph av.. Selberling Gas Fix Co. Gasm Fix. 625.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JUNE 8. 51ST ST, 33 W; Hosmer J Barrett loans Andon Corpn to erect a -sty bldg; - payments .. 119,500.00

JUNE 11. 126TH ST, 601 W; Franklin Savings Bank in the City of N Y loans Westmoreland Constn Co to erect a 6-sty apartment; 3 payments .. 150,000.00

FT WASHINGTON AV, s/wc 170th, 100.1 x150; Montrose Realty Co loans 114th St & 7th Av Constn Co to erect a 6-sty apartment; 16 payments .. 217,000.00

Bronx.

JUNE 5. TRAFALGAR PL, es, 75 s 176th, 50x78; Manhattan Mtg Co loans Traf Bldg Co Inc to erect a 5-sty apartment; 13 payments .. 30,000.00

EAGLE AV, es, 100 n 161st, 100x130; Prospect Investing Co loans Chas T Streeter Constn Co to erect 2 5-sty apartments; 9 payments .. 66,000.00

JUNE 6. 167TH ST, sec Findlay av, 25.8x100; City Mortgage Co. loans A JS chwartzler Co to erect 5-sty apartment and five 6-sty apartments; 10 payments .. 112,500.00

BRONXDALE AV, n/wc of lot 45; Edward E Ashley loans Edward A Schill & Fredericka Schill to erect 2-frame dwelling; 1 payment .. 5,000.00

BRONXDALE AV, n/wc lot 46; Frederick A Southworth loans same to erect 2-sty frame dwelling; 1 payment 5,000.00

JUNE 9. 187TH ST, sec Crotona av, 70x100; James G Wentz loans Cosenzo Bldg Co to erect two 5-sty apartments; 9 payments .. 52,000.00

LOT 133, map of Bronx Terrace; John Bussing, Jr. & Amanda Bussing loans Frederick F Byron to erect a 2-sty brick building; 2 payments .. 3,000.00

JUNE 11. 166TH ST, nec College av, 350x100.1; City Mtg Co loans Tully Bldg Co Inc to erect 9 5-sty apartments; 12 payments .. 164,000.00

ORDERS.

Brooklyn.

JUNE 4. OSBORN ST, 300; Zommick & Ratnoffsky on Peter L Karp to pay Zenzer & Reichelson .. 42.50

SAME PROP; same on same to pay Block & Greenberg .. 98.75

JUNE 9. STERLING PL, sec Rochester av, 95x 100; J V Cunningham, inc, on Spencer Aldrich to pay Terminal Lumber & Trim Co. 166.70
74TH ST, ns, 395.11 e Stewart av, 140x 100; Mafin Constn Co on Lawyers Title I & T Co to pay B Werner. 268.50

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-ewer 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.)

Week Ending June 12, 1914.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 91--Mitchell Meyerowitz .. C
Bayard st, 43--Jacob Sandler .. C
Bleecker st, 7--Nathan Bernstein .. C
Bleecker st, 7--Harry Levine .. C
Bleecker st, 7--Joseph F. Richard .. C
Bleecker st, 15--Hyman Siegel .. C
Bleecker st, 17-19--Henry Anderson, Anderson & Greenberg Co. .. C-G
Bleecker st, 17-19--Harry Slupsky .. C-G
Bleecker st, 17-19--Samuel & Harry Weitz, G-A-C
Bleecker st, 17-19--Isadore Kreisman & David Schwartz .. G-C
Bleecker st, 20--Est. John E. Pye .. C
Bleecker st, 20--Harry Rosenthal .. G-C
Bleecker st, 20--Louis Bergowitz .. G-C
Bleecker st, 20--David Feldman & Krivitsky, G-C
Bleecker st, 20--Samuel Blum & Brickner .. G-C
Bleecker st, 20--Max Goorland .. G-C
Bleecker st, 22--Blum & Bernfield .. C
Bleecker st, 22--Est. John E. Pye .. C
Bleecker st, 22--Isidor Grubman .. C
Bleecker st, 22--Samuel Seltzer .. C
Bleecker st, 22--Isaac Hermn & Son .. C
Bleecker st, 24--Kramer & Brownstein .. C
Bleecker st, 24--Wolf Granginer .. C
Bleecker st, 24--Meyer Breitman .. C
Bleecker st, 24--Est. John E. Pye .. C
Bleecker st, 42--Hyman Morgenstern .. C
Bleecker st, 42--Harry Rabach .. C
Bleecker st, 42--Bernard Pester .. C
Bleecker st, 51--Isadore Teitelbaum, Stillman and Belawsky .. C
Bleecker st, 61--Charles Leifer .. C-G
Bleecker st, 83--Chas. Ranft .. C
Bleecker st, 119-21--Max Spiro & Co. .. G
Bleecker st, 119-21--Isadore Lasner & Jacob Palestine .. G
Bleecker st, 119-21--Isaac Feinberg & Frank Picarello .. G
Bleecker st, 119-21--Samuel Joseph .. G
Bleecker st, 124--Novick Bros. .. G
Bleecker st, 124--Sterling Pants Co. .. G
Bleecker st, 124--Leo Newhouse & Co. .. G
Bleecker st, 124--Joseph Waldman .. G
Bleecker st, 124--J. & L. Waldstein .. G
Bleecker st, 124--Max Udell & Co. .. G
Bleecker st, 124--International Raincoat Co. G
Bleecker st, 124--Charles Fine .. G
Bleecker st, 135-7--Puritan Dress Co. .. G-C
Bond st, 2--Peerless Coat & Pad Co. .. C
Bond st, 2--Clara Nagler & Lena Dolan .. C
Bond st, 2--Otto J. Muller .. C
Bond st, 4--Morris Bottleman .. C
Bond st, 4--Joseph Ginsberg .. C
Bond st, 4--Isaac Adelman .. C
Bond st, 8--Model Flower & Feather Co. .. C
Bond st, 22--Edw. Semmons .. C
Broome st, 171-7--Isadore Flasterstein .. G
Broome st, 197--Samuel Goldman .. C
Broome st, 198--Edoff Mandel .. C
Broome st, 198--Jacob Harrison, Empire Table Co. .. G-C
Broome st, 344-46--Acme Pipe Co. .. G
Broome st, 344-46--Seleg A. Kors .. C
Broome st, 372--Jacob Levy .. C
Broome st, 372--Press Bros. & Karpas .. G
Broome st, 372--Aaron Saftro .. G
Broome st, 372--Hyman Block, H. & M. Paper Co. .. G
Broome st, 372--Frank Garbit .. G
Broome st, 381--Savoy Can Co. .. G
Broome st, 381--Louis Schmenan .. G
Broome st, 381--James Eichel .. G
Broome st, 381--Angelo Aigo .. G
Broome st, 403-407--Samuel Resnick .. G
Broome st, 403-407--William Spycajski .. G
Broome st, 403-407--Jno & P. B. Myers .. C

- Broome st, 403-407--Schiff Jewelry Co. .. G
Broome st, 438--Pietro Cannizzare .. G
Catherine st, 22--Chas. Abraham, et al. .. C
Chambers st, 93--Alfred Field .. D
Chambers st, 165--Angelo Calitri .. C
Cherry st, 41-3--Maria Lutz & Ferdinand Webb .. D-C-F-B
Cherry st, 41-3--Valentin Aguirre .. A-F-C-O
Cherry st, 297-303--Sam & Max Mirsky .. I
Cherry st, 297-303--Louis Zeichner & Son .. D
Cherry st, 297-303--Morris Lutzky & David Guterman .. D-C
Cherry st, 297-303--Wolf Rappaport .. I
Cherry st, 297-303--Wolff Zebludsky .. I-C
Cherry st, 297-303--Isaac Titlebaum .. I-C
Cherry st, 297-303--Gordon & Kram .. I-C
East Broadway, 123--Burmin Bros. .. I
Front st, 78--W. H. Force & Co. .. H
Fulton st, 176--Est. Timothy G. Sellow .. SS
Greenwich st, 350-54--Andrew Davey .. H
Maiden la, 14--Alfred D. Pell .. SS
Mulberry st, 5-9 (rear)--Consolidated Gas Co. I
Mulberry st, 5-9 (rear)--Est. Wm. Nelson, D-C-F-B
Rivington st, 4--Michael F. Lyons .. B-F-C-E-D
Water st, 610--Nathan Burren .. H-A-L
Water st, 745--Hecker-Jones Jewell Milling Co. .. C
Wooster st, 70-72--Wakefield Hat Co. .. C

Numbered Streets.

- 1st st, 60 E--Jablou Bros. .. H-A
3d st, 16 E--Selig Rosenzweig .. C
3d st, 16 E--Seide Henig .. C
4th st, 41 E--Wm. P. Woodcock .. C
4th st, 41 E--A. Lesser & Co. .. G
4th st, 41 E--Skikora & Greenblatt .. G
4th st, 41 E--Bernard Moorstein .. G
8th st, 8 E--Moskowitz Bros. .. G
8th st, 8 E--Galatz, Greenberg & Berman .. G
8th st, 8 E--Bregor & Son .. G
8th st, 14 E--Morris Friedman .. G-C
8th st, 14 E--Joseph London .. G-C
8th st, 14 E--Max Goldberg .. G
8th st, 14 E--J. Berger & Co. .. G
8th st, 14 E--Rosenfeld & Spector .. G-C
8th st, 15 E--Elias Lasner .. G
8th st, 23 E--Abr. Hyman .. G
8th st, 23 E--Max Leible .. G
8th st, 23 E--Karochatka Fur Co. .. G
8th st, 60 E--Romer & Wachtel .. G-C
8th st, 67 E--Samuel Bolt .. G
8th st, 67 E--Morris Schmir .. G
9th st, 55 E--Charney & Glegow .. G-C
9th st, 55 E--Jacoo Rosen .. G-C
9th st, 55 E--Max A. Keim .. G
9th st, 55 E--Jos. Horowitz .. G-C-A-I
9th st, 61 E--Atwood Bindery Co. .. G
9th st, 61 E--Hyman Lieberman .. G
9th st, 61 E--Rann Marabou Co. .. G
10th st, 291 W--Beadleston & Woerz .. C
12th st, 36-8 E--Bernard Kaplan & Harry Gelfond .. C
12th st, 36-8 E--Morris Rosenman .. C
19th st, 133-35 W--Morris Druss & Louis Rosenberg .. A-G
19th st, 133-35 W--Linde & Rubin .. G
19th st, 133-35 W--Jacob Steitelman .. A-G
19th st, 133-35 W--Paragon Dress Co. .. A-G
19th st, 133-35 W--Max Fishkin .. A-G
20th st, 9 W--Harry Canaan .. A-C
23d st, 328-32 E--Henry Meyer .. B-C-F-D
23d st, 328-32 E--Fred Meyer .. E-C-A
23d st, 328-32 E--John P. Lind .. C-L
29th st, 158-60 W--The Alton Dress Co. .. I
29th st, 158-60 W--Calman & Aaron Rosenfeld .. I
29th st, 158-60 W--25th St. Constr. Co. .. I
30th st, 11 W--Frank Bruder .. C
36th st, 524-32 W--N. Y. Automobile Garage Co. .. L-C-K
38th st, 8-14 W--Powers & Mayer, Inc. A-G-L-C
40th st, 32 W--Engineers' Club .. H-D-C
41st st, 342 E--H. L. Freman .. L
49th st, 244 W--The Westinghouse Air Spring Co. .. A-G
52d st, 107 W--Mrs. Whitelaw Reid .. H
52d st, 109 W--Ogden Mills .. H-G
54th st, 115 W--Luther Kountze .. H-D-C
54th st, 119 W--Mrs. Washington Wilson .. A-C
54th st, 136 W--Yellow Taxicab Co. .. A-G-C
54th st, 157 W--Wm. R. Frommarter .. H-G-A-C
54th st, 233-39 W--Harrolds Motor Car Co. A-O
54th st, 241 W--William Sommer .. C
54th st, 241 W--Est. Theresa Sommer .. C
55th st, 245 W--Donnelly & Co. .. H-A-L
55th st, 245-9 W--Motor Car Service Co. .. G
57th st, 224 W--Columbia Weighing Machine Co. .. H-C
57th st, 225-7 W--The Stewart Co. .. H-A-G-C
57th st, 518-22 W--Martin Hart .. H-A-D-L-G
62d st, 38 W--Marmon New York Co. .. A-H-G
65th st, 52 W--Mrs. Louise Hauck .. C
66th st, 40 W--West Side Y. M. C. A. D-G-K-A
66th st, 408 E--Columbia Carpet Cleaning Co. C
67th st, 17 W--David Huyler .. H-A-D-O-G
68th st, 20 W--Hotchkiss Garage Co. .. K-L-C
75th st, 207 W--Ansonia Garage .. H-O-L-C-K
76th st, 61 E--Clifford V. Brokaw .. H-G-A-C
77th st, 75 E--Mrs. J. J. Wysong .. K-C
80th st, 223 W--Dugan & Sherman .. L-C-K
84th st, 1 E--L. G. Hamersley .. H-G-K-C
91st st, 292 E--Geo. Ringler & Co. .. H-L-SS
98th st, 208 E--Lawyers' Mfg. Co. .. C
105th st, 431 E--C. D. Jackson & Co. A-G-K-D
107th st, 102-6 W--Royal Garage Branch. G-L-C
114th st, 304 W--Florence Rittwagen .. C
114th st, 304 W--Gustav Reyelt .. C
122d st, 50 E--Bernard Gordon .. K-A
129th st, 145-56 E--Est. Henrietta Manning, SS-D-B-C-F
129th st, 145-56 E--Solomon Epstein .. A-E-G
132d st & 12th av--Sternberg Motor Truck Co. .. D-H-C

Named Avenues.

- Amsterdam av, 2080--Nathan Spiegler .. G
Bowery, 82--Hoffman & Itkin .. G
Bowery, 143--Lyons Hotel Co. .. C-F-A-D
Bowery, 306--Michael J. Adrian .. C
Bowery, 306--Samuel Sommer .. C
Bowery, 350-2--Peter A. Hegerman .. C
Bowery, 350-2--Samuel Litchig .. C
Broadway, 626--Albert & Hugo Veith .. C
Broadway, 737--Abraham New & Co. .. C
Broadway, 737--Adolph Klingler & Aaron Bach, G
Broadway, 749--J. W. Smith .. G
Broadway, 749--Barnett Moss .. G
Broadway, 777--Morris Goldsmith & Goldsmith, C
Broadway, 777--Michael Levy & Bros. .. C
Broadway, 1781--Samuel Shechter .. G
Broadway, 1781--Jacob Gardiner .. G
St. Nicholas av, 641-7--St. Nicholas Garage & Taxicab Co. .. L-G-F

Numbered Avenues.

1st av, 583—Est. Henry E. O'Brien...C
1st av, 1810—Hencken & Willenbrock Co...L
1st av, 110th-111th sts—Standard Gas Light Co...G
2d av, 2076—Drosin Bros...H-A-G-E
5th av, 57—Cohen & Co...G
5th av, 57—Goldner & Kramer...G
6th av, 93-95—Angelino Sartirano...E-C-D
7th av, 435-168 West 34th St. Co...B
8th av, 370—Angelino Sartirano...E-A-D
8th av, 370—Samuel Friedlander...A-C
8th av, 370—New York Edison Co...D
10th av, 583—Louis Gilman...D-G-A
10th av, 583—Angelino Sartirano...D-F-A

BRONX ORDERS SERVED.

Numbered Streets.

145th st, 342 E—John Doe...C
149th st, 124 E—Wm Tilden Koch...H-G-C
175th st, 778 E—Abraham Mayer...H-G-A

Named Avenues.

Bailey av, 3320—Ahnenam & Younkheere...A-H-G
Barnes av, 4820—Ralph Wilson...A-H-G-C
Bolton av, es, 225 ft s Lacombe av—Chas Miller...L-C
Gerard av & 150th st—The R & L Co...L-C
Marion av, 2564—Mrs E B Beandry...H-G-A
Morris av, 1005—Coude & Trube, H-A-G-L-O-K-C
Webster av, 1838—Northern Union Gas Co...L

Numbered Avenues.

3d av, 2456—Savotsky Sheftman Co...F
3d av, 3516—Conrad Ropp...A-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ames st, 104—Meyer Applebaum...M
Boerum pl, 27—Joseph Zinkand...L-C
Bridge st, 405-7—Morris Selig...C-F-A
Charles pl, 8-10—John W Lind...A-L
Chauncey st, 193—Louis Nekritz...K-G-O-L-C
Columbia Heights, 50-54—De Haven Mfg Co...D
Cumberland st, 360-66—Cumberland Garage Co...L-G-M
Dean st, 44-46—Pacific Motor Service...A-H
Degraw st, 266—Louis B Enton...A-L
Diamond st, 54—Henry Barrington...D-L
Fulton st, 52-56—Albert Genevise...B
Fulton st, 109-11—Albert Genevise...C
Fulton st, 281-85—Hugh L Willoughby...C-B
Fulton st, 505—Abraham Praeger...G-C
Grace court, 21—R V Alexander...G-A
Greene st, 275-89—Robert Bertelli...A-C
Halsey st, 664-6—Enterprise Garage Co...L-A-C
Herkimer pl, 35-41—Thibaut & Walker...C
Herkimer st, 233-45—Sheffield Farms Slawson-Decker Co...A
High st, 8—Mark Aaron...C
Madison st, 46—Standard Shellac Co, Inc...H
Newell st, 199-201—R M Auto Repair Co...C-K
Pearl st, 187—Bklyn Electrotpe Co...D-A-C
Pierrepont st, 152-4—Bklyn Union Gas Co...C
Sands st, 153—Bklyn Union Gas Co...C
Sands st, 153—Isaac Bernstein...C
Sands st, 153—Dominick Falco...A-G-C
Sterling pl, 109—Wm F Voll...L-C
Sterling pl, 481-87—Utility Garage Co, Inc...L-G
Taaffe pl, 282-98—Jos Beechman...C
Union st, 837-9—Conrad & Hubbe...H-A-L-C
Wallabout st, 127-37—Duhamel & Sons...G
Wallabout st, 254-56—Lazerkowitz Realty Co...D
Wallabout st, 258-60—Max Weiser & Louis Plosky...G-C-D
Wallabout st, 258-60—Lazerkowitz Realty Co...D
Wallabout st, 258-60—M M W Hat & Cap Co...C-D
Walworth st, 46-50—Louis Leiser...C
Warren st, 284-6—James J Fox...J

Numbered Streets.

4th st, 104-14 S—The Interstate Elec Novelty Co...C
4th st, 104-14 S—Pahl Hoyt Co...C
4th st, 104-14 S—Borgenicht Kornreich & Co...C
5th st, E ws bet 18th av & Av F—Parkville Congregational Church...A
6th st, 109 S—Bklyn Union Gas Co...C
13th st, 144 Bay—Marie Dobuzicka...C
16th st, 2868 W—Nicola Brunetti...C
39th st, 852 ft w 2d av—H W Johns-Manville Co...C
40th st, 254—John E Sullivan...C
55th st, 359-63—Bay Ridge Garage...L-A-C
73d st & Shore rd—Henry Mackay...D-A
77th st, 2042—Wm Gremier...B-C

Named Avenues.

Atlantic av, 3018—E J Pfeiffer...L-A
Bedford av, 413-15—Jacob W Berkoff...G-A
Bedford av, 639—Tony Demariou...G-A-L
Bedford av, 754—Jacob Goldberg...G-D-A-L-C
Bedford av, 1108—Edgar E Chinnock...M-G-H
Bedford av, 1108—Benj Herer...K-L-A-M
Bedford av, 1293—Ford Sales & Commission Co...L-H-A-G
Classon av, 101—The Waterbury Estate...C
Coney Island av, 1856—James Smith...L-A
Dorchester rd, nwc E 15th st—Flatbush Christian Church...A
Flatbush av, 503—Mary E Reynolds...G-C
Grand av & Hopkins st—Schwarz & Co...L-A-C
Hamburg av, 253—Julius Isaacson...H-A-K
Hoffman blvd, 36-40—Leo Rumboski...L-A-C
Lafayette av, 286—Adelphi Academy...C
Lafayette av, 286—Bklyn Union Gas Co...C
Lafayette av, 431—Woods Garage & Sales Co...H-L-A
Lexington av, 332—M Walsh & Sons...L-A-G-D
Manhattan av, 583—Imperial Garage Co...K-L
Metropolitan av, 771-3—Tony Cassella...J
Myrtle av, 46-48—Sarah Hagerty...C
Myrtle av, 1904—Mrs Minnie Peters...H-A-G
Neptune av, 447-9—Geo W Plant...D-M-A-H
North Washington av, 19—Chas E Baker...L-A-C
Nostrand av, 1764—John T Loew...C
Ocean pkway & Prospect av—Hans P Madsen, A-L
Putnam av, 193—Harry S Haupt...A
St Marks av, 1614-18—Goldstein Bros...C
St Marks av, 1614-18—Schwartz Bros & Kirshman...C
St Marks av, 1614-18—Queens Waist & Dress Co...C
St Marks av, 1614-18—Emanuel Gerard...C
St Marks av, 1614-18—Dean Realty Co...C
Summer av, 399—Arthur R Trezise...A-L-C
Surf av, 1613—Geo Tilyou...A-H-L-K

Numbered Avenues.

5th av, 3920—Henry Helfst...C
17th av, 8013—Isaac Rappaport...D-H-A

QUEENS ORDERS SERVED.

Named Streets.

Franklin st, 211-13—Leopold Gally...H-A-G
Haven pl, 6—Geo A Hess...C-L
Reeds la (Far Rockaway)—Oscar Krause, K-H-A-G
Ulmer Park Pier, 2,000 ft s of—Kjleiberg & Neu...L-A-H-G
Van Loon st & Queens blvd—Henry Miller, A-D-L-H-C

Numbered Streets.

6th st, 51-57 (L I C)—Louis Leiser...C
7th st, 50-52—Josephine S A Russell...C-M
9th st, 72-76 (L I C)—Thibaut & Walker...C

Named Avenues.

Bedford av, nec Eastern pkway—Chas E Hanson...L-H-A
Borden & Riverview avs (L I C)—General Vehicle Co...C
Blvd, nr Meredith av—Arthur E Downing...L-A
Broadway, 66 (Flushing)—Jockers & Stack, L-A-H-C
Cypress av, 816—Newtown Gas Co...C
Freeman av, 304-6 (L I C)—August Munder...C
Hardenbrook av, 8 (Jamaica)—N Y Telephone Co...C
Hillside av (Jamaica)—August Tierman...A-L
Hillside av & Vine rd (Richmond Hill)—Richmond Hill Garage & Machine Shop...A-C
Jackson av, w of 25th st—W A Pullis...L-A-G
Myrtle av, ss, w of Webster av (Queens)—Wm Borges...H-A-G-L
Old Mill Creek—Henry Kermer...L-H-A
Old Mill, ft of Crescent st—Chas A Sundez...A
Queens blvd & Penfold rd (Elmhurst)—Chas A Norbeck, Jr...H-D-A-G
Queens blvd & Penfold rd (Elmhurst)—Theo Fiebigler...L-A-D-C
Queens blvd, nec Queens turnpike—John W Mears...A-G-L
Rockaway rd & Ferry st—Kasper Keller...H-A-K-G
Pier 1, Erie Basin—Wm J Gokey & Co...H-A
Vernon av, 401-17 (L I C)—N Y Architectural Terra Cotta Co...D-A
Washington av, 700—M Marcus & Son...D-A
West av, 136-8 (L I C)—Anthony Co...G
West av, 136-8 (L I C)—Auto Sales Gum & Chocolate Co...C

Numbered Avenues.

5th av, 3 (L I C)—Michael Pantuliano...C

RICHMOND ORDERS SERVED.

Named Streets.

Stuyvesant pl (St. George)—Chas Baezler...L

Named Avenues.

Broadway, 455 (W N Brighton)—Joseph Johnson's Sons...G
Richmond av, 159 (Port Richmond)—Isaac A Silvie, Jr...A-L-C-SS

Numbered Avenues.

5th av, 6 (New Brighton)—Julie Kahle...H-A-G

Board of Examiners.

APPEAL 45 of 1914, New Building 129 of 1914, premises northwest corner Vanderbilt avenue and 45th street, Manhattan, Warren & Wetmore, appellants.

WALLS, height of 12".
APPROVED ON CONDITION that the walls in the first story be made sixteen inches (16") thick, except opposite one elevator near Column No. 31.

APPEAL 46 of 1914, New Building 103 of 1914, premises northeast corner Fifth avenue and 41st street, Manhattan, Townsend, Steidle & Haskell, appellants.

Walls, height and thickness. (Rogers Peet Building).

APPROVED.
APPEAL 47 of 1914, Alteration 276 of 1914, premises 16 West 54th street, Manhattan, George J. Cavalieri, appellant.

Elevator enclosure, Sec. 96.
DISAPPROVED.
APPEAL 48 of 1914, New Building 2254 of 1914, premises 366-368 South 2d street, Brooklyn, Nast & Springsteen, appellants.

Walls, section 31.
APPROVED ON CONDITION that a brick wall at least eight inches (8") thick be built at the point marked "A" on the typical floor plan to extend from the first floor to the underside of the roof-boards; and on the further condition that the partitions forming extensions of the stair-hall shall be of six-inch hollow tile, and the structural steel supporting same shall be fireproofed with at least two inches (2") of approved fireproof material.

APPEAL 49 of 1914, Alteration 898 of 1914, premises 18-26 Walker street and 18-24 Lispenard street, Manhattan, McKenzie, Voorhees & Gmelin, appellants.

Walls, adding seven stories. (Telephone Exchange.)

APPROVED ON CONDITION that the foundations, columns and girders are found by the Bureau of Buildings to be sufficiently strong to carry the additional load of the seven stories to be imposed thereon.

APPEAL 50 of 1914, New Building 502 of 1914, premises 891 Westchester avenue, The Bronx, George Keister, appellant.

Theatre (pictures) and dance hall.
Withdrawn by appellant.

APPEAL 51 of 1914, Alteration 1318 of 1914, premises 32 East 39th street, Manhattan, J. I. Campbell, appellant.

Walls, section 31. Private dwelling.
APPROVED ON CONDITION that the existing foundation and walls be found by the Bureau of Buildings of sufficient strength to carry the additional load to be imposed thereon.

APPEAL 52 of 1914, Alteration 2545 of 1914, premises 16-22 Noble street, Brooklyn, William Higginson, appellant.

Height increased; also area, non-fp. factory and warehouse.
APPROVED ON CONDITION that an additional fireproof exit from the fourth floor be installed on the west side of the building; and on the further condition that the building be equipped with an improved sprinkler system, supplied with fresh water.

APPEAL 53 of 1914, New Building 4950 of 1913, premises 2213 Church avenue, Brooklyn, Robert T. Rasmussen, appellant.

Theatre (width of tunnel).
APPROVED.

APPEAL 55 of 1914, New Building 3184 of 1914, premises north side 13th street, 197 10 1/2 west of 5th avenue, Brooklyn, Shampam & Shampam, appellants.

Walls, section 31.
APPROVED.
APPEAL 56 of 1914, New Building 160 of 1914, premises southwest corner 160th street and Colonial Parkway, Manhattan, Schwartz & Gross, appellants.

Basement entrance, height. Section 105.
APPROVED.
APPEAL 57 of 1914, Alteration 1705 of 1914, premises 214 West 42d street, Manhattan, William H. Gompert, appellant.

Dancing floor, temporary. New Amsterdam Theatre.
DISAPPROVED.
APPEAL 54 of 1914, New Building 1196 of 1914, premises 183-189 Hunter avenue, Queens, John Boese, appellant.

Theatre (pictures). Gradients in lieu of steps.
APPROVED ON CONDITION that the steps at the side exits "C" and "D" be eliminated, and that a gradient be substituted, together with such steps as the Bureau of Buildings may permit.

APPEAL 58 of 1914, Alteration 1602 of 1914, premises 55-60 West 66th street, Manhattan, William H. Gompert, appellant.

Balcony non-fireproof. St. Nicholas Rink.
Withdrawn by appellant.

APPEAL 59 of 1914, New Building 137 of 1914, premises southwest corner 78th street and West End avenue, Manhattan, Schwartz & Gross, appellants.

Walls, party. Sections 37-39.
APPROVED ON CONDITION that the structural steel and footings be made of a strength satisfactory to the Bureau of Buildings.

APPEAL 60 of 1914, New Building 3014 of 1914, premises 246-260 Pacific street, Brooklyn, Benj. Cohn, appellant.

Walls, section 31. Six-story tenement.
APPROVED ON CONDITION that the openings in the brick wall at the points marked "A" in all stories shall be provided with fireproof doors.

APPEAL 61 of 1914, New Building, 3068 of 1914, premises 158 and 160 South 3d street, Brooklyn, Charles J. Reinschmidt, appellant.

Walls, section 31. Tenement.
APPROVED ON CONDITION that an unpierced brick division wall at least eight inches thick be provided on all stories at the points marked "A," this wall to extend from the first floor to the underside of the roof-boards.

APPEAL 62 of 1914, New Building 3097 of 1914, premises 204-206 Ross street, Brooklyn, Charles J. Reinschmidt, appellant.

Walls, section 31. Tenement.
APPROVED ON CONDITION that an unpierced brick division wall at least eight inches thick be provided in all stories at the points marked "A," to extend from the first floor to the underside of the roof-boards; and on the further condition that the vestibule enclosure forming extensions of the stair-halls in all stories be enclosed with six-inch terra cotta block partitions, carried on properly fire-proofed steel supports.

APPEAL 63 of 1914, New Building 157 of 1914, premises southwest corner Seventh avenue and 59th street, Manhattan, Buchman & Fox, appellants.

Walls, sec 31. Apartment hotel.
APPROVED.
APPEAL 64 of 1914, New Building 148 of 1914, premises, 14 East 46th street, Manhattan, Lorenz F. J. Weiber, appellant.

Walls, Sec. 32-39.
APPROVED ON CONDITION that the walls in cellar and first story are made the thickness required by the Code; and that all walls are laid up in Portland cement mortar.

Garages and Explosives.

An ordinance to amend the regulations of the Municipal Explosives Commission, the same being a chapter of the Code of Ordinances, relating to Garages.

Be it ordained by the Board of Aldermen of Commission, reading as follows:
Section 1. Section 370a is hereby added to the regulations of the Municipal Explosives Commission, reading as follows.

Sec. 370a. No garage permit for the storing of motor vehicles containing volatile inflammable oil in their fuel tanks shall be issued for any building, shed or enclosure, unless that portion of such building, shed or enclosure in which such motor vehicles are stored is constructed of fire-resisting material; the provisions of this section to apply only to premises where no volatile inflammable oil is stored, and which are situated:

(a) Within 25 feet of the nearest wall of a building occupied as a tenement house, church, hotel, place of public amusement or assembly, school, wholesale drug store, premises where dry goods or other highly inflammable materials are manufactured or kept for sale, cleaning and dyeing establishments, or any premises where combustible fibres are stored.

(b) Within 50 feet of any premises where ammunition or fireworks are manufactured or stored; where inflammable or combustible mixtures, paints, varnishes, lacquers or matches are manufactured or stored in wholesale quantities; where nitro-cellulose products are used for further manufacture, or where inflammable motion picture films are manufactured or stored in quantities aggregating more than 10,000 feet.

(c) Within 100 feet of any premises where calcium carbide is manufactured or stored in quantities exceeding 120 pounds; or where gases under pressure are manufactured or stored in quantities greater than 250 cubic feet.

(d) Within 200 feet of a magazine for the storage of explosives, of the First, Second, Third or Fourth Class.

The provisions of this section may be modified by special permit issued by the Fire Commissioner, when in his judgment the strict enforcement thereof would work undue hardship.

Section 2. This ordinance shall take effect immediately.
Adopted by the Board of Aldermen May 26, 1914.
Approved by the Mayor May 29, 1914.

# BUILDING MANAGEMENT

## VENTILATION OF LOFT BUILDINGS

By WILLIAM J. BALDWIN

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

SCIENTIFIC and thorough ventilation of loft structures in New York City is in its infancy, and up to the present time far from sufficient thought has been given by architects and others to this most important subject. This is particularly true of lofts used for manufacturing purposes, even those erected in the lower Fifth avenue section. The regulations in regard to factory laws relating to ventilation are "a joke." Few buildings are provided systematically with fresh air and none in sufficient quantities to be adequate. Dr. Elizah Harris, an advanced authority for his time and once president of the Board of Health, confounded the cubic space allotted to a person within a building with real ventilation.

### Blinding the Public.

This conception of ventilation still pertains to the space in a tenement house and to the space on the floor of a school, but it is not ventilating. It is true that the floor space should be limited to some minimum for convenience and for other reasons, but any provision in a tenement house law, or in a factory law, or a school law, that does not provide for the systematic admission of uncontaminated air to closed buildings, only goes to blind the public, and the individuals who work in these lofts in our great cities.

Conditions are almost as bad in our office buildings. The City of New York is the first great sinner in this regard, as it builds great municipal buildings with hundreds—say probably thousands—of clerks to a floor without adequate or no ventilation, and the great insurance companies are also guilty of neglect with their employees, male and female, when they coop them up in rooms, with scarcely elbow-room and without ventilation.

### Lower Fifth Avenue Conditions.

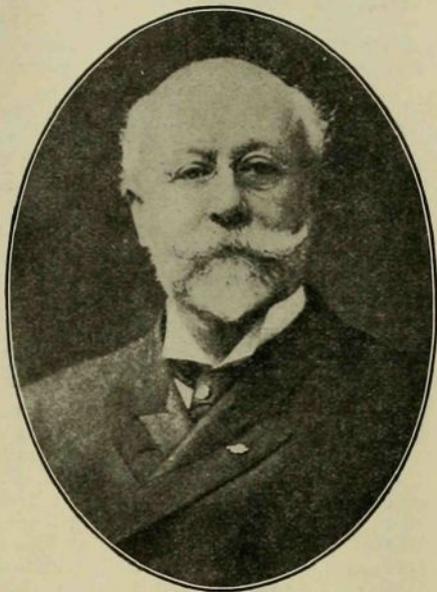
The handsome industrial buildings recently erected on lower Fifth avenue, which are nothing but factory lofts, mostly devoted to the making of clothing, are one of the first considerations for improvement. It is here, where hundreds of operatives are working with sewing machines, elbow to elbow, with less room between them than is allotted to children in public schools, that the first direct effort should be made.

These people are laborers and must come under factory laws and they are huddled together and crowded as no human beings ever were before in factories, on account of the great rent cost of floor space; and the necessity for having to turn out clothing and other products, in an area where rents are so relatively high, that the condition is forced on the manufacturer; and he in turn forces it on his laborers, because there seems nothing else to do.

One only has to go to Fifth avenue, south of 23d street, between the hours of 12 and 1 p. m., any working-day, to see the crowds of humanity that "bolt" their luncheon in about ten minutes, that they may have fifty minutes of fresh air on the sidewalks of Fifth avenue.

### Machine Operators Need Air.

During the two working sessions of four hours each, when these people are at their machines, they are absolutely without fresh air, except through the convenient (or accidental) opening of a door or a window, and this is absolutely no ventilation, and by ventilation I mean a change of air, sufficient to keep the air of the room at some standard of purity fixed by law, and if the term is not suitable then at some stand-



WILLIAM J. BALDWIN.

ard of vileness and vitiation that is tolerable.

The cubic contents of a space allotted per capita can never be considered as having any bearing on the quality of the air in habitable enclosures, after the first few minutes of occupancy. The air space in an ordinary factory loft on Fifth avenue is vitiated beyond the health point in ten minutes.

### Vitiated Air.

If we consider a floor space of 36 square feet per individual with a height of 9 feet we have but 324 cubic feet of space per capita, and this is more than the average condition. The air in this space is vitiated to the poorest conditions, tolerated in our schools under the law, in ten minutes and at the end of a four-hour working session it is vitiated to twenty-four times the school standard, while at the end of a nine-hour day it is vitiated to fifty-four times the school standard.

A light-shaft with a few windows, or a whirrig of a wheel in a sidewall or window, simply deceives the public, and furnishes a pretense that satisfies the well-intentioned investigator who does not know what ventilation is or should be. The word "ventilation" as applied to buildings should mean nothing except an ample supply of good pure air, the best we can obtain from the outside, and the quantity should be fixed within some reasonable limit. The ordinary acceptance of the word is a misnomer.

### The Closed Window.

Windows are not ventilators unless they are open, and such opening as can be tolerated in cold or wet weather rarely affects the quality of the air of these human bee-hives sufficient to be appreciable. It is argued that the common standard for the amount of oxygen in the air outside being 20 per cent., that even if it falls to 17 per cent. within the room, the person has only to breathe a little deeper, and still obtain the necessary amount of oxygen.

This is true to some extent, if it only relates to the oxygen in pure air, but the person who makes this argument rarely points out that the carbonic acid increases in about twice the ratio that the oxygen disappears. When he is reminded of this, his argument is that the carbonic acid in the air is neutral and that it has no greater effect on the in-

dividual than the nitrogen in the air. This might also be conceded if we were thinking only of an excess of carbonic acid in good air, but there is also the question of humidity to be considered, and what is this humidity but the vapor carried out of your neighbor's lungs and through his skin and added to the air of the room, to be breathed over and over again in the impure air of the room.

On a warm, damp day in summer the relative humidity may be 80 per cent. or more and this in itself demands a change of air to keep the percentage of moisture from increasing. A low relative humidity is absolutely necessary to keep down the temperature of the body.

There is also a fourth element in this question, which is the relative density of the air. At 80 or 90 degrees of the thermometer the density of the air has decreased so much from what it would be at 60 degrees that the lungs of the individual have not only to take care of an increased amount of air due to the diminution of oxygen and an increased amount of air due to the excess of carbonic acid, but in addition an increased quantity of air, due to the reduced density of the air so that the human lung is not able to accommodate itself for any great length of time to all these conditions, which always exist in an enclosed air space occupied by animals, let them be human or otherwise.

### When Theory Does Harm.

The open-window theorist also inadvertently does harm often. He argues for natural ventilation, instead of systematic ventilation, and he cites the success in hospitals and other places from open windows, or from putting the patient out of doors on the galleries or on the roof.

From his standpoint he is correct, for where can we get better ventilation than out of doors? He forgets, however, that he is opposing systematic ventilation—at least indirectly—as he seems to see only the condition he has to deal with, forgetting that he cannot put a girl who runs a sewing machine in warm blankets on the roof, or out of doors on a hospital cot. Neither can all the windows in the workshop be opened in January, and the deficiency of temperature made up by wraps, if his young Fifth avenue tailor is to turn out a day's work equal to the young man or the young woman that works in a systematically well-ventilated and properly warmed factory.

An argument used against systematic ventilation is its cost in cold weather.

Ventilation costs money, and when it is realized how much systematic ventilation costs (when warmth is added), those who pay the coal bills either slow down the motor or turn off the heat, and look on the money saved as an entire economy—something saved without a loss.

This, however, is not the fact; there is a loss, and it will be found in the decreased amount of work the operative is capable of producing. It will be also apparent in the general standard of health of the individuals if compared with those in a well ventilated factory.

What can be done to remedy this condition? Where should the economy commence? And will it ever commence unless the people take it into their own hands and insist upon it? If they realized the condition under which they are living they would, and this applies equally to the 75,000 office employees of the city who work at desks in municipal buildings.

## ILLUMINATION OF LARGE BUILDINGS

The Cold, Cheerless Light From Old Type of Arc Lamps, With Their Poor Regulation, Should Not Be Tolerated.\*

By H. B. PIERCE

PROPER illumination does not mean the mere application of light to make objects visible at minimum expense, but, rather, the most maximum comfort to the eye, at the same time producing an effect which is as esthetic as possible. The prime requisites in securing such illumination are adequate wiring, a knowledge of the purpose for which each room is to be used, and as much information as is available on the probable location of furniture and fixtures. In addition, the color of the walls, the ceiling and the floor should be known, as a darkly tinted room may require 50 per cent. more light than one with a bright finish. The architectural style of the rooms should be studied, in order that the illumination may be such as to carry out the effect which the architect desires.

In connection with these specifications it must be known to what extent economy is desired. Too often a good scheme of illumination has been ruined by a desire to reduce the electric light bill, whereas had the matter of economy been discussed in connection with the original design a more efficient, though perhaps less esthetic, installation could have been substituted.

### Exterior Treatment.

The exterior lighting of large buildings, which is often completely omitted, deserves consideration from the advertising standpoint. Not many sights impress the imagination more strongly than does that of an inspiring piece of architecture at night. This emphasis may be secured by outlining the architectural lines of the structure by the use of cluster posts on the sidewalk, or by using luminous arc lamps placed at the curb line and at points of prominence on the building.

In the main lobby of the building, especially if it is a large hotel, the color of the light should tend toward the yellow or reddish tinges, and the effect should be that of brilliant lighting, even if good illumination has to be sacrificed to some extent in accomplishing this end. The cold, cheerless light from the older type of arc lamps, with their poor regulation, should not be tolerated. The public must be invited to enter, and there can be nothing which extends a more cordial invitation than cheerful, bright illumination.

In the lobby of a quiet family hotel the effect should be subdued but cheerful. The effect of the quiet light from the open fireplace is what is desired—not that of the mortuary chapel, which is too often found.

### Determining Working Areas.

A description of the method used in making a detailed analysis of the lighting design for the lobby will illustrate the procedure necessary in all parts of the building. The first step must be a determination of the working areas of the room, the intensity of the light flux and the direction it should have over these areas. These factors can be obtained from an architect's plan and from a knowledge gained by experience in similar installations.

A dense opal globe will absorb 60 per cent. of the light which falls on it, or probably 70 per cent. of the total light flux of the lamp. Hence 40 per cent. of the total light flux generated, or 6,140 lumens, is absorbed in this fixture. The total flux required is now 15,355 lumens, to which is added 25 per cent. for losses

due to the inevitable collection of dirt on walls, ceilings and fixtures. This gives a grand total of 18,945 lumens to be supplied from the nine light sources, or 2,105 lumens from each source. A 250-watt tungsten lamp burning at normal voltage will give 2,350 lumens, while the next smaller size, the 150-watt lamp, will give only 1,260. The 250-watt lamp is then the correct one to select.

### Local Lighting.

For the local lighting a simpler means of computing the additional light required may be adopted—that is, the intensity of the light will vary inversely as the square of the distance from the source. Assuming, for instance, that brackets are placed at a height of six feet on the two front columns, a reading plane two feet above the floor and two feet out from the light source may be assumed for computation. The distance is then about four feet. If a lamp and reflector are selected which will give an intensity of 32 candlepower at 30 degrees with the vertical, the illumination will have been increased by two feet-candles. This could be done by a 23-watt tungsten lamp equipped with an efficient reflector, or by a 40-watt lamp with a less efficient but perhaps more attractive shade.

In the various other rooms of a hotel the use to which the room is to be put is a large factor in determining the nature of the illumination with which it shall be provided. In the dining room of a popular New York hotel three different intensities of illumination are provided. In the guest chambers cognizance must be taken of the fact that light must be available for reading and writing and provision made for ample illumination near the mirrors and dressing table. Lamps in hotel halls should be so placed that there will be no direct light glaring through the transom over the door into the rooms.

### Efficiency in Office Buildings.

In office buildings the effect to be produced is not of cheerful welcome, but of clear-cut efficiency. The entrance should be brilliantly illuminated, with as few curiously designed fixtures as possible. Indirect lighting may be used to advantage on account of the neat appearance presented by the fixtures. The best effects in lighting the rooms of office buildings can be obtained by studding the ceiling with small lamps. The results of some valuable research work on office lighting by Mr. C. E. Clewell show that units should be evenly spaced on centers approximately seven feet apart.

It is in the halls of the modern office buildings the present-day illumination is shown to greatest advantage. The dimly lighted halls of the older office buildings have given way to cheerful, well-lighted passageways which impress a visitor with their business-like attractiveness.

### Depreciation Charges.

H. Shuckmann, in a discussion before the American Society of Mechanical Engineers, gave the following classification of annual depreciation charges as adopted by the plants with which he is connected:

Factory buildings .....	5%
Factory machinery .....	12%
Power plant equipment.....	10%
Electric light system.....	7%
Railway tracks .....	7%
Tools and fixtures.....	10%
General construction, fences, retaining walls, and so on.....	7%
Oil-storage tanks .....	7%
Dwellings .....	5%

## SYSTEM IN MANAGEMENT.

### Monthly Report Sheets Keep Building Managers Informed

By SPEAR & CO.

THE progressive business man is constantly seeking to reduce his business in terms of figures. Costs of material, labor and every possible expenditure that enter in the overhead charges are carefully tabulated, so that he can lay his finger at any moment of the day on any phase of his business.

This same principle is extended in our office to arrive at a detailed cost of management of each building.

As the care of business property is the very foundation of our business and not a mere side issue, the management department is the most important. Here all supplies and repairs are ordered and help engaged. It is apparent that the head of this department calls for an individual who is thoroughly conversant with every branch of the building trades; he must have a complete knowledge as to the value of the various supplies that are required in and about a building. His ability at arriving at a just estimate on contracts for repairs is a means of saving thousands for our clients every year. He makes the purchases for the office, and because these purchases are made in large quantities the individual owner receives the benefit of the lower prices that are obtained.

### The System Explained.

The system that is followed in our office when supplies or repairs are made for any particular building is as follows:

A monthly report sheet is left at each building, which must be ready on the first of every month, signed by the engineer. This report, carefully kept during the month by the engineer, tells the building manager what supplies have been received and what are required; what repairs have been made, which mechanic did the work, how long it took him and what further repairs are needed; the amount of coal received, the amount burned, and the amount on hand; the readings of all meters, electricity, gas, and water.

The repairs which the engineer believes are required are passed upon by the building manager as to their absolute necessity. The letting out of the work must be done with an eye to economy; the building manager must see that the job is done properly and the right quality of material used. He must be careful to notice that no time is wasted by the mechanics doing a "time and material" job.

### Results Are Tabulated.

The monthly sheet keeps the building manager informed as to the amount of coal consumed during the month, and if this amount varies to any extent from the average of previous months he immediately investigates the cause.

The readings of the various meters, electricity, gas, and water, carefully tabulated on the monthly sheet, must tally with the reports of the Edison Company, Gas Company, and Department of Water Supply.

All bills are checked by three different department heads to see that they are absolutely correct before payment is made.

Every item of overhead charges is then entered on a card reserved for each building, so that each owner may know at any time what the expenditures for the year have been.

### Unmarketable Real Estate Title.

A purchaser under a contract for the sale of real estate will not be compelled to take the property when he may be obliged to defend his possession by litigation, or to receive a title that is subject to probable claims by another, or that will not be reasonably free from any doubt which will interfere with its market value, or where a defect in the record title can only be supplied by resort to parol evidence and the title may depend on questions of fact. The New York State Court of Appeals has so decided in the case of Gustave Cerb, respondent, vs. Louisa B. Diener, appellant.

\*From a paper read before a convention of Engineers and Building Managers at Spokane, Wash.

**USEFUL APPLIANCES**

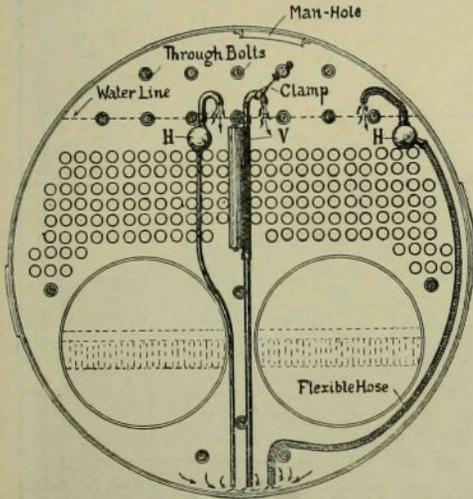
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

**Prevents Cracking of Boilers.**

EVERY building manager knows the serious consequences that result from cracked boiler shells and the fact that there is being introduced into this market a circulator that by a very simple operating principle insures equal temperature of water in all parts of the boiler should be of interest to any one concerned with the subject of boiler efficiency.

At the office of the Klein Circulator Company, 30 Church street, there is a model boiler which shows, through the agency of glass tubes, the operation of this device, which is as simple as it is effectual.

One cause of the cracking of boilers emanates from extreme difference in temperature of the upper and lower parts of the shell. The water above the fire always is hotter than that beneath it and the circulation takes this relatively cold water and automatically transfers it to the top, thus permitting the hot water to reach the bottom. This keeps the shell at an even temperature and prevents excessive expansion and contraction which produces the cracks.

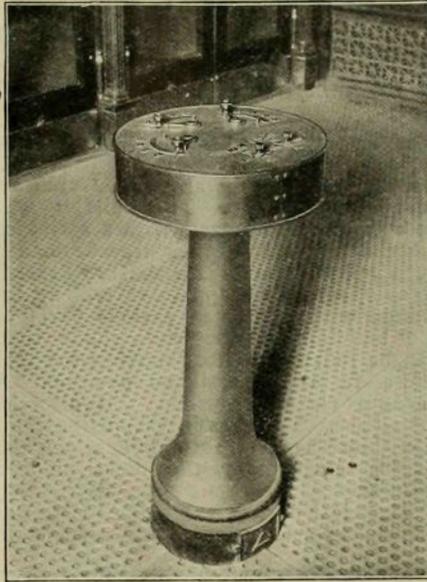


Incidentally even distribution of hot water in a boiler keeps down the cost of fuel.

The manufacturers claim for this device, which has been installed on some of the large ocean liners and on the Municipal ferry boats plying between Manhattan and Richmond, that a large quantity of water is saved, as it is not necessary to blow off the water to get the bottom warm; equalization of temperature is assured, preventing dangerous strains on the boiler shell; the repair cost is cut down and it offers no

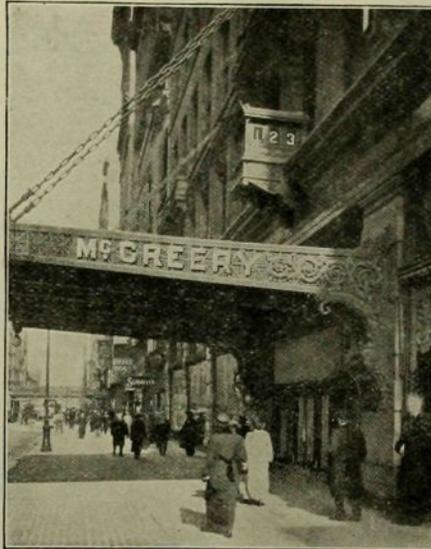
**A New Electric Vehicle Call.**

A NEW type of vehicle call has recently been installed in the department store of James McCreery & Co., for the convenience of shoppers. The feature of the call is that it is operated from a pedestal switchboard, and



not from a panel in the wall as is generally the case with carriage calls.

The advantage of a pedestal form of switchboard is that it may be located in the center of the lobby where it will be in plain view of customers going out of the store. The wall type vehicle call was not considered for this installation as it is usually a source of delay to shoppers on account of the difficulty experienced in finding it.



The method of operating the switchboard, which was designed by the Western Electric Company, is extremely simple. When shoppers drive up to the store they receive a numbered check from the carriage man at the curb. On

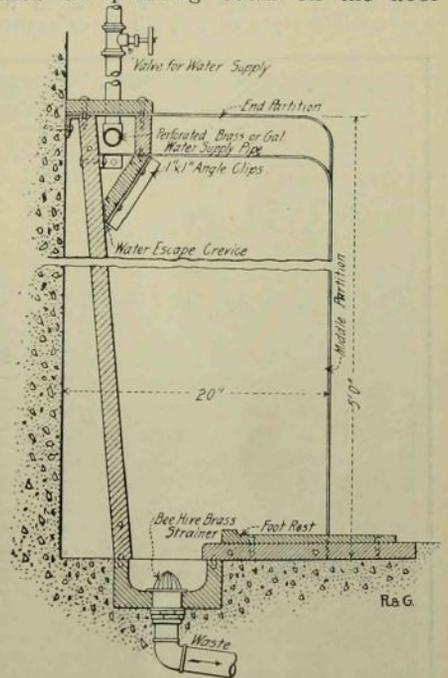
the numbers to be reproduced electrical-ly on both sides of the vehicle call annunciator on the outside of the building.

The chauffeur or driver, who has received a duplicate check upon arriving at the store, can see immediately that he is wanted and drives to the entrance. If it is necessary to use the vehicle call after dark another lever switch on the switchboard dial can be used to light a bank of lamps which will illuminate the numbers.

Although the pedestal switchboard vehicle call has been in use only a short time, it is said already to have proved its value in the ease with which carriages and automobiles are moved.

**An Improved Urinal.**

THERE is on exhibition at the office of William G. Hill, 70 Wall street, a urinal stall of new and novel design. The claim made for it is that it is absolutely sanitary. Being made entirely of slate, it is practically everlasting. The essential feature of this device is that the water supply pipe is hidden above and behind the slate escape crevice, protecting the pipe from being tampered with or splashing down on the floor



platform or footrests, thereby keeping them always dry. By this method the water flows evenly over the back wall and into the slate gutter. The flow of water is regulated by stop cock, or automatic cistern.

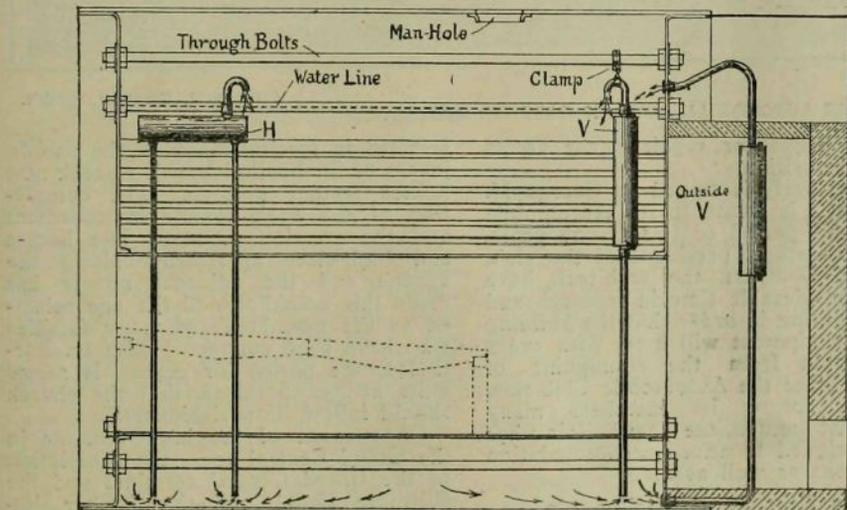
The general idea of the device is shown in the accompanying illustration. In outside appearance it looks like any other urinal, but the flow of water is so perfectly arranged that no part of the back wall can escape flushing as long as any water is admitted to the escape device set in above. No metal or material other than slate is employed in the stall, thus doing away with corrosion, with its unsanitary consequences.

**Garbage Chutes in Buildings.**

SO MANY inquiries have come to this department from architects and agents in charge of buildings as to whether there is any rule that prohibits the employment of garbage chutes in multi-tenanted buildings from two-family houses to apartment houses, that the following communication from the Tenement House Department, to which inquiry was made on this subject, is printed:

"There is nothing in the tenement house law specifically prohibiting garbage chutes, although the department believes them to be of an unsanitary nature, even under the best conditions. The department has made an inspection of a number of garbage chutes and has not found the condition sufficiently serious to advocate a change in the law in this respect."

The department, however, insists upon each chute having a positive automatic closing door, and that the chute be ventilated through the roof from the general receptacle in the basement to the door in the uppermost story.



impediment to the cleaning or operation of the boiler. Once installed it requires no further attention, hence it has no maintenance charge and the first cost is merely nominal.

leaving the store, the check is surrendered to the switchboard man who moves the switch levers on the dial face of the pedestal to numbers corresponding to those on the check. This causes

## CURRENT BUILDING OPERATIONS

New Home of Automobile Club of America Designed to Meet the Requirements of Members—St. Bartholomew's Buildings.

WHILE many important buildings have been erected in New York during the last decade that are fine examples of architecture, and others of an ornate and individual character, yet none typifies more strikingly the modern spirit of advancement than the new building for the Automobile Club of America, which will be one of the most completely equipped garages in the world, and will be the last word in the proper housing and caring of automobiles for the members of the club.

The building has been designed by William H. Gompert, architect, in an appropriate style of French Renaissance

not be obtained in any other club or garage in the city. The building will be equipped in all parts with a sprinkler system, and every other precaution has been taken to eliminate the fire hazard. A compressed air apparatus will be installed with outlets in various parts of the building, so that automobile tires can be inflated without moving the machine from its assigned position. A vacuum cleaning system will also be installed with outlets in various parts of the building so automobiles can be readily cleaned by the most modern process.

Electrical outlets are to be located at convenient points to enable a mechan-

ical electrician to adjust or repair a car at its assigned position. The property is owned by George M. Storm, and is leased to the Automobile Club for a period of twenty-one years. H. B. Anderson, president of the club, and Mr. Gompert, the architect, have spent considerable time in research and experimenting in order that the building and its equipment will meet with every requirement from the standpoint of utility. Since the Automobile Club now numbers among its members many prominent women, the new building has been designed to afford accommodation for women as well as men.

their new group of structures, including a church edifice. It is proposed to erect these buildings on the site of the old Schaefer brewery, on the east side of Park avenue, from 50th to 51st streets, which the trustees recently voted to purchase. Mr. Goodhue has completed his preliminary studies, and they have been approved by the committee and vestry, but announcement as to the style chosen and exact number of buildings projected cannot be made at present. It is assumed, however, that the project will include the church, Sunday school, rectory and parish house, and possibly a parish school.

The northward trend of business has



NEW HOME OF THE AUTOMOBILE CLUB IN EAST 72D STREET.

William H. Gompert, Arch't.

architecture, it will cost \$250,000 and cover an area of 25,500 square feet and will be four stories in height in 72d street and five stories in 71st street. The building is to be the pioneer of its type in America, and has been so designed that the automobiles will mount from floor to floor by means of ramps or inclines. These ramps have been designed to serve every possible requirement from a standpoint of safety and utility. Elevators will be entirely eliminated, with the exception of one elevator for the purpose of carrying disabled cars, and the ramps have been designed so that it will be possible for two machines to pass at any point with the utmost safety.

Every modern equipment possible for convenience and safety are to be installed in the building, and it is the aim of the club to furnish to its members accommodations and service which can-

not be obtained in any other club or garage in the city. The building will be equipped in all parts with a sprinkler system, and every other precaution has been taken to eliminate the fire hazard.

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### The New St. Bartholomew's.

Bertram C. Goodhue, architect, 2 West 47th street, has been retained by the vestry and building committee of St. Bartholomew's Episcopal church to prepare the plans and specifications for

resulted in forcing many of the parishioners of St. Bartholomew's to seek new homes farther uptown. The completion of the Park avenue improvement and the erection of many fine homes and high-class apartments along the avenue and the adjacent streets has made this neighborhood the one selected as the new home of many families who have been connected with St. Bartholomew's parish for years. It seems quite fitting, therefore, that the church should follow its parishioners.

On account of the improvements in the Grand Central zone, the completion of the Grand Central terminal and the Biltmore Hotel, and the further improvement of Madison and Vanderbilt avenues with modern office and loft buildings and club houses, the value of the site occupied by the present church building at the southwest corner of 44th street and Madison avenue has appre-

ciated greatly. The Rev. Dr. Leighton Parks, rector of St. Bartholomew's, felt some time ago that it would be advisable for the vestry to sell its property at the market price. The money obtained for this site would in a large measure provide funds for the purchase of a new site and the erection of a group of new buildings. It was thought that there might even be a monetary balance to use as the nucleus of an endowment fund. When the opportunity to take over the Schaefer property was presented to the members of the vestry they quickly availed themselves of it, inasmuch as the new site is almost in the exact center of the present parish limits.

#### A Historic Organization.

St. Bartholomew's is one of the city's oldest and best known Episcopal churches. It was established in Broome street in 1835. Since the removal to the present site, at Madison avenue and 44th street, the work of the parish has greatly increased until the past year, when the budget called for an expenditure of over \$250,000 to be used for the maintenance of its schools, missions and branch chapels and the extension of its social work. This social work in its parish alone directly reaches approximately 10,000 people.

Many of the works of art now standing in the old building will be incorporated and erected in the new scheme. The beautiful bronze doors, the gift of Mrs. Vanderbilt as a memorial to her husband, the late Cornelius Vanderbilt, will be reset in the new building. These doors, architecturally and for the beauty of their workmanship, are the equal, if not superior, of any of their kind in the city. The painting over the altar, "Christ in Glory," which was painted many years ago by Lathrop, and which has been admired by all who visit St. Bartholomew's, will undoubtedly be rehung. Statuary and tablets, the memorials of St. Bartholomew's prominent parishioners, will be reset in the new building.

There is no doubt that the selection of the new site will result in greatly widening the field of parish work and will enrich the city by the addition of a group of buildings which will compare favorably in architectural beauty with the best and newest of their kind, namely, St. Thomas's, Cathedral of St. John the Divine and the Chapel of the Intercession.

#### Small Decrease in May Building.

Reports to Bradstreet's Journal from 137 cities of the United States show total building expenditures of \$76,338,749 for the month of May, as compared with \$74,748,875 during April and \$80,776,267 in May a year ago. There is here indicated an increase of 2.1 per cent. over April, but a decrease of 5.4 per cent. from May, 1913, with 77 cities showing decreases and 60 showing increases as compared with the latter month.

New York City shows something like a turn in the tide, reporting, as it does, the first increase in expenditure over the same month a year ago reported for the last 15 months. In this city (four out of five boroughs reporting) the expenditures in May were \$15,809,427, or about one-fifth of the entire country's total—a gain over April of 9.2 per cent., and an increase over May last year of 15.4 per cent.

#### The Tower Building Was Sound.

The investigation made by the Bureau of Buildings when the Tower Building, at 50 Broadway, was in process of demolition resulted in disclosing no unusual feature. No instance of corrosion of metal sufficient to impair the strength of the building was uncovered, but there was the usual formation of rust between contact surfaces, extra probability of corrosion near the ends of beams resting on brick or stone work, and of improperly cleaned iron under the paint, and the excellent protection afforded by cement mortar in close contact with the metal.

As linseed oil paint in contact with cement becomes dry and incohesive, it is considered immaterial by Superin-

tendent Miller whether steel thoroughly incased in cement mortar or concrete is painted or not.

The building, which was about 159½ feet deep and from 21½ to 39½ feet wide, had cast iron columns. The floor beams and girders were wrought iron I-beams with bolted field connections, and although the outer walls of the lower five stories were supported on wall beams at each floor, the floor beams in the upper five stories were wall bearing, thus making the building conform only partly to the cage type of construction. The foundations were double rows of wooden piles driven to hardpan. The flat side-bearing terra cotta floor arches were sprung between the webs of floor beams 4½ feet apart, and did not incase their lower flanges. The building was erected in 1889 from plans by Bradford L. Gilbert.

#### Our Modern Frontiers.

In the history of every city the principal area of activity for original building operations is always on the outskirts of that city. Year after year the demarcation between city and country is steadily advanced, as tracts of land are opened to intensive improvement by builders. Every year the building contractor and mechanic seeking this new work must go farther afield to find it.

Thirty years ago there were three distinct movements in speculative real estate on Manhattan Island. One was centered on the West Side, near 72d street, one was in the Yorkville section of the East Side, and the third principal field of operations was in old Harlem, between Seventh and Eighth avenues, 126th and 133d streets. These were the frontiers of that era. In each of these movements a different class of construction was in hand, and the projects in each were conceived and carried forward mainly by operators and builders of the immediate locality. Landing places for brick and other materials of construction were close by in most cases, and the job was not far from the shop.

But now the seats of original building operations are numerous and are miles away from the center of the city. Within the decade our brick builders have finished with Washington Heights for the time being and have reached the Inwood section. Soon there will be no frontier left for Manhattan. In other boroughs the seats of original building development have followed the lines of rapid transit until in some directions they have reached the city line. Were it not for a following wave of improvement real estate developers in central sections would be left with nothing to do. Every succeeding generation, however, sees a new building campaign advancing over old ground.

#### Dr. Paterno Selects Architect.

Gaetan Ajello, of 1 West 34th street, has been commissioned by Dr. Charles V. Paterno, president of the Paterno Construction Company, to design plans and specifications for the improvement of his recently purchased plot at the northwest corner of Broadway and 84th street with a fourteen-story apartment house of the highest type. The site comprises about six city lots, having dimensions of 102.5x133.5x140.7x102.2 feet. The Ajello System of reinforced concrete floor construction is to be employed in this building for which The Building Improvement Co. (Burchartz American Floor Systems), of 17 Battery place, recently contracted with Mr. Ajello for his patents. On account of the adoption of this system which reduces the floor thickness a saving of four feet over the total height of the building is effected which is to be utilized in the height of the first story stores on the Broadway side. It will be recalled that Dr. Paterno recently sold to Benjamin N. Duke, the tobacco manufacturer, his twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, on plot 100x100 feet. The building which was held at \$1,300,000, was completed last autumn, from plans by Mr. Ajello, and has a total rent roll of about \$125,000 a year.

#### Hotel McAlpin Annex.

Announcement has been made that an addition to the Hotel McAlpin, on the southeast corner of Broadway and 34th street, will be erected on the property adjoining the hotel on the east which was recently acquired by the Hotel Company. The site takes in numbers 46 and 48 East 34th street, which was part of the Floyd estate. It is proposed to erect an addition which will contain two hundred additional bed rooms as well as extra public space. No plans have been prepared as yet and the full details have not been decided upon, except for the fact that the addition will harmonize with the original building and in fact become an integral part of it. The building is owned by the Greeley Square Hotel Company, Chas. A. B. Pratt, president, and operated by Merry and Boomer, proprietors.

#### New Trinity Chapel Seems Assured.

Announcement will no doubt soon be made regarding a new house of worship for the congregation of Trinity Chapel, which has been located for many years in West 25th street, near Broadway, through to 26th street. It is said that several available sites are under consideration and that one on upper Park avenue, near the nineties, is favored. The matter is in the hands of the Rev. John Mockridge, as vicar, and the Rev. Dr. William T. Manning, rector of Trinity parish. The matter of abandoning the old structure has been under contemplation for some time, owing to the encroachment of loft buildings surrounding it. Nothing definite, however, has yet been decided.

#### Building for Brooks Brothers.

General contract was awarded this week without competition to Irons & Todd, 101 Park avenue, for the erection of a ten-story loft and store building at the northwest corner of Madison avenue and 44th street. The building will have a granite base with superstructure of brick, limestone and terracotta and will cover a plot 80 by 128 feet. Plans are being prepared by La Farge & Morris, 101 Park avenue, and Clinton & Russell, 32 Nassau street, associated architects, for William Everdell, Jr., and William H. Brown. The building will be occupied by Brooks Bros., men's clothing, who have leased the property for a long term of years.

#### Two New Country Houses.

Guy Lowell, architect, 225 Fifth avenue, has been retained by C. K. G. Billings, 42d Street Building, to prepare plans and specifications for a residence to be erected at Oyster Bay, L. I. Another fine residence contemplated is the one to be erected in the Wheatley Hills section at Woodbury, for Otto H. Kahn, banker, 52 William street. Plans for this house are being prepared by Delano & Aldrich, architects, 4 East 39th street. The erection of these houses will be decided additions to the colony of fine country houses on the north shore of Long Island.

#### New Home for John T. Pratt.

Charles A. Platt, architect, 11 East 24th street, has been retained to prepare plans and specifications for a new residence to be erected at 7-9 East 61st street for John T. Pratt, lawyer, 43 Exchange place. The house will be built of brick and Indiana limestone, and will be fireproof. It will probably be five stories in height. Some years ago Mr. Platt designed and superintended the erection of Mr. Pratt's country house at Dosoris, the Pratt estate at Glen Cove, L. I., which is one of the largest and finest of the many beautiful country houses in this section.

#### Richmond Hill Lodge To Build.

Richmond Hill Lodge, No. 892, F. & A. M., is preparing to build a Masonic hall and is seeking preliminary sketches and plans. Architects and others interested can secure full particulars at once by addressing L. Howard Moss, M. D., corner Brandon and Stoothoff avenues, Richmond Hill, Long Island. Thomas Coates, 320 Spruce street, is master of the lodge.

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#### NO ARCHITECTS SELECTED.

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

MANHATTAN.—Mayer & Mayer, 120 West 86th st, contemplates the erection of a 12-sty apartment house at the northeast corner of West End av and 84th st. No architect selected.

FORT PLAIN, N. Y.—The Board of Education of Fort Plain, Dr. Douglas Ayers, president, Canal st, contemplates the erection of a 2-sty brick high school here. A meeting will be held June 27 to determine whether a new high school shall be erected or the present one remodeled. Cost, about \$45,000. No architect selected.

OLEAN, N. Y.—Bordonaro Bros., 465 North Union st, contemplates the erection of a 3-sty brick store and apartment, 36x80 ft., at 415 North Union st. No architect selected.

ROCHESTER, N. Y.—Mrs. George C. Buell and George C. Buell, Jr., care of Geo. C. Buell Co., 39 Exchange st, contemplates the erection of a 4-sty reinforced concrete warehouse, 100x70 ft. No architect selected.

OLEAN, N. Y.—D. M. Hancock, wholesale dealers in horses, Belfast, N. Y., is receiving competitive sketches for a 2 and 3-sty brick and steel barn and garage in North Union st to cost about \$25,000.

UTICA, N. Y.—The City of Utica, Board of Contract and Supply, W. W. Briggs, secretary, City Hall, contemplates the erection of a fire station. A site has not been selected. An architect will be selected in about six weeks.

ELMIRA HEIGHTS, N. Y.—The Board of Trustees of Elmira, Dr. Chas. H. Erway, president, 311 West 14th st, contemplates the erection of a school to cost about \$30,000. An architect will probably be selected by competition.

#### PLANS FIGURING.

##### CHURCHES.

NEWARK, N. J.—Figures are being received for alterations and additions to the church and Sunday school at 316 South Orange av, for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st; John F. Capen, Ordway Building, architect. Cost, about \$30,000.

##### DWELLINGS.

BROOKLYN.—Figures are being received for the 3-sty brick and limestone residence and garage at the southeast corner of Stuyvesant av and Decatur st, for Otto Seidenberg, 17 Battery pl, Manhattan. Kirby & Petit, 103 Park av, Manhattan, architects.

BROOKLYN.—Rose Goldstein, Old South rd, Woodhaven, L. I., owner, is taking bids for a 3-sty brick residence, 20x60 ft., in the south side of Schermerhorn st, near Hoyt st, from plans by E. M. Adelson, 1776 Pitkin av. Cost, about \$10,000.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, architect, is taking bids to close about June 16 for a 2½-sty frame residence, 100x40x irregular, in Purchase st for Chas. Greer, Purchase st. Cost, about \$75,000.

##### FACTORIES AND WAREHOUSES.

MANHATTAN.—R. P. Bolton Co., 55 Liberty st, architect and engineer, is taking bids for a brick and steel addition to the factory building at 290 Hudson st for Charles Cory & Son, Inc., 286 Spring st. Charles Cory, president. Cost, about \$75,000.

ELIZABETH, N. J.—Cohen Bros., 1st st, owner, is taking bids on general contract to erect a 2-sty frame flat, 21x70 ft., at Geneva st from plans by J. Ben Beatty, 74 Broad st. Cost, about \$7,000.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract for the new factory for the Vita-graph Co. of America at Locust and Liberty avs and desires bids on subs immediately.

BROOKLYN.—Parfitt Bros., 26 Court st, architects, will take bids until June 17, for the 2-sty brick addition, 60x165 ft., to the factory at 25th st and 2d av, for S. M. Bixby & Co., 2d av, corner of 46th st, owner; S. A. Bixby, president. Cost, about \$40,000.

##### HALLS AND CLUBS.

BRONX.—Bids will close about June 15 for a 4-sty brick and limestone Y. M. C. A. building at 160th and 161st sts and Washington av, for the Y. M. C. A. of the Bronx, 215 West 23d st, William Fellows Morgan, president; Louis E. Jallade, 57 Liberty st, architect. Cost, about \$300,000.

##### HOTELS.

MANHATTAN.—Buchman & Fox, Madison av and 42d st, architects, are taking bids on general contract for the 12-sty apartment hotel, 25x100 ft., at 200-202 West 59th st, southwest corner of 7th av, for Theodore W. Meyer, 20 New st. Cost, about \$125,000.

##### SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 126-132 West 46th st, is figuring the general contract for the Evander Childs High School at East 184th st and Morris av, from plans by C. E. J. Snyder, and desires bids on all sub-contracts prior to June 20.

MANHATTAN.—Plans are being refigured for the 5-sty brick and limestone school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor. F. A. De Meuron, 31-33 East 27th st, architect.

ELIZABETH, N. J.—Bids will close at 8 p. m. June 29 for a 2-sty brick school on Ripley pl, near 3d st, for the city of Elizabeth. Board of Education, Noah F. Morrison, C. Godfrey Peggl, 2 Julian pl, architect. Runyon & Carey, 845 Broad st, Newark, heating and electrical engineers.

##### STABLES AND GARAGES.

PEARL RIVER, N. Y.—Plans are being figured for a 2½-sty tile and stucco stable, 166x34 ft., here in Rockland County for Lederle

Anti-Toxine Laboratory, 170 William st, Frederick D. Bell, president, William E. Austin, 46 West 24th st, Manhattan, architect.

##### STORES, OFFICES AND LOFTS.

MANHATTAN.—Rosenberg & Aronson have received the contract and are taking bids on all subs for alterations to the building at 18 Orchard st for H. Goldstein Bros., 22 Orchard st. O. Reissmann, 30 1st st, architect.

MANHATTAN.—W. S. Timmis, 315 5th av, architect, is ready for figures from a selected list of contractors for alterations to the office building 150 Nassau st for the American Tract Society, 150 Nassau st, Wm. Phillips Hall, president. New York Sun, 154 Nassau st, lessee of sub-basement, basement and first three floors. Cost, about \$80,000.

#### CONTEMPLATED CONSTRUCTION.

##### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Denby & Nute, 333 4th av, have completed plans for an addition to the 12-sty apartment house, southeast corner of Park av and 60th st, for the Freeman Estates, Inc., 30 East 42d st, Albert Freeman, president. Cost, about \$8,000.

43D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 6-sty apartment, 241-247 West 43d st, for Henry Claman, 325 West 43d st. Cost, about \$40,000.

88TH ST.—Rouse & Goldstone, 38 West 32d st, have prepared plans for the 9-sty apartment, 118.5x82.8 ft., 343-51 West 88th st, for the Riverside-88th St. Corp., 149 Broadway. Cost, about \$350,000.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty apartment on the west side of Haven av, 49 ft. north of 171st st, for the Fibrose Construction Co., 412 West 148th st. Cost, about \$80,000.

LEROY ST.—J. McDonough, 47 Morton st, has completed plans for alterations to the 5-sty tenement 49 Leroy st for the estate of Jas. Galbraith, 49 Leroy st.

123D ST.—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements 221-3 East 123d st for Albert E. Smith, 142 East 13th st. Cost, about \$4,000.

##### DWELLINGS.

DYCKMAN ST.—The side walls are up to the first tier for the 1½-sty brick and terra cotta parish house, 45x48 ft., in the south side of Dyckman st, 205 ft. west of Riverside dr, for the Church Extension Committee of the Presbytery of New York, 156 5th av. Eli Benedict, 1947 Broadway, architect; Aulette Construction Co., 17 1st st, Yonkers, mason; William Greenlees, 429 East 238th st, carpenter; Northern Cornice & Roofing Co., 1681 Carter av, roofing. Cost, about \$12,500.

##### FACTORIES AND WAREHOUSES.

45TH ST.—Frederick Zobel, 35-37 West 39th st, is preparing plans for the 13-sty store and factory, 50x90 ft., at 35-39 West 45th st, for the Holland Holding Co., 23 East 73d st. Cost, about \$185,000. Work will probably not go ahead before fall.

##### HALLS AND CLUBS.

DOMINICK ST.—Hill & Stout, 299 Madison av, have completed plans for a 3 and 6-sty brick dormitory and gymnasium, 76x27 ft., at 91-113 Dominick st for William S. Coffin, care of Edmund Coffin, 34 Pine st. Cost, about \$80,000.

##### SCHOOLS AND COLLEGES.

AV A.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., have been commissioned to prepare plans for a brick and stone addition to the educational building at Av A and 66th st for the Rockefeller Institute.

MANHATTAN.—Bids were opened by the Board of Education June 8 for alterations and repairs to heating and ventilating apparatus in P. S. 22. Daniel J. Rice, low bidder, at \$2,363.

MANHATTAN.—The Board of Education opened bids June 8 for gymnasium apparatus in various schools in Manhattan. Narragansett Machine Co., low bidder, at \$14,550; in The Bronx, Narragansett Machine Co., at \$874; in Brooklyn, Queens and Richmond, Schoverling, Daly & Gales, at \$9,998, \$1,993 and \$2,598.

##### STABLES AND GARAGES.

BROADWAY.—John C. Watson, 371 West 125th st, has completed plans for the 1-sty garage, 199x90 ft., on the east side of Broadway, between 133d and 134th sts, for the Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president. Cost, about \$25,000.

144TH ST.—Figures will be called about July 1 for a 1-sty brick garage, 100x150 ft., in the south side of 144th st, 210 ft. east of Lenox av, for the North Bronx Building & Holding Co., George Brown, president, 1420 Brook av. Lucian Pisciotto, 391 East 149th st, architect. Cost, about \$20,000.

##### STORES, OFFICES AND LOFTS.

125TH ST.—W. Weissenberger, care of the Edison Co., Irving pl and 15th st, is preparing plans for an 8-sty store and loft building at 13-15 East 125th st for Henry J. Hemmens, 40 Wall st. Bids will be called about July 5.

MADISON AV.—Herbert M. Baer, 665 5th av, has been commissioned to prepare plans for a 3-sty brick and stone store and office building at the southwest corner of Madison av and 76th st for the Tallifer Co., 225 5th av.

38TH ST.—Andrew J. Kerwin, Jr., builder, and William H. Birkmire, architect, 1138 Broadway, contemplate the erection of a 12-sty store and loft building at 223-231 West 38th st. Details will not be decided before about July 8.

BROADWAY.—The Veronica Realty Corporation will erect a 2-sty store and office building at Columbus Circle, Broadway, Central Park West and 61st st, covering an area close to 14

lots. Structure will be completed about October. James C. Green, 103 Park av, architect, is finishing the plans.

36TH ST.—Mordecai & Co., 30 East 42d st, owner, will take bids on 500 tons of steel about June 18 for the 12-sty loft and store building at 63-65 West 36th st, from plans by Rouse & Goldstone, 40 West 32d st. A. B. Hager, 50 Church st, steel engineer. Cost, about \$200,000.

**Bronx.**

APARTMENTS, FLATS AND TENEMENTS. 159TH ST.—Edward J. Byrne, 3029 3d av, is preparing sketches for two 5-sty apartments in the north side of 159th st, 100 ft. east of Mott av, for the Apex Construction Co., Edward Napolis, president, 391 East 149th st, owner and builder. Cost, about \$100,000.

TRAFALGAR PL.—John P. Boyland, Jr., 2526 Webster av, has nearly completed plans for a 5-sty brick and limestone tenement, 50x66 ft., on the east side of Trafalga pl, 74 ft. south of 176th st, for the Traf Realty Co., John Dertinger, president, 429 Lowerre pl, owner and builder. Cost, about \$40,000.

CLINTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty store and tenement, 58x90 ft., at the southwest corner of Clinton av and 176th st for Mrs. Harrington, 1478 Vyse av, owner and builder. Cost, about \$60,000. Bids will be taken on subs about June 17.

GERMAN PL.—The Hubener-Escher Co., Martin Escher, president, 748 Melrose av, contemplates the erection of a 5 or 6-sty tenement at the southeast corner of German pl and 157th st.

**SCHOOLS AND COLLEGES.**

WILLIAMSBRIDGE.—Plans will be started about July 1 and bids will be called about August 15 for a 2-sty brick, limestone and terra cotta parochial school for the Church of St. Valentine, Rev. Father Anthony Jakuboski, pastor. Gustave E. Steinback, 15 East 40th st, Manhattan, architect. The location will soon be announced.

**STORES, OFFICES AND LOFTS.**

PARK AV.—Moore & Landsiedel, 148th st and 3d av, have been commissioned to prepare plans for a store and office building at the southwest corner of Park av and 177th st for Col. Jacob Ruppert, 3d av and 90th st. The number of stories are undecided at the present time. The plot is 75x100 ft.

**Brooklyn.**

APARTMENTS, FLATS AND TENEMENTS. RALPH AV.—Adam E. Fischer, 373 Fulton st, is preparing plans for four 4-sty apartments, 50x89 ft., at the northeast corner of Ralph av and Park pl for Frank Berlenbach, 36 Suydam st, owner and builder. Cost, about \$150,000.

SOUTH ELLIOTT PL.—Harold L. Young, 1204 Broadway, Manhattan, is preparing plans for a 5-sty apartment at 43-47 South Elliott pl for the Fort Realty Co., D. Kidansky, president.

**DWELLINGS.**

ESSEX ST.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for five 2-sty residences, 20x52 ft., in the west side of Essex st, 944 ft. south of Blake av, for Morris Schnittman, 460 Snediker av, owner and builder. Cost, about \$3,500 each.

ESSEX ST.—John Striss, 1025 Blake av, has plans prepared by L. F. Schillinger, 167 Van Siclen av, for two 2-sty brick residences, 20x55 ft., in the east side of Essex st, 30 ft. north of Blake av, to cost about \$3,500 each.

**SCHOOLS AND COLLEGES.**

NOSTRAND AV.—John Bagley Day, care of Elman Art Co., 1265 Broadway, Manhattan, has been commissioned to prepare plans for a school and convent at Nostrand and Newkirk avs for St. Jerome's R. C. Church, Rev. Father Thomas F. Lynch, pastor.

BROOKLYN.—The Board of Education opened bids June 8 for installing electric equipment in P. S. 48. Eugene Frank, low bidder, at \$8,585.

BROOKLYN.—Bids were opened by the Board of Education June 8 for installing heating and ventilating apparatus in P. S. 48. Grimshaw & Sturges, Inc., low bidders, at \$44,449. For installing temperature regulation in same school, Johnson Service Co., at \$4,169.

**STABLES AND GARAGES.**

SANFORD ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 2-sty garage and laundry, 100x100 ft., in the east side of Sanford st, 100 ft. north of Willoughby av, for the Cascade Steam Laundry Co., 843 Myrtle av. Cost, about \$30,000.

**STORES, OFFICES AND LOFTS.**

WASHINGTON ST.—Max Hirsch, 391 Fulton st, has completed plans for alterations to the 1-sty brick stores at 211 Washington st, for

Louis G. Wulwick, 205 Washington st, owner and builder. Cost, about \$4,000.

WHITE ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick loft, 100x100 ft., at the northeast corner of White and Varet sts, for the Lurwal Realty Corporation, Morris Walzer, president, 46 Graham av. Cost, about \$50,000.

APARTMENTS, FLATS AND TENEMENTS. ST. MARKS AV.—J. F. Dassau, 1373 Broadway, has completed plans for six tenements at the northeast corner of St. Marks and Nostrand avs, for the Lyon-Valley Realty Co., Benjamin May, president. Total cost, about \$90,000.

5TH ST.—Samuel Sass, 32 Union sq, has about completed plans for a 6-sty tenement, 62x100 ft., at 374-378 South 5th st, for the South 5th Construction Co., 686 Willoughby av, owner and builder. Cost, about \$50,000.

**Queens.**

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.—Val Schiller, 391 10th av, Astoria, L. I., is preparing plans for a 4-sty tenement, 18x96 ft., on the west side of 3d av, 300 ft. south of Grand av, for S. Hagedorn, 1896 1st av. Cost, about \$12,000.

LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, is preparing plans for a 4-sty apartment, 50x98 ft., at the northeast corner of Potter av and Purdy st, to cost about \$32,000.

**CHURCHES.**

FLUSHING, L. I.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a terra cotta block Sunday school and church for the First Church of Christian Scientist, P. O. Building, Mr. Hicks, reader;

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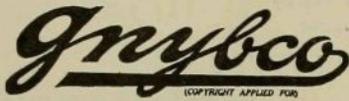
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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 9, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 21, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Jennings, La. Two-story and basement building; ground area, 3,800 square feet; construction, non-fireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Jennings, La., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 29, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures and approaches) of the United States postoffice at Idaho Falls, Idaho. The building is two stories and basement, ground area, 5,525 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Idaho Falls, Idaho, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

### Contemplated Construction Queens (Continued).

Marion E. Butler, 93 Amity st, member of building committee. Bids will be taken by architects about June 18. Cost, about \$55,000.

#### DWELLINGS.

QUEENS, L. I.—Thode & Harvie, 406 9th st, Brooklyn, have completed plans for a 2-sty brick residence, 20x48 ft., at Woodside Terrace, northeast corner of Bryant av and Monroe st, for Oscar Dobler, care of architect. Cost, about \$7,500.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Excavating is under way for the 6-sty reinforced concrete paint factory, 75x150 ft., at 14th and Hancock sts, for the C. A. Willey Co., Vernon and Mott avs, G. A. Willey, president. John Boese, Bridge Plaza, architect. Frank Woermann, 543 Century Building, St. Louis, Mo., general contractor. Cost, about \$150,000.

#### MISCELLANEOUS.

BAY VIEW HEIGHTS, L. I.—Morris Perlstein, 87 Fulton av, Middle Village, L. I., is preparing plans for a cow stable for 320 cows, cow hospital, milk house, servants' house, stable, shed and private dwelling, all of brick construction, for M. Feld & H. Rabb, care of architect.

#### Richmond.

##### HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, is preparing plans for a brick and limestone hotel at Stuyvesant pl. Owner's name for the present withheld.

#### Nassau.

##### DWELLINGS.

OYSTER BAY, L. I.—G. S. Parker, 303 5th av, Manhattan, is preparing sketches for a residence here for Arthur W. Page, of Doubleday, Page & Co., 11 West 32d st, Manhattan.

OYSTER BAY, L. I.—Wm. Sydney Jones, Riverhead, L. I., is preparing plans for a 2½-sty frame residence, 35x50 ft., for Robert W. Duvall, Audrey av, owner. Cost, about \$12,000.

#### Suffolk.

##### DWELLINGS.

EAST HAMPTON, L. I.—Foundations have been completed for the 2½-sty stucco and frame residence, 74x28 ft., in Georgia st, for Dr. F. L. Stanton, care of Caretto & Foster, 30 East 42d st, Manhattan, architects. C. J. Stag, Highwood, N. J., general contractor. Cost, about \$15,000.

RIVERHEAD, L. I.—William Sydney Jones, this place, is preparing plans for a 2½-sty frame residence, 35x50 ft., for Raymond Cornwall, this place, owner. Cost, about \$12,000.

AMITYVILLE, L. I.—J. S. Robinson, Merrick rd, contemplates the erection of a 2½-sty frame residence on Bennett pl, from private plans. Cost, about \$6,000.

#### SCHOOLS AND COLLEGES.

ISLIP, L. I.—C. M. Hart, Main st, Bayshore, is preparing plans for a frame addition to the high school here for the Board of Education. Eugene R. Smith, Main st, chairman. Cost, about \$25,000.

#### Westchester.

##### DWELLINGS.

YONKERS, N. Y.—Jessie B. Fyfe is having plans prepared by William F. Snyder, Getty sq, for a 2½-sty frame residence, 21x30 ft., at 59 Eldredge av, to cost about \$3,500.

YONKERS, N. Y.—William Higginbotham, 6 Van Cortlandt av, has completed plans for a 2½-sty frame residence, 24x36 ft., at 1145 Buckingham rd for Thomas J. Bell, 9 Woolworth av, and Grassy Sprain rd, owner and builder. Cost, about \$5,000.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 28x34 ft., on Bayley av for John A. Clinchy, 27 Cliff av, owner. Cost, about \$8,000.

MOUNT VERNON, N. Y.—J. Duncan Forsythe, 475 South Broadway, Yonkers, has completed plans for a 2½-sty hollow tile and stucco residence, 39x30 ft., on Elm av for Wesley Sisson, 54 Elm av, owner. Cost, about \$9,000.

WHITE PLAINS, N. Y.—Theodore L. Wright, Chase av, has had plans prepared privately for a 2½-sty frame residence on Alexander av, Battle Hill, to cost about \$5,000.

#### PUBLIC BUILDINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has plans for the 2½-sty marble and brick city hall on the east side of Wilson pl, between Stevens and Valentine avs, for the City of Mount Vernon, Edwin W. Fiske, mayor. Bids will likely not be called for until September.

#### SCHOOLS AND COLLEGES.

TUCKAHOE, N. Y.—William Whitney Rasmussen, 1133 Broadway, Manhattan, has been commissioned to prepare plans for a 2-sty brick addition to the school in Main st for the Board of Education of Tuckahoe, Wm. F. Thompson, president. Cost, about \$20,000.

### CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.  
MORRISTOWN, N. J.—The Standard Construction Co., East Orange, has the general contract to erect two apartments at Altamont Court for the Altamont Realty Co., William F. Shupe, president. Cost, about \$9,000 each.

NEWARK, N. J.—(Sub.)—Ferdinand Krack, 35 Fairmount av, has received the mason work and Alois Wlasak, 487 South 18th st, the carpentry for alterations to the 3-sty store and

apartment 468 Springfield av for Mrs. Catherine Schwarzwald, 39 Harrison pl, Irvington, N. J. Aug. M. Kleemann, 741 Broad st, architect. Cost, about \$6,500.

MANHATTAN.—(Sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for steel pile foundations necessary for the 9-sty apartment house to be erected at 43-47 East 62d st for A. L. Mordecai & Son, 30 East 42d st. Rouse & Goldstone, 38 West 32d st, architects.

#### CHURCHES.

GLEN RIDGE, N. J.—G. B. Beaumont Co., 286 5th av, Manhattan, has the general contract to make additions to the church and Sunday school at Ridgewood av and Clark st for the Glen Ridge Congregational Church, Rev. Claude Hall Wilson, 187 Ridgewood av, pastor. Wilbur S. Knowles, East Orange, architect.

#### DWELLINGS.

HARTSDALE, N. Y.—Herman G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty terra cotta block and stucco residence for Clarence J. Wyckoff, New York Post rd, White Plains. Beverly S. King, 103 Park av, Manhattan, architect. Cost, about \$12,000.

STAMFORD, CONN.—Vuono Construction Co., 1st National Bank Building, has received the general contract to erect a 2-sty stone and frame residence at Shippan Point for Thomas Robbins, 13 Park Row. Hunt & Hunt, 28 East 21st st, Manhattan, architects. Cost, about \$17,000.

JAMAICA, L. I.—Robert T. Buttleman, 1930 Myrtle av, Ridgewood, L. I., has received the general contract to erect a 2½-sty brick residence, 26x55 ft., on the south side of Terrace av, 279 ft. west of Alsop st, for Minnie Peters, Myrtle av and Fresh Pond rd, Brooklyn. A. White Pierce, 59 Court st, Brooklyn, architect. Cost, about \$9,000.

JERSEY CITY, N. J.—The general contract has been awarded to Harris Schneider, at site, for four 2-sty stucco residences at Bergen and Van Nostrand avs for Max Rosenberg and Fannie Schneider. Nathan Wellhoff, 222 Washington st, architect. Cost, about \$21,000.

DARIEN, CONN.—Frank N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a \$35,000 residence for Dr. Chas. B. Keller, care of architect, Donn Barber, 101 Park av, Manhattan.

NEWARK, N. J.—Mathias Hiltgen, 77 19th av, has the general contract to erect a 2-sty frame store and residence at 305 16th av for Robert E. Richter, 579 South 18th st. Cost, about \$8,500. Plans prepared privately.

SOUTH OZONE, L. I.—J. Hrostoski, Hollis av, Hollis, L. I., has received the general contract to erect a 2-sty brick and frame rectory for St. Clements R. C. Church, care of architect, Gustave E. Steinback, 15 East 40th st, Manhattan. Cost, about \$8,000.

MANHATTAN.—Alexander Anderson, 8th av and 135th st, has the general contract to make alterations to the 3-sty brick store and residence at 407 1st av, for John Krack, 409 1st av. Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, about \$3,000.

TUCKAHOE, N. Y.—Richard Meyer, this place, has the general contract to erect a 2½-sty frame and stucco residence at Fairview Park for E. A. Mathews, Highland av, owner. William B. Middleton, 8 South 4th av, Mt. Vernon, architect. Cost, about \$6,500.

MT. VERNON, N. Y.—H. Schreiber, Inc., Trenchard st, Yonkers, has the general contract to alter and make additions to the 2½-sty frame residence at Chester Hill for Dr. Albert B. Ackerson, 170 Stevens av, owner. William B. Middleton, 8 South 4th av, architect. Cost, about \$5,000.

MT. VERNON, N. Y.—August Ackermann, 333 Pelhamdale av, Pelham, has the general contract to erect a 2½-sty frame residence, 24x38 ft., at 630 Hanover pl, for Albert Stern, care of general contractor. Cost, about \$4,500.

MAHWAH, N. J.—W. T. Finley, Suffern, N. Y., has the general contract to make alterations and additions to the residence near Suffern for H. O. Havemeyer, Jr., 129 Front st, Manhattan. Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, about \$15,000.

MALBA, L. I.—W. J. McCormick, White-stone, L. I., has received the general contract to erect a 2½-sty frame and stucco residence on the west side of Malba Drive, 500 ft. north of Summit pl, for William S. Champ, 60 Liberty st, Manhattan. H. P. Knowles, 1170 Broadway, Manhattan, architect. Cost, about \$10,000.

WOODMERE, L. I.—L. P. Tourscher Building Co., Cedarhurst, L. I., has the general contract to erect a 3-sty frame residence at Woodmere Park for M. Heineman, Cedarhurst, L. I., and 245 Church st, Manhattan. Morrell Smith, Bank Building, Far Rockaway, L. I., architect. Cost, about \$30,000.

#### FACTORIES AND WAREHOUSES.

BRONX.—H. & I. Feldman Contracting Co., 121 Nassau st, has received the general contract to erect a 3-sty brick factory at Park av and Ittner pl for E. Pallman, care of Emil Bartolicius, 4977 Park av.

BROOKLYN.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect the 6-sty brick and steel addition, 207x100 ft., at 62-66 Furman st for the New York Dock Co., 8 Bridge st, Manhattan. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. Axel S. Hedman, 371 Fulton st, Brooklyn, superintendent. D. I. Davis & Co., 431 South Dearborn st, Chicago, Ill., refrigerating engineer. Cost, about \$50,000.

#### HALLS AND CLUBS.

LITTLE FALLS, N. Y.—F. N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a Masonic temple, 56x75 ft., at the corner of School and Prospects sts for the Combined Lodges of F. & A. M., Little Falls Lodge 81, Astoragan Chapter 161, Little Falls Commandery 46, R. J. Thorpe, master. William Neil Smith, 101 Park av, Manhattan, architect. Cost, between \$50,000 and \$60,000.

**MANHATTAN.**—Isaac A. Hopper, 110 West 40th st, has the general contract to erect a 5-sty brick and limestone settlement house, to be known as the "John Hus House," at 347 East 74th st, for the Bohemian Brethren Presbyterian Church, on premises, Rev. Vincent Pisek, D.D. Ludlow & Peabody, 101 Park av, architects.

**MANHATTAN.**—(Sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 12-sty annex to the Harvard Club at 32-36 West 45th st. Marc Eidlitz & Son, 30 East 42d st, builders. McKim, Mead & White, 101 Park av, architects.

**MUNICIPAL WORK.**

**NEWARK, N. J.**—Holbrook-Cabot & Rollins, 331 Madison av, Manhattan, have received the contract for section 1 of the street railway terminal and office building and subway at Park pl, North Canal st, Mulberry st and East Park st for the Public Service Corporation of New Jersey, Thos. N. McCarter, president, 763 Broad st. George E. Post & Sons, 101 Park av, Manhattan, are consulting engineers. Cost, about \$4,000,000.

**SCHOOLS AND COLLEGES.**

**BROOKLYN.**—P. J. Brennan & Son, 624 Madison av, Manhattan, have received the general contract to erect a 2-sty brick and limestone parochial school at 18th av and East 3d st for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st, Brooklyn, pastor. Elliott P. Lynch, 341 5th av, Manhattan, architect. Cost, about \$100,000.

**MONTCLAIR, N. J.**—John T. Brady & Co., 103 Park av, Manhattan, have received the general contract to erect a 3-sty brick high school on Midland av, Park av and Chestnut st, for the Board of Education of Montclair, Arthur C. Harris, president. Starrett & Van Vleck, Everett Building, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about \$500,000.

**STABLES AND GARAGES.**

**RIDGEWOOD, L. I.**—Frank Berlenback, 36 Suydam st, Brooklyn, has the general contract to erect a 1-sty brick wagon shed, 50x100 ft., on the east side of Woodward av, 50 ft. south of Troutman st, for J. Meyers, on premises. L. Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about \$5,000.

**MANHATTAN.**—A Von Den Dreisch, 204 East 86th st, has received the general contract to erect a 5 or 6-sty brick stable, 26x92 ft., at 445-447 West 16th st, for James S. Hannon, Inc., 449 West 16th st. James S. Maher, 431 West 14th st, architect. Cost, about \$10,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—John J. O'Keefe, 510 West 53d st, has received the general contract to alter the stores at 98-100 Greenwich st for John T. Smith, 154 Greenwich st. Robert J. Reiley, 477 5th av, architect. Cost, about \$15,000.

**MANHATTAN.**—(Sub.)—The contract for the steel pile foundation for the 12-sty mercantile building at 31-7 East 31st st has been awarded to the Underpinning & Foundation Co., 290 Broadway. Geo. Backer Construction Co., 56 West 45th st, owner. Wallis & Goodwillie, 56 West 45th st, architects.

**MISCELLANEOUS.**

**BROOKLYN.**—The general contract has been awarded to M. Armendinger & Son, 1153 Myrtle av, for a 1-sty brick wagon shed, 52x68 ft., on the north side of Park av, 50 ft. east of Ryerson st, for Fred Huber, 314 Park av. W. B. Wills, 1181 Myrtle av, architect. Cost, about \$8,000.

**JAMAICA, L. I.**—R. Deeves & Son, 309 Broadway, have received the general contract to erect the sub-station, garage and storage building on Van Wyck av, near L. I. R. R. Terminal, for the Queens Electric Light & Power Co., 444 Jackson av, L. I. City. C. J. M. Thomas, president. W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owner, engineer. Cost, about \$150,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**FACTORIES AND WAREHOUSES.**

**HUDSON ST.** 290, 6-sty brk factory bldg., 19x90; cost, \$25,000; owner, Chas. Cory, 286 Spring st; architects, Whittall & Bolton, 55 Liberty st. Plan No. 211.

**STABLES AND GARAGES.**

**20TH ST.** 516-530 West, 4-sty brick fireproof garage, 175x92; cost, \$120,000; owner, Katharine T. Moore, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 212.

**STORES AND TENEMENTS.**

**86TH ST.** 124-126 East, 6-sty fireproof brick tenement, 25x91; cost, \$50,000; owner, The Corn Exchange Bank, 13 William st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 207. Corrects error of June 6, when east was omitted.

**MISCELLANEOUS.**

**DOMINICK ST.** 91-113, 3 and 6-sty brick fireproof dormitory and gymnasium, 76x27; cost, \$80,000; owner, William S. Coffin, 13 West 57th st; architects, Hill & Stout, 299 Madison av. Plan No. 210.

**37TH ST.** East, 125 e of 1st av, 1-sty brick wagon shed, 21x61; cost, \$500; owner, estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 209.

**Bronx.**

**DWELLINGS.**

**NEWMAN AV.** e s, 275 n O'Brien av, 2 1/2-sty frame dwelling, shingle roof, 20x27; cost, \$3,000; owner, Jas. J. Deasy, 255 West 37th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 284.

**CARLISLE PL.** w s, 100 s 213th st, 2-sty brick dwelling, slag roof, 20x36; cost, \$4,000; owner and architect, Victoria Millila, 203 West Houston st. Plan No. 292.

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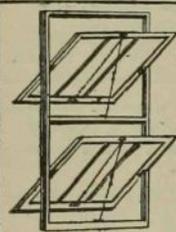
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*Plans Filed, New Bids, Bronx (Continued)*

215TH ST, s s, 275 e Pauling av, 2-sty brick dwelling, slag roof, 20x36; cost, \$4,000; owners and architects, Suozzi & Errico, 318 East 108th st. Plan No. 291.

BOLTON AV, w s, 100 s O'Brien av, 1-sty frame dwelling, 12x30; cost, \$200; owner, Jane Killian, on premises; architect, Wm. Watson, 1950 Benedict av. Plan No. 286.

GOODRIDGE AV, w s, 246.72 s 250th st, 2 1/2-sty frame dwelling and garage, shingle roof, 86x33; cost, \$10,000; owner, Dr. Geo. Wyeth, 254 West 82d st; architect, Dwight J. Baum, Riverdale. Plan No. 288.

ROMBOUTS AV, w s, 99.86 s Boston rd, 1-sty frame dwelling, tin roof, 21.4x33.8; cost, \$1,500; owner and architect, Rosario Rosato, Reeds Mill lane. Plan No. 287.

**STABLES AND GARAGES.**

FORDHAM RD, s s, 116.93 w Loring pl, 1-sty brick garage, slag roof, size irregular; cost, \$5,000; owner, H. N. McLernon, on premises; architect, John P. Boyland, Fordham rd. Plan No. 293.

**STORES AND DWELLINGS.**

ZEREGA AV, s s, 229.9 e Castle Hill av, 2-sty brick store and dwelling, tin roof, 25x40; cost, \$4,000; owner, Antonio Varinello, 58 Elizabeth st; architect, Carlton Van Valkenberg, 147 4th av. Plan No. 283.

**STORES AND TENEMENTS.**

167TH ST, 69.37 e Kelly st, 6-sty brick stores and tenement, plastic slate roof, 50x87; cost, \$47,000; owner, Jos. L. B. Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 290.

176TH ST, n s, 170.11 e Marmion av, two 5-sty brick tenements, plastic slate roof, 50x126.8; cost, \$120,000; owner, J. W. R. Co., Inc., J. W. Rowan, 3114 3d av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 289.

WASHINGTON AV, n e cor 188th st, four 5-sty brick tenements, slag roof, 42x111, 41x111; cost, \$170,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd. Plan No. 294.

166TH ST, n e cor College av, nine 5-sty brick tenements, slag roof, 42x90, -38.6x68; cost, \$290,000; owners, Tully Bldg. Co., John J. Tully, 391 East 149th st, president; architects, Kreyborg Architectural Co., 1029 East 163d st. Plan No. 285.

**MISCELLANEOUS.**

CALHOUN AV, e s, 300 n Dewey av, 1-sty frame shed and storage, 70x20; cost, \$250; owner, Arabella D. Huntington, on premises; architect, Andrew Sehoff, 2051 Westchester av. Plan No. 282.

**Brooklyn.**

**CHURCHES.**

KNICKERBOCKER AV, s w cor Warfield st, 2-sty brick church, 86x158, tile roof; cost, \$100,000; owner, Church of St. Martin, 1288 Hancock st; architect, John B. Day, 1265 Broadway, Manhattan. Plan No. 3865.

**DWELLINGS.**

PRESIDENT ST, s s, 150 e New York av, two 3-sty brick dwelling, 20x60, — roof, 1 family each; total cost, \$18,000; owner, Hy Roth, 1562 Myrtle av; architect, Arne Dehli, 1368 President st. Plan No. 3853.

E 39TH ST, w s, 377.6 n Av I, two 2-sty frame dwellings, 16.4x38, tar paper roof, 1 family each; total cost, \$5,000; owner, Caroline C. Svenson, 1068 East 37th st; architect, G. Svenson, 1068 East 37th st. Plan No. 3869.

52D ST, s s, 420 e 8th av, 2-sty frame dwelling, 20x35, — roof, 1 family; cost, \$2,500; owner, Philip H. Gilbert, 3803 10th av; architect, Chas. Braun, 459 41st st. Plan No. 3859.

DELAMERE PL, e s, 339.3 n Voorhees av, 1-sty frame dwelling, 19x45.2, shingle roof, 1 family; cost, \$5,600; owner, Mrs. Kath R. Martin, 2661 East 23d st; architect, Wm. Sanderland, Jr., 2700 Voorhees av. Plan No. 3796.

ESSEX ST, e s, 30 n Blake av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, John Struss, 1025 Blake av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3790.

E 27TH ST, w s, 623 w Voorhees av, 2-sty frame dwelling, 24x30 shingle roof, 1 family; cost, \$3,250; owner, Geo. Matthews, 2808 East 28th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 3770.

W 3D ST, e s, 300 s Av O, 2 sty frame dwelling, 25x26, shingle roof, 1 family; cost, \$4,200; owner, Christian Dwyer, 1911 59th st; architect, Henry Reich, 1352 East 14th st. Plan No. 3804.

77TH ST, n s, 330 e 5th av, thirteen 2-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, \$45,500; owner, New Style Home Building Co., 741 Howard av; architect, S. Millman, 7180 Pitkin av. Plan No. 3797.

DORCHESTER RD, s e cor Ocean av, 1-sty frame dwelling, 41.2x35.2, shingle roof, 1 family; cost, \$6,500; owner, Edw. R. Strong, 715 Foster av; architects, Slee & Bryson, 154 Montague st. Plan No. 3802.

MERMAID AV, n s, 60 e West 21st st, 2-sty brick dwelling, 18x35, gravel roof, 1 family; cost, \$3,000; owner, Mary Maresio, 2869 West 22d st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3803.

BARBEY ST, e s, 100 n Belmont av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$3,500; owner, Morris Blutstein, 588 Cleveland st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3845.

47TH ST, n s, 137.6 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, Harris Wilner, 1325 48th st; architect, F. W. Eلسena, 16 Court st. Plan No. 3833.

86TH ST, s s, 73 w 12th av, 2-sty brick store and dwelling, 20x47, gravel roof, 1 family; cost, \$3,500; owner, Jeremiah Desmond, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3828.

86TH ST, s s, 93 w 12th av, two 2-sty brick dwellings, 20x48.6, gravel roof, 2 families each; total cost, \$7,000; owner, Jeremiah Desmond, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3829.

ATKINS AV, e s, 90 s Blake av, eight 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$24,000; owner, Max Lenowitz, 537 Prospect av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3830.

CHESTER AV, s w cor Fehama st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$3,500; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 3384.

CHESTER AV, n w cor Clara st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$3,500; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 3386.

CHESTER AV, w s, 20 n Clara st, eight 2-sty brick dwellings, 20x34, gravel roof, 2 families each; total cost, \$18,000; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 3385.

WEST 30TH ST, w s, 200 n Mermaid av, two 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, \$9,000; owner, Mrs. Fanny Jacobs, 163 Bay 26th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3925.

SUNNYSIDE AV, s s, 290 e Hendrix st, three 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, \$10,500; owner, Frank C. Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3911.

SUNNYSIDE AV, s s, 102.3 e Hendrix st, nine 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$27,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3910.

SUNNYSIDE AV, s s, 350 e Hendrix st, 2-sty brick dwelling, — roof, gravel roof, 1 family; cost, \$3,500; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3912.

**FACTORIES AND WAREHOUSES.**

METROPOLITAN AV, s s, 97.8 w Olive st, 2-sty brick foundry, 50x200, slag roof; cost, \$18,000; owner, Thos. Halloran, 259 Norman av; architect, Emil J. Messinger, 394 Graham av. Plan No. 3955.

LOCUST AV, s e cor Liberty av, 4-sty brick factory, 190x61.9, Barrett — roof; cost, \$500; owner, Vitagraph Co., on premises; architect, W. L. Stoddart, 30 West 38th st, Manhattan. Plan No. 3936.

**STABLES AND GARAGES.**

HENRY ST, s w cor Woodhull st, 1-sty brick garage, 12x24, gravel roof; cost, \$400; owner, Dr. J. P. Menasse, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3948.

81ST ST, s s, 115 e 15th av, 1-sty frame garage, 18x24, iron roof; cost, \$800; owner, Wm. C. Burling, on premises; architect, A. E. Parfitt, 1066 82d st. Plan No. 3909.

BATH AV, n s, 47 w Bay 16th st, 1-sty frame garage, 12x25, — roof; cost, \$300; owner, Albert Fritz, 1715 Bath av; architect, Jacob Luboth, 934 Myrtle av. Plan No. 3864.

OCEAN PKY, e s, 380 s Beverly rd, 1-sty frame garage, 20x22, shingle roof; cost, \$700; owner, Florence I. Wohlman, on premises; architect, Harold G. Dangler, 215 Montague st. Plan No. 3877.

46TH ST, n s, 180 e 13th av, 1-sty frame garage, 15x17, shingle roof; cost, \$500; owner, Morris Kornblum, 1341 46th st; architect, Fred W. Eلسena, 16 Court st. Plan No. 3809.

**STORES AND DWELLINGS.**

ADELPHI ST, e s, 52 s Flushing av, 3-sty brick store and dwelling, 39.4x20, gravel roof, 2 families; cost, \$2,000; owner, Artino Muoro, 242 Tillary st; architect, W. J. Conway, 400 Union st. Plan No. 3799.

WEST END AV, e s, 220 n Hampton av, 2-sty brick store, 20x30, gravel roof; cost, \$2,500; owner, Mrs. Rose Sweet, 239 East 11th st, Manhattan; architect, R. T. Schaefer, 1526 Flatbush av. Plan 3838.

E 95TH ST, e s, 118.1 s Flatlands av, 2-sty brk str and dwg, 40x24, slag roof; 2 families; cost, \$3,500; owner, Solomon Chafny, 1208 East 93d st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3812.

13TH AV, w s, 19 n 39th st, two 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$15,000; owner, Rose Building Co., 4519 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3832.

GRAVESEND AV, w s, 600 s Av F, 3-sty brick store and dwelling, 20x70, slag roof, 2 families; cost, \$4,500; owner, Arthur C. Forbes, 734 East 5th st; architect, same. Plan No. 3908.

**STORES AND TENEMENTS.**

DEAN ST, s s, 250 w 3d av, 4-sty brick tenement, 25x51.6, gravel roof, 8 families; cost, \$40,000; owners, Levy & Baird, 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 3929.

SURF AV, n s, 38.6 e West 24th st, 4-sty brick store and tenement, 40.11x99, gravel roof, 14 families; cost, \$18,000; owner, Fred Magiolo, West 17th st and Surf av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3875.

LINCOLN PL, n e e Schenectady av, 4-sty brick store and tenement, 24x72, gravel roof, 6 families; cost, \$18,000; owner, R. N. Building Co., 1622 East 48th st; architect, Henry J. Nurick, 830 Putnam av. Plan No. 3840.

**THEATRES.**

ENGERT AV, s e cor Eckford st, four 1-sty frame open air theatres, — roof; cost, \$500; owner, Sam Sacks, 555 Graham av; architect, Emil J. Messinger, 394 Graham av. Plan No. 3907.

**MISCELLANEOUS.**

RALPH ST, n s, 86.11 w Myrtle av, 1-sty frame shed, 21.6x20, gravel roof; cost, \$300;

owner, Peter Baeckheimer, 1452 Myrtle av; architects, Van Buskirk & White, 307 Washington st. Plan No. 3934.

DIVISION PL n s 50 W. Debevoise st, 1-sty brick lavatory, 8.2x6.8, gravel roof; cost, \$200; owner, Domenico Diangelis, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3789.

SOUTH 4TH ST, n s, 150 e Hooper st, 1-sty brick shed, 25x90, slag roof; cost, \$2,000; owner, Tion Realty Co., 905 Lafayette av; architects, Shampam & Shampam, 772 Broadway. Plan No. 3896.

**Queens.**

**DWELLINGS.**

WOODHAVEN.—Shoe & Leather st, s s, 225 w 3d st, eight 2-sty frame dwellings, 40x43, tin roof, 2 families; cost, \$16,000; owner, Henry Brown, 115 Glenmore av, Brooklyn; architect, A. Cehio, 3248 Broadway, Woodhaven. Plan Nos. 1781 to 1784.

HOLLIS.—Kent st, s w cor Cato st, 2 1/2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Max Gross, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 1787.

SOUTH OZONE PARK.—Ashby av, n w cor Horan av, 3 1/2-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, B. O. Olsen, Helen av, South Ozone Park. Plan No. 1788.

FLUSHING.—Cherry st, n s, 200 w Colden av, 2 1/2-sty frame dwelling, 18x34, shingle roof, 2 families, steam heat; cost, \$9,500; owner and architect, Roger H. Bullard, 305 West 97th st, Manhattan. Plan No. 1791.

FLUSHING.—Murray st, w s, 40 s Cypress av, 2 1/2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$3,500; owners, Miller & Rubin, Dunton; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 1792.

DUNTON.—Maure av, w s, 425 s Liberty av, two 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Henry Kohnetsky, 85 Beaver st, Brooklyn; architect, L. Danancher, 370 Fulton st, Jamaica. Plans Nos. 1793-94.

MORRIS PARK.—Tuckahoe st, s s, 67 e Briggs av, 2 1/2-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Fred W. Noback, Ferris st, near Dumas Place, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1795.

RICHMOND HILL.—Guion av, n s, 100 w Pitkin pl, four 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$10,000; owner, John F. Hanfe, 16 Parkview av, Glendale; architect, Geo. E. Crane, Welling st, Richmond Hill. Plans Nos. 1796-97-98-99.

ACQUEDUCT.—Centreville av, e s, 414 s Rockaway blvd, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, \$2,600; owner, Aug. C. Grise, Rockaway blvd, Acqueduct; architect, G. Stahl, 1524 Hatch av, Ozone Park. Plan No. 1847.

EAST ELMHURST.—Bay 3d st, e s, 140 s Columbus blvd, 2 1/2-sty frame dwelling, 22x38, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Wm. R. Zimmermann, 277 13th st, East Elmhurst; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1815.

EDGEMERE.—Beach 43d st, e s, 680 n Boulevard, twelve 2-sty frame dwellings, 18x26, shingle roof, 1 family, steam heat; cost, \$36,000; owner, Edgemere Building Co., premises; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plans Nos. 1820 to 1830 and 1833.

EDGEMERE.—Boulevard, ns, 40 e Beach 43d st, two 1-sty frame dwellings, 24x20, shingle roof, 1 family; cost, \$2,000; owner, Basonia Construction Co., 99 Nassau st, Manhattan; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plan Nos. 1831-32.

EDGEMERE.—Beach 43d st, w s, 1,000 n Boulevard, twelve 2-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$36,000; owner, Edgemere Building Co., premises; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plan Nos. 1834-1845.

EDGEMERE.—Frank av, e s, 1240 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$1,200; owner, Rockaway Coast Realty Co., adjoining premises; architect, A. D. Hough, Far Rockaway. Plans Nos. 1816-17.

FAR ROCKAWAY.—4th st, w s, 300 s Sea Girt av, two 1-sty frame dwellings, 16x30, slag roof, 1 family; cost, \$1,000; owner, Maurice Hammon, 300 Broadway, Far Rockaway. Plans Nos. 1855-56.

FLUSHING.—Bowne av, w s, 250 s Forest av, 2 1/2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$3,200; owner, Morris Marks, 59 Burling av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1814.

GLEN MORRIS.—Savio av, s w cor Lefferts av, two 2-sty frame dwellings, 20x65, tin roof, 2 families, and store; cost, \$10,000; owner, Henry Beermann, Corona av and Gay st, Elmhurst; architect, I. Kaplan, 575 Westchester av, Manhattan. Plans Nos. 1807-08.

HOLLIS.—Chichester av, s e cor Garrison st, two 2 1/2-sty frame dwellings, 27x40, shingle roof, 1 family; cost, \$10,000; owner, Ruth E. Emerich, Garrison st, Hollis; architect, Edward Jackson, Fulton st, Hollis. Plans Nos. 1849-50.

JAMAICA.—Delta pl, n s, 160 w Grant st, two 2-sty frame dwellings, 17x75, tin roof, 2 families; cost, \$7,000; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 30 Snediker av, Union Course. Plan No. 1852.

JAMAICA.—Church st, e s, 230 s Catherine st, 1-sty frame dwelling, 23x36, tin roof, 1 family; cost, \$1,000; owner, G. Foresta, 227 South st, Jamaica; architect, J. D. Miller, Dean st, Jamaica. Plan No. 1809.

KEW.—Pembroke av, s s, 220 e Austin st, 2-sty frame dwelling, 38x30, shingle roof, 1 family, steam heat; cost, \$8,000; owner, Miss C.

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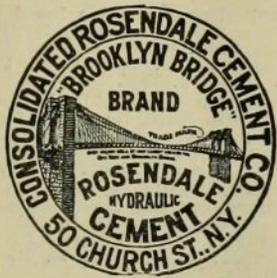
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Plans Filed, New Buildings, Queens (Continued)

M. Hills, 11 East 87th st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1861.

KEW.—Austin st, e s, 60 s Pembroke pl, 2-sty brick dwelling, 36x25, tile roof, 1 family, steam heat; cost, \$9,000; owner, H. M. Newcombe, 115 Herald av, Richmond Hill; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1862.

KEW.—Richmond Hill av, n e cor Abingdon rd, 2-sty brick dwelling, 47x43, tile roof, 1 family; cost, \$13,000; owner, L. W. Mulford, Narbarth, Pa.; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1863.

KEW.—Onslow pl, s s, 334 e Austin st, 2-sty frame dwelling, 30x30, shingle roof, 1 family, steam heat; cost, \$5,500; owner, J. F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1865.

RIDGEWOOD.—Putnam av, n s, 44 e Forest av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Jos Ferris, 62 Avondale av, Brooklyn Manor; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1804.

RIDGEWOOD.—Silver st, s s, 265 e Anthon av, eight 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$32,000; owner, Chrisy Doe-neck, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1805-06.

ROCKAWAY BEACH.—Hollywood av, w s, adjoining L. I. R. R., 1-sty frame dwelling, 24x40, slag roof, 1 family; cost, \$3,000; owner, Gustave Boecklemann, Hollywood av, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 1860.

WOODHAVEN.—Windom st, s s, 125 w Vanderveer av, 2-sty brick dwelling, 22x55, slag roof, 2 families; cost, \$3,000; owner Frank Toborsky, 236 Graham av, Brooklyn; architects, Rappold & Zenker, 758 1/2 Monroe st, Brooklyn. Plan No. 1848.

CORONA.—Highland av, s s, 171 e Broad st, 1-sty brick dwelling, 20x40, tin roof, 1 family; cost, \$2,300; owner, L. W. Milcka, 516 East 80th st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 1868.

CORONA.—Washington st, e s, 159 n Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,700; owners, Pugliesa & Panchal, Jackson av, Corona; architect, C. O. Varrone, Corona av, Corona. Plan No. 1872.

GLENDALE PARK.—Martin av, w s, 500 n Myrtle av, 2-sty frame dwelling, 21x47, tin roof, 2 families; cost, \$3,500; owner, E. L. Dubois, Nichols av and Woodhaven av, Glendale Park; architect, G. E. Halbrun, 63 North st, Richmond Hill. Plan No. 1880.

MORRIS PARK.—Briggs av, w s, 290 n Belmont av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, \$1,600; owner, G. B. Pearsall, 22 Freedom av, Richmond Hill; architect, G. Eicholz, 266 Montauk av, Brooklyn. Plan No. 1867.

WOODHAVEN.—Yarmouth st, e s, 97 s Ashland av, 2 1/2-sty frame dwelling, 24x49, shingle roof, 1 family; cost, \$6,000; owners, Gutting Bros., Ashland av, Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 1866.

CORONA.—Plateau st, n s, 275 w Myrtle av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$1,500; owner, Donota Papiundi, 74 Railroad av, Corona; architect, Wm. McIntyre, Grand av, Corona. Plan No. 1904.

DOUGLSTON.—Cherry st, s s, 150 w Prospect st, 2-sty frame dwelling, 31x26, shingle roof, steam heat, 1 family; cost, \$7,000; owner, Chas. Usher, Douglaston; architect, J. Cron, Cherry st, Douglaston. Plan No. 1913.

EDGEMERE.—Bayswater av, s s, 200 e Woodbine st, 2-sty frame dwelling, 30x64, shingle roof, 1 family; cost, \$12,000; owner, Bernhard Meyers, 169 Water st, Manhattan; architects, Rouse, Goldstein & Steinmann, 38 West 32d st, Manhattan. Plan No. 1911.

FOREST HILLS.—Fife st, s s, 200 e Colonial av, 2-sty frame dwelling, 30x37, shingle roof, 1 family; cost, \$6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1914.

JAMAICA.—Hillcrest av, n s, 235 w Grand st, 2 1/2-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, J. F. Callahan, Grand st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1910.

JAMAICA.—Brown av, w s, 250 s Pacific st, 1-sty brick dwelling, 20x36, slag roof, 1 family; cost, \$2,000; owner, Peter Mazonsky, 220 Brown av, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 1909.

LONG ISLAND CITY.—9th av, w s, 225 n Grand av, 2-sty brick dwelling, 22x55, tin roof, 2 families; cost, \$4,500; owner, Julius J. Soos, 739 2d av, L. I. City; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 1901.

WHITESTONE.—Bayview terrace, e s, 520 s 7th av, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$2,500; owner, Robert Landrock, 76 19th st, Whitestone; architect, J. J. Eberle, 489 5th av, Manhattan. Plan No. 1905.

WOODHAVEN.—Firebell av, w s, 660 s Atlantic av, seven 2-sty brick dwellings, 18x33, tin roof, 2 families; cost, \$18,000; Firebell av, s e cor Atlantic av, three 2-sty brick dwellings, 20x49, tin roof, 2 families; cost, \$9,500; owner and architect, H. Rockmore, 1210 Liberty av, Brooklyn. Plan Nos. 1917-18-19.

WOODHAVEN.—Oceanview av, w s, 47 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,400; owner, Frank F. Gload, 21 Rugby rd, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1912.

DUNTON.—Van Wyck av, e s, 100 s Chichester av, three 2 1/2-sty frame dwellings, 20x43, shingle roof, 1 family; cost, \$10,500; owner, Richard Keene, 211 Van Wyck av, Dunton; architect, Lars Olsen, 88 Horton st, Elmhurst. Plan Nos 1882-3-4.

FOREST HILLS.—Puritan av, s s, 100 s w Greenway South, 2 1/2-sty brick dwelling, 22x34, tile roof, 1 family, steam heat; cost, \$7,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1899.

GLENDALE.—Gould st, w s, 190 n Metropolitan av, ten 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, \$17,500; owner, Jas. S. Rourke, 197 Winthrop st, Brooklyn; architect, Christian Bauer, 651 Leonard st, Brooklyn. Plan No. 1895.

JAMAICA.—Pette av, n s, 40 w Kaplan av, three 2 1/2-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$10,500; owner, Ernest C. Sweet, 324 Fulton st, Jamaica; architect, R. Kurz, same address. Plan Nos. 1892-3-4.

RIDGEWOOD HEIGHTS.—Mydam pl, n s, 143 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$30,000; owner, K. & B. Realty Co., 44 Bay 2d st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1888.

WOODHAVEN.—Hatch av, w s, 79 n Grafton av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,900; Grafton av, n s, 36 w Hatch av, two 2-sty frame dwellings, 33x36, shingle roof, 1 family; cost, \$3,800; owner, W. B. Martin, 466 1st st, Brooklyn; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 1885-6-7.

WOODHAVEN.—Jamaica av, s s, 525 e Shaw av, 3-sty brick dwelling, 19x55, tin roof, 2 families, and store; cost, \$6,000; owner, John Mollenali, 323 University pl, Woodhaven; architect, Benj. F. Hudson, 319 9th st, Woodhaven. Plan No. 1896.

FACTORIES AND WAREHOUSES.  
L. I. CITY.—Hamilton st, e s, 125 n Graham av, 1-sty brick shop, 75x100, gravel roof; cost, \$9,000; owner, Wm. F. Meyers, Hillsdale av, Jamaica; architect, Thomas Harvey, Amherst av, Jamaica. Plan No. 1785.

JAMAICA.—Lincoln av, n s, 125 n Dean st, 1-sty frame shop, 20x25, tin roof; cost, \$125; owner, Max Gross, Jamaica; architect, O. Harrison, Jamaica. Plan No. 1786.

CORONA.—Willow st, n s, 130 w Central av, 1-sty frame shop, 26x50, tin roof; cost, \$1,800; owner, Mrs. F. Dauber, 93 Willow st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1869.

STABLES AND GARAGES.  
SPRINGFIELD.—Grace av, e s, 91 s Clinton av, 1-sty frame garage, 20x20, tin roof; cost, \$225; owner, E. Meyer, premises. Plan No. 1780.

BROOKLYN MANOR.—Avondale av, s s, 100 e Woodhaven av, two 1-sty garages, 12x15, shingle roof; cost, \$1,000; owner, Jos. Ferris, 62 Avondale av, Brooklyn Manor; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1801-02.

CORONA.—45th st, e s, 240 n Polk av, 1-sty frame garage, 10x10, tin roof; cost, \$100; owner Wm. McCurrie, 18 45th st, Corona. Plan No. 1818.

JAMAICA.—Shelton av, n s, 112 w Grand st, 1-sty brick garage, 13x19, tin roof; cost, \$150; owner, Anna E. Greene, 351 Shelton av, Jamaica. Plan No. 1851.

KEW.—Richmond Hill av, n e cor Abingdon rd, 1-sty brick garage, 16x22, shingle roof; cost, \$500; owner, L. W. Mulford, Nearth, Pa.; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1864.

ROCKAWAY BEACH.—Washington av, s s, 75 w Wainwright pl, 1-sty frame garage, 12x20, tin roof; cost, \$200; owner, W. J. Curtis, premises; architect, W. J. Sandifer, Rockaway Beach. Plan No. 1907.

JAMAICA.—Orchard av, e s, 200 s Hillcrest av, 1-sty frame garage, 10x16, tin roof; cost, \$300; owner, Martin Malting, premises. Plan No. 1891.

STORES AND DWELLINGS.  
RICHMOND HILL CIRCLE.—Meecham av, s w cor Walnut st, 2-sty frame store and dwelling, 14x35, slag roof, 1 family; cost, \$500; E. H. Green, premises. Plan No. 1819.

CORONA.—Rapelje av, w s, 40 s McKinley av, two 2-sty frame store and dwellings, 24x50, tin roof, 2 families; cost, \$7,400; owner, H. Spanier, 91 Pitt st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plans Nos. 1870-1.

STORES AND TENEMENTS.  
L. I. CITY.—8th av, e s, 525 n Vandeventer av, 4-sty brick tenement, 30x70, slag roof, 8 families; cost, \$12,500; owner, Arthur Mercer, 576 9th av, L. I. City; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 1812.

RIDGEWOOD.—Woodbine st, s s, 282 e Cypress av, 3-sty brick tenement, 27x78, tin roof, 6 families; cost, \$10,000; owner, Aug. Bauer, 355 Highland Blvd, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1800.

L. I. CITY.—William st, n e cor Wilbur av, 4-sty brick store and tenement, 49x89, tin roof, 19 families; cost, \$28,000; owner, Anna G. Denfel, 73 Wilbur av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1908.

L. I. CITY.—11th av, s e cor Grand av, 2-sty brick tenement, 24x75, tin roof, 4 families; cost, \$11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1903.

L. I. CITY.—11th av, e s, 24 s Grand av, four 3-sty brick tenements, 19x55, slag roof, 3 families; cost, \$24,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1902.

THEATRES.  
ELMHURST.—Medina pl, s e cor Corona av, airdrive; cost, \$1,000; owner, R. Alexander, premises. Plan No. 1916.

MISCELLANEOUS.  
CORONA.—Sycamore av, e s, 45 s High st, 2 1/2-sty brick rectory, 24x42, shingle roof; cost, \$4,075; owner, E. G. Hollis, pastor, 35 Oak st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1929.

L. I. CITY.—Bridge Plaza, sign board, 40x33; cost, \$480; owner, St. John's Hospital, L. I. City. Plan No. 1906.

HOLLIS.—Farmers av, w s, 55 s Luzon st, 1-sty frame barn, 35x25, tin roof; cost, \$500; owner, H. Neissloss, Fulton st, Hollis. Plan No. 1789.

FLUSHING.—Washington st, n w cor Prince st, brick retaining wall; cost, \$700; owner, Castle Amusement Co., 56 Beaver st, Manhattan. Plan No. 1803.

FLUSHING.—22d st, s w cor Crocheron av, frame bill board, 140x11; cost, \$200; McElroy Bros., Bradford av, Flushing. Plan No. 1853.

FLUSHING.—Station rd, n s, 60 w Lawson pl, 2-sty frame passenger shelter shed, 28x12, slag roof; cost, \$1,400; owner and architect, L. I. R. R. Co., Jamaica. Plan No. 1846.

ROCKAWAY BEACH.—Ward av, w s, bet L. I. R. R. and Jamaica Bay, two 1-sty frame toilets, 13x22, slag roof; cost, \$300; F. S. Marshall, 74 Broadway, Manhattan. Plans Nos. 1857-58.

ROCKAWAY BEACH.—Ward av, w s, bet L. I. R. R. and Jamaica Bay, 1-sty frame store room, 16x50, slag roof; cost, \$400; owner F. S. Marshall, 74 Broadway, Manhattan; architect, W. Sandifer, Rockaway Beach. Plan No. 1859.

WONFIELD.—Queens Blvd, n s, 520 e Ramsey st, frame bill board, 100x11; cost, \$150; McElroy Bros., Bradford av, Flushing. Plan No. 1854.

L. I. CITY.—Jackson av, e s, 400 n Skillman pl, frame office, 10x25 (temp.), paper roof; cost, \$150; National Casket Co., Great Jones st, Manhattan. Plan No. 1877.

L. I. CITY.—Vernon av, w s, bet. 13th and 14th sts, 1-sty frame shed, 150x30, gravel roof; cost, \$2,000; owners, Havemeyer & Elder, on premises. Plan No. 1873.

JAMAICA.—Van Wyck av, s e cor Carroll st, 3-sty brick sub-station, 11x46, tar and slag roof; cost, \$60,000; owner, New York & Queens Electric Power Co., 444 Jackson av, L. I. City; architect, W. W. Knowles, 37 West 39th st, Manhattan. Plan No. 1881.

OZONE PARK.—Wyckoff av, s s, 200 w Broadway, greenhouse, 31x212, glass roof; cost, \$1,500; owner, P. Wenk, premises. Plan No. 1889.

RAMBLERSVILLE.—Silver st, s s, 47 w Union st, 1-sty frame boat house, 12x20, tin roof; cost, \$175; owner, John Killoran, 1252 Herkimer st, Brooklyn; architect, L. F. Schilling, Brooklyn. Plan No. 1897.

WHITESTONE.—9th st, s s, 169 e 14th av, 1-sty frame greenhouse, 24x83, glass roof; cost, \$500; owner, Fred Holderer, premises. Plan No. 1890.

**Richmond.**

**DWELLINGS.**

BAYVIEW PL, w s, south of Neptune st, New Dorp Beach, 1-sty frm bungalow, 18x27; cost, \$400; owner, architect and builder, J. T. Muthan, 11 E 31st st, Bayonne, N. J. Plan No. 471.

DEKAY ST & FAIRMONT AV, s e cor West New Brighton, 1 1/2-sty frm dwg, 18x25; cost, \$1,200; owner, Chas. McCarthy, West New Brighton; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 452.

NEPTUNE ST, n s, 280 e Cedar Grove av, New Dorp Beach, 1-sty frm bungalow, 14x38; cost, \$450; owner, D. S. Bellows, 31 W 50th st, N. Y. C.; architect & builder, H. M. Rae, New Dorp. Plan No. 482.

WATERSIDE ST, n s, 260 e Cedar st, New Dorp Beach, 1-sty frm bungalow, 20x32; cost, \$500; owner, Mrs. A. Cockburn, 25 Fort Washington av; architect & builder, H. M. Rae, New Dorp. Plan No. 480.

WAYCREST ST, e s, 20 s Britton lane, New Dorp Beach, 1-sty frm bungalow, 14x36; cost, \$450; owner, Martha Ogner, 510 W 148th st, Manhattan; builder, E. Peterson, Princess Bay. Plan No. 470.

1ST ST, w s, 125 n Rose av, New Dorp, 2 1/2-sty brk dwg, 35x25; cost, \$3,000; owner, H. F. Butts, New Dorp; architect, Walter G. Stemler, 507 5th av, Manhattan. Plan No. 456.

3D ST, w s, 180 s Lincoln av, Midland Beach, 1-sty frm bungalow, 18x24; cost, \$800, and 1-sty frm shed, 10x18; cost, \$100; owner, Phillip Shinkman, New Brighton; architect & builder, B. B. Babbitt, New Brighton. Plan No. 457.

3D ST, n s, 100 e Elm av, Midland Beach, 1-sty frm bungalow, 12x26; cost, \$300; owner, Mrs. Wright, 170 Hoppins av, Jersey City; architect & builder, A. Alverson, Midland Beach. Plan No. 455.

AMBOY RD, s s, 300 e Sharrott av, Pleasant Plains, 2-sty frm dwg, 18x37; cost, \$1,500; owner, Katharine Boley, Pleasant Plains; builder, Henry Boley, Pleasant Plains. Plan No. 486.

CEDAR GROVE AV, n s, 32 e Centre st, New Dorp Beach, 1-sty frm bungalow, 14x29; cost, \$580; owner, A. Schiesel, New Dorp Beach; builder, Sanjour Bros., New Dorp Beach. Plan No. 448.

CRESCENT AV, w s, 1000 s Boul, Great Kills, 1-sty frm bungalow, 16x25; cost, \$300; owner & builder, F. Korbash, West Hoboken. Plan No. 481.

MAPLE AV, e s, 60 n Cedar Grove av, New Dorp Beach, 1-sty frm bungalow, 14x23; cost, \$250; owner & builder, Sanjour Bros., New Dorp Beach. Plan No. 447.

MIDLAND AV, s s, 100 w 10th st, Midland Beach, 1-sty frm bungalow, 20x34; cost, \$500; owner, Mrs. P. G. Hefferman, 295 Av C, Bayonne, N. J.; architect & builder, A. W. Mortensen, Midland Beach. Plan No. 462.

MIDLAND AV, n s, 50 e 7th st, Midland Beach, 1-sty frm bungalow, 18x30; cost, \$380; owner, Miss Mary Farrell, Rutherford, N. J.; architect & builder, A. W. Mortensen, Midland Beach. Plan No. 461.

MONROE AV, w s, 14 n Sheridan av, South Beach, 3-sty brk dwg, 30x70; cost, \$12,000; owner, C. Nocella, 234 Tillary st, Brooklyn; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 446.

NELSON AV, e s, 500 n Southfield Boul, Great Kills, 1 1/2-sty brk dwg, 36x31; cost, \$3,000; owner, G. Betts, Great Kills; architect & builder, G. Hoverkamp, Richmond. Plan No. 478.

NELSON & WASHINGTON AV, n e cor Great Kills, 2-sty frm dwg, 26x28; cost, \$2,800; owner, architect & builder, Emil Peterson, Princess Bay. Plan No. 476.

OAK AV, s s, 100 e 1st, Midland Beach, 1-sty frm bungalow, 14x48; cost, \$300; owner & builder, C. Bosse, 1330 Franklin av, Manhattan. Plan No. 458.

OAK AV, s s, 40 w 1st, Midland Beach, 1-sty frm bungalow, 10x28; cost, \$275; owner, Jessie Halenza, Woodhaven, L. I.; architect & builder, E. Larsen, Midland Beach. Plan No. 459.

PALMER AV, s s, 324 w Heberton av, Port Richmond, 2-sty frm dwg, 26x28; cost, \$3,500; owner, Mary E. Duff, Port Richmond; architect & builder, John P. From, Port Richmond. Plan No. 485.

SHARON AV, w s, 700 s Forest av, New Brighton, 2 1/2-sty frm dwg, 18x26; cost, \$1,900; owner, A. Curley Rosebank; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 453.

WELLINGTON AV, e s, 200 s Erastina pl, Mariners Harbor, 1-sty frm dwg, 18x18; cost, \$500; owner, architect & builder, Tony Berton, Mariners Harbor. Plan No. 454.

WINAN AV, s s, 800 s Boul, Great Kills, 1-sty frm bungalow, 16x23; cost, \$200; owner, H. F. Deyenburg, Jersey City; builder, F. Korbach, Richmond. Plan No. 469.

1ST & MIDLAND AVS, n e cor Midland Beach, ten 1-sty frm bungalows, 10x20; total cost, \$1,500; owner & builder, H. Masse & H. W. Putnam, New Dorp. Plan No. 450.

**STABLES AND GARAGES.**

RICHMOND RD, n s, 325 e Church st, Port Richmond, 1-sty brk garage, 18x30; cost, \$400; owner & builder, Frank Bishop, Richmond; architect, Jas. E. Grunert, New Dorp. Plan No. 465.

**STORES AND DWELLINGS.**

CANAL ST, e s, near Brook st, Stapleton, 1-sty frm str, 12x15; cost, \$75; owner & builder, Max Finkelstein, Stapleton. Plan No. 477.

JERSEY ST, w s, 300 n Hill st, New Brighton, two 3-sty brk str & dwgs, 50x50; total cost, \$12,000; owner, Jacob Fisher & Joseph Rivkin, in care of architect, Hy F. Comtois, New Brighton. Plan No. 468.

VAN DUZER ST, w s, 75 s Arietta st, Tompkinsville, 3-sty brk str & dwg, 24x46; cost, \$6,000; owner, Meyer Rosenholz, Tompkinsville; architect, H. F. Comtois, New Brighton; builder, Block & Usian, New Brighton. Plan No. 467.

**MISCELLANEOUS.**

RICHMOND TERRACE, n s, 28 e Newark av, Port Richmond, 1-sty brk gasoline house, 15x25; cost, \$700; owner, architect, builder & lessee, The Texas Co., Port Richmond. Plan No. 466.

STUYVESANT PL, w s, 35 n Wiener av, St. George, 4-sty brk bank & offices, 50x36; cost, \$70,000; owner, Corn Exchange Bank, N. Y. C.; architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan; builder, Fountain & Choate, 110 E 23d st. Plan No. 483.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BEDFORD ST, 104-106, mason work to 5-sty brick tenement; cost, \$1,000; owner, John T. Smith, 154 Greenwich st; architect, Robt. J. Reiley, 477 5th av. Plan No. 2147.

BLEECKER ST, 33-37, steel tank support to 6-sty brick lofts; cost, \$2,410; owner, Equitable Life Assurance Society, 165 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2130.

FORSYTH ST, 12, addition to 2-sty brk motion picture theatre & str; cost, \$5,500; owner, EHas Levintal, 1830 Madison av; architect, Cohen & Felson, 329 4th av. Plan No. 2175.

FULTON ST, 99, lowering of platform, new sidewalk, lift and tile work to 5-sty brick store and lofts; cost, \$600; owner, Old Glory Realty Co., 622 West End av; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 2112.

GRAND ST, 358, store front to 5-sty brick store and tenement; cost, \$400; owner, William D. Ward, Morris Plains, N. J.; architect, Fred Weber, Jr., 192 Woodbine st, Brooklyn. Plan No. 2204.

MARKET ST, 72, iron and marble stairway, metal-covered doors, fireproof passageway, girders, fire escape, railings and metal ceilings to 3-sty brick hall and dwelling; cost, \$5,000; owner, Moreau Delano, 12 Washington sq, N.; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 2150.

MORTON ST, 13, mason work, excavating, partitions to 6-sty brick store and tenement; cost, \$5,000; owner, John E. Rosasco, 45 Morton st; architects, Bartocini & Ventrascio, 498 West Broadway. Plan No. 2205.

PEARL ST, 358-60, fire-escapes and fireproofing to 6-sty brick office & factory; cost, \$800; owner, Oscar J. Maigne, 358-360 Pearl st; architects, Dodge & Morrison, 135 Front st. Plan No. 2168.

PELHAM ST, 16-18, new partition to 6-sty brick stores and tenement; cost, \$100; owner, Rachel Isaacs, 110 West 114th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2121.

PRINCE ST, 137-139-141, 2 tanks & tank supports to 7-sty brk factory; cost, \$2,000; owner, Darrow & Rudden, 137 Prince st; architects, Hill & Murdock, 3 W 29th st. Plan No. 2171.

PRINCE ST, 57-59, cantilever stair to 5-sty brick store and factory; cost, \$300; owner, estate of O. C. Wallbridge, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2163.

RIVINGTON ST, 70, mason work, iron trap-door to 3-sty brick stores and dwelling; cost, \$150; owner, Michael Karp, 70 Rivington st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 2197.

WALL ST, 55, partitions to 4-sty brk bank; cost, \$3,000; owner, National City Bank, F. A. Vanderlip, pres., 55 Wall st; architects, McKim, Mead & White, 101 Park av. Plan No. 2185.

WASHINGTON ST, 60, new window to 5-sty, brick stores and lofts; cost, \$125; owner, Trogan Realty Corporation, 55 Liberty st; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2116.

WEST ST, 57, partitions to 5-sty brick store and dwelling; cost, \$100; owner, Estate of Harriet D. Potter, Edw. Ashforth, 11 East 42d st; architect, Daniel J. Clume, 301 East 39th st. Plan No. 2123.

WHITE ST, 64-66, enclosure of toilets to 5-sty brick store; cost, \$75; owner, Geo. M. Carnochan, 64-66 White st; architect, James A. Clark, 464 Canal st. Plan No. 2161.

4TH ST, 229 West, mason work to 4-sty brick dwelling; cost, \$500; owner, Harris Mandebaum, 135 Broadway; architect, Abraham Berres, 1484 St. Marks av, Brooklyn. Plan No. 2136.

9TH ST, 43 West, chimney, windows, door to 4-sty brick dwelling; cost, \$2,000; owner, Mary E. Moffatt, 153 East 56th st; architect, Frank Hausle, 81 East 128th st. Plan No. 2208.

12TH ST, 31-33 West, new stairs and scuttle to 11-sty brick tenement; cost, \$500; owner, Caroline L. Cowl, 2 West 14th st; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2143.

13TH ST, 7-29 West, raising of roof of 5 to 8-sty brick store; cost, \$1,000; owner, Laura F. Hearn, 20 West 14th st; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2145.

14TH ST, 3 E, iron & marble stairs, decorating work to 5-sty brk bank & office bldg; cost, \$2,500; owner, The Frederick Van Beuten Estate, 65 5th av; architect, A. Wallace McCrea & Co., 23 E 15th st. Plan No. 2184.

14TH ST, 48 East, picture booth, lobby, entrance and exits to 2-sty brick motion picture theatre; cost, \$1,500; owner, Egerton L. Winthrop, 32 Liberty st; architect, Walter G. Steiner, 507 5th av. Plan No. 2124.

14TH ST, 54-56 East, galvanized iron cornice, frame and door to 5-sty brick theatre and hotel; cost, \$1,500; owner, Courtlandt Palmer Estate, 852 Broadway; architect, Jas J. F. Gavigan, 1123 Broadway. Plan No. 2159.

16TH ST, 12-14 East, terra cotta block partition to 6-sty brick lodging; cost, \$500; owner, Y. W. C. A., 14 East 16th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2198.

18TH ST, 18-22 W, extension of shaft & fireproofing to 11-sty brk factory; cost, \$1,000; owner, Susquehanna Silk Mills, 18 W 18th st; architect, William C. Monks, 503 5th av. Plan No. 2176.

21ST ST, 100 East, partition to 20-sty brick loft; cost, \$50; owners, Eagle Bros., 21st st and 4th av; architect, Alfred L. Beasley, 13-21 Park Row. Plan No. 2113.

21ST ST, 338 1/2 West, extension to 4-sty brick loft; cost, \$625; owner, Albert R. Straker, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2193.

21ST ST, 34-44 West, two pressure tanks and supports to 12-sty brick factory lofts; cost, \$2,700; owner, Louis Sachs, 28 West 22d st; architects, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2151.

23D ST AND 5TH AV, mezzanine floor to 20-sty brick stores and offices; cost, \$200; owners, U. S. Realty & Improvement Co., 111 Broadway; architect, John C. Sims, 110 West 34th st. Plan No. 2157.

26TH ST, 343 East, new store front, Kalamein doors and mason work to 1-sty brick office and garage; cost, \$100; owner, Wm. D. Bruns, 343 East 26th st; architect, Henry Regelman, 133 7th st. Plan No. 2158.

26TH ST, 30-34 West, steel tank supports to 12-sty brick store and lofts; cost, \$1,250; owner, Chas. Kaye, 1133 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2192.

27TH ST, 9-19 East, removal of encroachment to 12-sty brick hotel; cost, \$3,000; owner, 28th St. Co., 14 East 28th st, Chas. F. Rogers, Pres.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2210.

29TH ST, 107-109 West, stairways and mason work to two 3-sty brick factories and stores; cost, \$300; owner, Wm. P. Dixon, 32 Liberty st; architect, Richard Berger, 309 Broadway. Plan No. 2191.

29TH ST, 124-26 West, removal of encroachment to 4-sty brick tenement; cost, \$750; owner, Estate of Chas. Smith, C. A. Smith, 2 Hudson st; architects, Ware & Ware, 1170 Broadway. Plan No. 2138.

30TH ST, 114-120 West, drop ladder to 6-sty brick show rooms and factory; cost, \$150; owners, J. B. McCoy & Son, 114 West 30th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 2115.

32D ST, 29 East, removal of encroachment to 3-sty brick club; cost, \$150; owner, Grolier Club, 29 East 32d st; architect, William S. Miller, 141 East 40th st. Plan No. 2160.

32D ST, 157-159 East, stairway, partition, mason work, metal ceiling and plumbing to 5-sty brick lofts; cost, \$1,000; owner, Estate of Charlotte Maccaffie, Wilbur H. Kirkham, 9 Stone av, Ossining, N. Y.; architect, Jos. C. Schaeffler, 38 West 32d st. Plan No. 2117.

32D ST, 157-159 East, steel tank supports to 5-sty brick lofts; cost, \$2,195; owner, Wendell L. Nichols, 244 West 49th st; architect, Royal J. Mansfield, 135 William st. Plan No. 2131.

33D ST, 18 East, removal of encroachment to 5-sty brick residence; cost, \$1,200; owner, Peter Cooper Hewitt, 11 Lexington av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2154.

## Plans Filed—Alterations—Manhattan (Cont.)

34TH ST, 17 W, str fronts, iron columns to 5-sty brk str & offices; cost, \$5,200; owner, Alozo R. Pack, 17 W 82d st; architect, Eisen-drath & Horwitz, 500 5th av. Plan No. 2187.

34TH ST, 21-23 W, stairway to 5-sty brk str & office; cost, \$1,500; owner, Bessie M. Leggett, in care of Francis H. Leggett Co., 28th st & North River; architect, Eisen-drath & Horwitz, 500 5th av. Plan No. 2188.

34TH ST, 450-458 West, roof shelter to 6-sty brick hospital; cost, \$1,000; owner, French Benevolent Society, Lucien Jouvand, president, 354 4th av; architect, Geo. Provost, 104 West 42d st. Plan No. 2114.

35TH ST, 226-232 West, sliding frames for lighting fixtures and trappdoors to 2-sty brick studio; cost, \$400; owner, Yorkville Realty Co., 2 Rector st; architect, Christian H. Lang, 131 West 58th st. Plan No. 2129.

40TH ST, 609 West, storage shed to 1-sty brick abattoir; cost, \$250; owner, N. Y. Veal & Mutton Co., 1st av and 43d st; architect, Edward Glas, 198 Broadway. Plan No. 2218.

42D ST, 315 W, partition & entrance to 3-sty brk str & dance hall; cost, \$100; owner, Francis K. Segrist, 223 W 42d st; architect, Edw. Barasel, 644 8th av. Plan No. 2181.

45TH ST, 25 West, partitions, fireproof doors to 16-sty brick stores and offices; cost, \$246; owner, Century Holding Co., 1182 Broadway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2195.

46TH ST, 168 West, removal of partitions and pier, new doorway and store front to 4-sty brick store and studio; cost, \$300; owner, Margaret Gregory, Sherman Square Hotel, Broadway and 70th st; architect, John C. Westervelt, 36 West 34th st. Plan No. 2127.

47TH ST, 15 East, wiring and new partitions to 6-sty brick lofts; cost, \$150; owner, Amos R. E. Pinchot, 60 Broadway; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2142.

48TH ST, 546 West, plumbing, roofing to 3-sty brick stable and dwelling; cost, \$1,000; owner, Christian Wallerson, 514 West 46th st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2190.

48TH ST, 163 W, tank and supports to 5-sty brk str & tnt; cost, \$200; owner, Henry R. Stern, 102 W 38th st; architect, Julius Rosen-wach, 181 Cherry st. Plan No. 2173.

50TH ST, 365 W, partitions & windows to 5-sty brk str & tnt; cost, \$2,000; owner, Paul Kaskel, 9 Columbus av; architect, Cohen & Felson, 329 4th av. Plan No. 2180.

50TH ST, 360-2-4-6 West, steel flues to 4 and 6-sty brick stores and lofts; cost, \$400; owner, Frank J. Walsh, 230 Summit av, Mt. Vernon, N. Y.; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2122.

51ST ST, 558-560, new store front, roof and iron column to 4-sty brick store and tenement; cost, \$1,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 2155.

52D ST, 123 West, skylight to 3-sty brick garage and shop; cost, \$25; owner, Julian Ripley, 48 West 52d st; architect, William L. McElraey, 243 West 53d st. Plan No. 2217.

56TH ST, 58 W, extension to 4-sty brk dwg; cost, \$5,000; owner, Dr. Phillip D. Kerrison, 58 W 56th st; architect, Theo. C. Visscher, 299 Madison av. Plan No. 2189.

57TH ST, 346 West, extension to 4-sty brick club house; cost, \$3,200; owner, The Inter-Collegiate Branch, Y. M. C. A., E. P. Wheeler, president, 735 Park av; architect, Louis E. Jal-lade, 37 Liberty st. Plan No. 2164.

59TH ST, 62 E, exit & fire escape to 9-sty brk office bldg; cost, \$350; owner, Bd. of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2178.

63D ST, 230 West, iron and mason work, and new partitions to 5-sty brick tenement; cost, \$500; owner, May Bolton, 617 West 152d st; architect, Morris Schwartz, 194 Bowery. Plan No. 2122.

79TH ST, 271-275 West, new plumbing to 7-sty brick tenement; cost, \$10,000; owner, Hewitt Realty Co., 50 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2132.

79TH ST, 116 East, steel, mason work to 4-sty brick dwelling; cost, \$2,000; owner, Richard Derby, 969 Park av; architect, Otto Gaertner, 331 Madison av. Plan No. 2211.

86TH ST, 124 East, altering 5-sty brick tenement for banking quarters, mason work, partitions, sidewalk gratings; cost, \$2,000; owner, Corn Exchange Bank, 13 William st; architect, W. A. Treanor, 700 West 178th st. Plan No. 2214.

92D ST, 140 East, new store front to 7-sty brick stores and tenement; cost, \$100; owner, Harry C. Hart, 133 East 92d st; architect, Chas. Stegmayr, 168 East 91st st. Plan No. 2120.

96TH ST, 400-418 East, transformer room to 4-sty brick power house; cost, \$4,500; owner, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 2201.

100TH ST, 252 W, fire passage & exits to 1-sty brk motion picture theatre & str; cost, \$1,000; owner, Sirrah Amusement Co., 507 5th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 2182.

104TH ST, 157 East, mason work, partitions, to 4-sty brick stores and tenement; cost, \$5,000; owner, Abraham Senken, 151 East 103d st; architect, Frank Straub, 25 West 42d st. Plan No. 2149.

107TH ST, 130 E, iron balcony & stairs, steel beams & partitions to 3-sty brk storage house; cost, \$600; owner, Sallie Schuster, 410 Riverside dr; architect, Nathan Langer, 81 E 125th st. Plan No. 2183.

120TH ST, 3 West, partition to 20-sty brick tenement; cost, \$25; owner, Jacob K. Levi, 3 West 120th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2203.

124TH ST, 309 East, 1-sty extension to 3-sty brick dwelling and lofts; cost, \$2,000; owner, Morris E. Greenberg, 309 East 124th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2215.

125TH ST, 356 West, partition, iron doors to 2-sty brick stores and offices; cost, \$100; owner, Geo. L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 2194.

133D ST, 1 and 3 East, new store front to 5-sty brick store and tenement; cost, \$500; owner, Estate of Jas. E. Everard, care Farmers' Loan & Trust Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 2134.

134TH ST, 134 West, fire repairs, new floor and roof beams, partitions, shaft roof, iron cornice and stairs, dumbwaiter shaft, fireproof doors and fire escapes to 5-sty brick tenement; cost, \$20,000; owner, Jas. F. Alpaugh, 17-23 Loew av; architect, J. C. Cocker, 2017 5th av. Plan No. 2135.

AMSTERDAM AV, 13-17, extension of eaves to 4 and 5-sty brick dispensary; cost, \$300; owner, Vanderbilt Clinic, 13-17 Amsterdam av; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 2137.

AMSTERDAM AV, 410, new partitions and plumbing to 5-sty brick tenement; cost, \$150; owner, Ethel E. Underwood, Craigville, Mass.; architect, John H. Knubel, 305 West 43d st. Plan No. 2162.

AMSTERDAM AV, 2438, new store front to 1-sty frame store; cost, \$150; owner, George Ehret, 92d st and 3d av; architect, George R. Euell, 506 West 179th st. Plan No. 2144.

BOWERY, 246-48, concrete stairs to 3-sty brick theatre; cost, \$1,000; owner, Estate of William Kramer, 50 Bowery; architect, Henry Regelmann, 133 7th st. Plan No. 2202.

BROADWAY, 2551, 1-sty addition to 2-sty brick stores and restaurant; cost, \$1,500; owner, Jesse W. Ehrich, 31 Liberty st; architect, Eugene H. Kleber, 4180 Broadway. Plan No. 2199.

BROADWAY, 901, converting 5-sty brick store and lofts into store and factory, mason work, steel columns and girders, fireproofing, iron stairs, elevator shaft, partition, store fronts, fire-escapes, fireproof windows; cost, \$20,000; owner, Edw. H. Mount, 137 East 34th st; architect, Otto Reissmann, 30 1st st. Plan No. 2196.

BROADWAY, 1207, new store front to 1-sty brick store; cost, \$40; owner, Jos. N. Weber, 1213 Broadway; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 2119.

BROADWAY, 1322-1328, mezzanine to 11-sty brick stores and offices; cost, \$500; owner, William H. R. Martin Trust, 47 West 34th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2165.

BROADWAY, 3197, new store front to 5-sty brick stores and lofts; cost, \$500; owner, Max Bernstein, 3197 Broadway; architects, Horen-burger & Bardes, 122 Bowery. Plan No. 2125.

BROADWAY, 1255-1261, change store front, mason work and cast iron ventilators to 11-sty brick stores and offices; cost, \$1,000; owner, W. H. R. Martin Trust, 1328 Broadway; architects, Townsend, Steidle & Haskell, Inc., 1328 Broadway. Plan No. 2146.

BROADWAY, 306 West, partitions, plumbing, to 4-sty brick store and lofts; cost, \$200; owner, estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2148.

COLUMBUS AV, 852, new store fronts to 5-sty brick store and dwelling; cost, \$150; owner, Caroline Otten, 202 West 103d st; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 2118.

GREENWICH AV, 93, store front to 3-sty brick store and dwelling; cost, \$50; owner, Clarence S. Nathan, 241-5 West 37th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2213.

LENOX AV, 81, str front to 5-sty brk str & tnt; cost, \$75; owner, Arnold Kohn, 18 E 95th st; architect, Harold L. Young, 1204 Bway. Plan No. 2179.

LEXINGTON AV, 141, doorway & iron doors to 4-sty brk dwg; cost, \$100; owner, Eugenie J. Smith, 322 W 100th st; architect, Jas. Rafits, 131 W 31st st. Plan No. 2172.

LEXINGTON AV, 1192, converting 3-sty brick dwelling into store and dwelling, concrete sidewalk, mason work, iron columns, steel girders, store fronts; cost, \$5,500; owner, Abraham Wolf, 1102 Lexington av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2209.

MADISON AV, 274-276, stairs, fire doors, shaft, doors & windows to 5-sty brk apart; cost, \$7,500; owner, Elizabeth Billings, 279 Madison av; architect, S. Edson Gage, 340 Madison av. Plan No. 2170.

PARK AV, 407, ceiling, cement floor, fireproof passageway, stairs to 2-sty brk garage; cost, \$2,500; owner, Park Av & 54th St. Co., Geo. R. Coughlan, 49 Wall st; architect, Cross & Cross, 10 E 47th st. Plan No. 2177.

PARK AV, 1011-1013, new dumbwaiters to 5-sty brick tenement; cost, \$800; owner, Combined Real Estate Interests, 30 1st st; architect, Otto Reissmann, 30 1st st. Plan No. 2141.

WEST END AV, 794, plumbing and lighting to 3-sty brick dwelling; cost, \$1,000; owner, Agnes Lefler, 794 West End av; architect, Harvey J. Lefler, 302 West 99th st. Plan No. 2156.

2D AV, 330-332, steel shed to 4-sty brick hospital; cost, \$3,000; owner, N. Y. Skin & Cancer Hospital, 330-332 2d av, Chas. O. Kimball, Sec., 110 East 29th st; architect, Wm. S. Gregory, 40 West 32d st. Plan No. 2207.

2D AV, 1700, new store front to 5-sty brick store and tenement; cost, \$400; owner, Max Borck, 38 Park Row; architect, Morris Schwartz, 194 Bowery. Plan No. 2153.

2D AV, 1152, mason work, fireproof doors to 4-sty brick motion picture theatre and dwell-

ing; cost, \$50; owner, Moses Oppenheim, 512 West 123d st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 2216.

3D AV, 2138, beams, windows, store fronts, sheet iron cornice to 3-sty brick motion picture theatre; cost, \$1,100; owner, Emonde Co., Inc.; architect, John P. Walther, 147 East 125th st. Plan No. 2200.

3D AV, 1356, new store fronts, iron columns and girders to 4-sty brick stores and tenements; cost, \$1,000; owner, Leonard Weill, 128 Broadway; architect, Chas. Stegmayr, 168 East 91st st. Plan No. 2152.

3D AV, 2174, fireproof ceiling to 5-sty brk str & warehouse; cost, \$60; owner, Sanders Gutman, 12 E 80th st; architect, August Mugler, 1905 Davidson av. Plan No. 2174.

5TH AV, 969, terra cotta motor room to 4-sty brick residence; cost, \$250; owner, Wm. V. Lawrence, 969 5th av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2140.

5TH AV, 448, platform & tearing out to 4-sty brk studios & stairs; cost, \$350; owner, Kipp A. Rhineland Estate, 27 William st; architects, Starrett & Van Vleck, 45 E 17th st. Plan No. 2186.

5TH AV, 424-434, ventilating equipment; tempering coil, air washer, re-heater, fan, motor & fireproof pent-house to 10-sty brk dept str; cost, \$6,000; owner, John H. Burton, 384 Bway; architect, Robt. W. Pryor, Jr., 39 Cortlandt st. Plan No. 2169.

6TH AV, 502-504, new store fronts to 4-sty brick stores and lofts; cost, \$315; owner, W. F. Fuerst, 87 Nassau st; architect, James Roe, 229 East 21st st. Plan No. 2206.

7TH AV, 722-730, str fronts & partitions to 10-sty brk str & offices; cost, \$600; owner, Mecca Realty Co., 1600 Bway; architect, Henry E. Herts, 1600 Bway. Plan No. 2166.

8TH AV, 987, 3 new doors to 9-sty brick hotel; cost, \$1,000; owner, John Reisenweber, 987 8th av; architect, Walter H. T. Quest, 249 West 18th st. Plan No. 2128.

9TH AV, 555, str front to 5-sty brk tnt; cost, \$100; owner, Jos. M. Ledwith Realty Co., 555 9th av; architect, John H. Knubel, 305 W 43d st. Plan No. 2167.

10TH AV, 622, new partitions, window and plumbing to 4-sty brick tenement; cost, \$300; owner, Diedrich Kirckman Estate, 593 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2133.

11TH AV, 619, removal of brick pier, iron beams to 2-sty brick storage house; cost, \$1,000; owner, Saranac Realty Co., 58 Freeman st, Newark, N. J.; architect, Alfred L. Beasley, 270 Grant av, Brooklyn. Plan No. 2126.

WORKHOUSE, Blackwell's Island, opp 74th st, extension to 3-sty brick workhouse; cost, \$4,000; owner, New York City, Dept. of Correction, Dr. Katharine Bement Davis, commissioner; architect, Harry C. Honeck, Dept. of Correction. Plan No. 2139.

## Bronx.

GLOVER ST, e s, 175 s Lyon av, 2-sty and attic frame extension, 11x29.4, to 2-sty and attic frame dwelling; cost, \$3,500; owner, James F. Donnelly, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 315.

BARKER AV, e s, 150 s Burke st, move 2-sty and attic frame dwelling; cost, \$800; owner, Michael Brennan Realty Co., 3623 White Plains av; architect, F. J. McGarry, 762 East 219th st. Plan No. 306.

BARKER AV, e s, 100 s Burke st, move 2-sty frame dwelling; cost, \$800; owner, Michael Brennan Realty Co., 3623 White Plains av; architect, F. J. McGarry, 762 East 219th st. Plan No. 307.

BARNES AV, 3644, 2-sty frame extension, 20.2x25, and new partitions to 2½-sty frame dwelling; cost, \$1,500; owner, Lione Ruggiera, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 318.

BEACON AV, n s, 95 w Commonwealth av, move 2-sty frame dwelling; cost, \$1,000; owner, Lizzie Daniel, on premises; architect, Harry Nordheim, 1087 Tremont av. Plan No. 311.

COMMONWEALTH AV, 1401, move 2½-sty frame dwelling; cost, \$1,000; owners, Delia & Peter Guerrero, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 402.

DUNCOMB AV, s s, 60 w Barker av, move and 1-sty frame extension, 9.2x11.2 to 2½-sty frame dwelling; cost, \$1,500; owner, Robert C. Boeder, on premises; architect, L. W. Lewis, 839 East 216th st. Plan No. 309.

KINGSBRIDGE RD, s s, from Sedgwick to Webb av, new toilets, new partitions, &c., to 4-sty brick hospital; cost, \$1,000; owner, Roman Catholic Orphan Asylum, 470 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 308.

ST. RAYMONDS AV, n e cor Marvin pl, new foundation to 2-sty frame dwelling; cost, \$500; owner, Antonio D'Andrea, 1719 Garfield st; architect, Anton Pirner, 2069 Westchester av. Plan No. 312.

TIEBOUT AV, s w cor Fordham rd, new store front, new toilets, &c., to 5-sty brick store and tenement; cost, \$5,000; owner, Henry Linsmann, 2480 Elm pl; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 316.

VAN NEST AV, n s, 20 w Taylor av, remove projections to 3-sty brick store and tenement; cost, \$300; owner, Maria Dosso, 1742 Adams st; architect, B. Ebeling, 135 Westchester sq. Plan No. 320.

WASHINGTON AV, 1383, new partitions to 3-sty brick dwelling; cost, \$140; owner, Dr. S. Bossak, on premises; architect, S. B. Shafer, 346 East 173d st. Plan No. 319.

WASHINGTON AV, 1683, remove projections to 4-sty brick tenement; cost, \$200; owner, Jonas Weil, 21 East 82d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 321.

WILKINS AV, e s, 253.11 n Southern Boulevard, 1-sty brick extension, 6.6x25, and new partitions to 3-sty frame store and dwelling;

cost, \$1,000; owner, Louis E. Klibau, 1714 Crotona Park East; architect, Max Zipkes, 220 5th av. Plan No. 403.

ZEREGA AV, n w cor St. Raymond's av, move 2-sty frame dwelling and 2-sty frame stable; cost, \$3,000; owner, Emil Weigand, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 305.

3D AV, 2960, remove projections to 3-sty frame store and dwelling; cost, \$1,000; owner, Leopold Beringer, 132 Nassau st; architect, Vincent Bonagur, 789 Home st. Plan No. 313.

BRONX RIVER and Devoe av, block bounded by new posts to frame grandstand; cost, \$500; owner, Wm. W. Astor; lessee, Wm. Jordan, 1932 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 310.

**Brooklyn.**

BOERUM ST, 88, extension to 3-sty store and tenement; cost, \$600; owner, Harry Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3807.

BOERUM ST, 280, extension to 1-sty storage; cost, \$2,000; owner, Harry Gerofsky, 257 Boerum st; architect, T. Goldstone, 49 Graham av. Plan No. 3880.

CARROLL ST, 70, interior and exterior alteration to 3-sty tenement; cost, \$400; owner, Genaro Ponsiglione, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3806.

CARROLL ST, 68, exterior and interior alteration to 3-sty tenement; cost, \$600; owner, Genaro Ponsiglione, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3805.

COURT ST, 16, tank to 7-sty office building; cost, \$500; owner, Phoenix Ins. Co., on premises; architect, John McDonough, 47 Morton st, Manhattan. Plan No. 3787.

GRAND ST, 251, plumbing to 3-sty store and dwelling; cost, \$125; owner, Benj. Waxman, 151 Grand st; architect, Max Cohn, 280 Bedford av. Plan No. 3888.

HANCOCK ST, 1393, extension to 3-sty garage and dwelling; cost, \$500; owners, Church & Gough, 1344 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3876.

HART ST, 311, interior alterations to 2-sty dwelling; cost, \$200; owner, Henry Rosenthal, 244 Hart st; architect, Chas. Gallo, 60 Graham av. Plan No. 3887.

HALL ST, 36, interior alterations to 2-sty brick power house; cost, \$10,000; owner, Kings Co. Refrigerator Co., on premises; architect, J. G. Glover, 222 Navy st. Plan No. 3952.

HALL ST, 30, interior alterations to 6-sty power house; cost, \$29,000; owner, Kings Co. Refrigerator Co., on premises; architect, J. G. Glover, 222 Navy st. Plan No. 3951.

HALSEY ST, 869, exterior and interior alterations to 1-sty theatre; cost, \$5,200; owner, Morris Franklin, 172 Nassau st, Manhattan; architect, Lewis Leining, Jr., 160 5th av, Manhattan. Plan No. 3928.

HENRY ST, 18, interior alterations to 4-sty garage; cost, \$2,000; owner, Thatcher T. Luquer, Bedford, N. Y.; architect, John Gibbons, 504 Court st. Plan No. 3905.

KOSCUISKO ST, 82, move 2-sty dwelling; cost, \$500; owner, Marcus Bldg. Co., 1770 Park pl; architects, Farber & Markwitz, 189 Montague st. Plan No. 3843.

LORIMER ST, 35, interior alterations to 2-sty dwelling; cost, \$200; owner, Harry Wechter, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3942.

MORRELL ST, 68, extension to 4-sty tenement; cost, \$500; owner, Jacob Kleinman, 110 Ridge st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3879.

NASSAU ST, 73, interior alterations to 3-sty dwelling; cost, \$300; owner, James Black, 138 West 96th st, Manhattan; architect, Edw Segal, 139 Lenox av, Manhattan. Plan No. 3882.

NEWELL ST, 27, extension to 3-sty tenement; cost, \$700; owner, Chas. M. Bopp, on premises; architect, Christian Bauer, 651 Leonard st. Plan No. 3825.

PRESIDENT ST, 317, enlarge windows in school; cost, \$900; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3900.

PROSPECT PL, 1943, interior alteration to 2-sty tenement; cost, \$125; owner, John V. Shork, on premises; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 3791.

RAPELYEA ST, 81, extension to 3-sty dwelling; cost, \$4,000; owner, Thos. Keenan, 70 3d pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3867.

ST. JOHN'S PL, 852, extension to 2-sty dwelling; cost, \$1,500; owner, Eliz. Owens, 753 Nostrand av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 3860.

STATE ST, 161, plumbing to 3-sty dwelling; cost, \$350; owner, Louise L. Weeden, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 3854.

UNION ST, 100, exterior alteration to 3-sty tenement; cost, \$1,500; owner, Genaro Granato, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 3767.

VAN BRUNT ST, 419, interior alterations to 3-sty tenement; cost, \$150; owner, Leonhard Michel, 3d av and Bond st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3902.

VAN BRUNT ST, 273, interior alteration to 3-sty dwelling; cost, \$500; owner, Frank De Genara, 44 Sackett st; architect, John Burke, 22 Tompkins pl. Plan No. 3831.

WILSON ST, 50, interior alteration to 2 5-sty factories; cost, \$15,000; owner, Milton Cork Co., 48 Wilson st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 3870.

SOUTH 1ST ST, 308, interior alterations to 1-sty synagogue; cost, \$400; owner, Cong. Beth Jacob Ancha Shalom, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3899.

SOUTH 1ST ST, 321, move boiler room in 6-sty store and tenement; cost, \$150; owner, Leon Goldenberg, 320 Broadway, Manhattan; architects, Frankfort & Kirschner, 830 Westchester av, Bronx. Plan No. 3906.

1ST PL, 126, interior alterations to 3-sty dwelling; cost, \$500; owner, J. O'Conner, 10 3d pl; architect, A. J. Johnson, 55 Sherman st. Plan No. 3921.

S. 10TH ST, 42, interior alteration to 3-sty dwelling; cost, \$1,800; owner, Annie Mashbir, 56 South 10th st; architect, Jacob Lutroth, 934 Myrtle av. Plan No. 3868.

EAST 15TH ST, 2350, extension to 2-sty frame dwelling; cost, \$450; owner, Isabella Byrne, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3937.

BAY 17TH ST, 74, extension to 2-sty dwelling; cost, \$2,000; owner, Chas. Asking, 128 Bay 17th st; architect, Chas. S. Haviland, 361 51st st. Plan No. 3922.

65TH ST, 576, exterior alteration to 1-sty garage; cost, \$1,500; owner, Jas. Bira, 6502 6th av; architect, Wilson H. Harrington, 510 57th st. Plan No. 3777.

ATLANTIC AV, 590, interior alteration to two 3-sty dwellings; cost, \$1,500; owner, Peter F. Reilly, 538 Carlton av; architect, Harold I. Dangler, 215 Montague st. Plan No. 3852.

DE KALE AV, 955, exterior alterations to 3-sty tenement; cost, \$350; owner, Wolf Solomon, 239 West 114th st, Manhattan; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3925.

FLUSHING AV, 621, exterior alteration to 2-sty factory; cost, \$3,000; owner, Chas Pfizer, 11 Bartlett st; architect, J. M. Dotley, 529 Gates av. Plan No. 3847.

GRAHAM AV, 306, exterior alteration to dwelling; cost, \$300; owner, S. Hyman, 2069 5th av, N. Y.; architect, Lew Keon, 9 Debevoise st. Plan No. 3816.

GRAVESEND AV, 217, exterior alteration to greenhouse; cost, \$2,050; owner Frank Mauker, on premises; architect, J. E. Jackson, 210 South 6th av, Roselle, N. J. Plan No. 3810.

GREENE AV, 336, plumbing to 3-sty dwelling; cost, \$150; owner, Otto E. Nelson, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3774.

HARRISON AV, 18, extension to 2-sty dwelling; cost, \$2,500; owner, Morris Kessler, 18 4th av, Mt. Vernon, N. Y.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3846.

HUDSON AV, 214, store front to 3-sty store and tenement; cost, \$200; owner, Michael Russo, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3939.

KNICKERBOCKER AV, 852, extension to 2-sty dwelling; cost, \$600; owner, Helen White, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 3888.

PITKIN AV, 1649, interior alteration to 3-sty dwelling; cost, \$1,200; owner, Gettel Bronitsky, on premises; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 3761.

STONE AV, 429, extension to 3-sty store and tenement; cost, \$500; owner, Tillie Frank, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 3903.

SURF AV, 505, interior and exterior alteration to dance hall; cost, \$1,000; owner, C. I. & Brooklyn R. Co.; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 3841.

WYCKOFF AV, 323, interior alteration to 3-sty tenement; cost, \$200; owner, Samuel Davidson, 220 Van Buren st; architect, Lew Keon, 9 Debevoise st. Plan No. 3866.

6TH AV, 417, enlarge windows in school; cost, \$600; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3901.

**Queens.**

BROOKLYN HILLS.—Freedom av, w s, 40 s Poplar st, plumbing, dwelling; cost, \$150; Wm. C. A. Witt, Esopus, N. Y. Plan No. 1212.

EDGEMERE.—Fulton st, s w cor Dickerson av, 1-sty frame extension, 5x24, side hotel, interior alterations; cost, \$250; owner, Jos. Stern, 387 4th av, Manhattan; architect, J. C. Jorgenson, Arverne. Plan No. 1201.

CORONA.—LINCOLN ST, n s, 125 e Rapelje av, new foundation to dwelling; cost, \$200; owner, A. Inseno, premises. Plan No. 1227.

EVERGREEN.—Cypress av, e s, 375 s Cooper av, new plumbing; cost, \$300; Capper estates, premises. Plan No. 1214.

EVERGREEN.—Cypress av, n w cor Lafayette av, new plumbing in dwelling; cost, \$215; owner, Wm. Coombs, premises. Plan No. 1245.

FLUSHING.—Murray st, 189, plumbing in dwelling; cost, \$90; owner, F. A. Smith, premises. Plan No. 1239.

FLUSHING.—Murray st, 161, plumbing in new dwelling; cost, \$90; owner, Mrs. Agnew, premises. Plan No. 1240.

FLUSHING.—Prospect st, s s, 500 e Lawrence st, 1-sty frame extension, 12x23, rear garage, tin roof; cost, \$575; owner, L. B. Franklum, premises. Plan No. 1243.

FLUSHING.—Main st, 1, electric sign, store; cost, \$75; J. H. Underhill, premises. Plan No. 1220.

FLUSHING.—Broadway, 82, frame stand; cost, \$75; M. B. Everstetts, premises. Plan No. 1213.

FLUSHING.—Hillside av, s e cor Colden av, new front to dwelling; cost, \$100; J. Duggan, premises. Plan No. 1216.

LAUREL HILL.—Hunterspoint av, 544, interior alterations, dwelling; cost, \$150; G. Starola, premises. Plan No. 1208.

L. I. CITY.—Hancock st, e s, 300 s Freedom av, plumbing, dwelling; cost, \$100; L. A. Wright, premises. Plan No. 1206.

L. I. CITY.—Riker av, n s, 240 w 9th av, interior alterations and new outside fire-escapes on factory; cost, \$8,000; owners, Steinway & Sons, 107 West 14th st, Manhattan; architect,

W. R. Benedict, 527 5th av, Manhattan. Plan Nos. 1249-50.

OZONE PARK.—Hatch av, s w cor Broadway, plumbing in dwelling; cost, \$100; owner, F. Niblette, premises. Plan No. 1229.

OZONE PARK.—Oakley av, w s, 100 s Jerome av, new plumbing in dwelling; cost, \$125; owner, L. Rouff, premises. Plan No. 1230.

OZONE PARK.—Jerome av, s w cor Ocean av, plumbing in dwelling; cost, \$100; owner, J. Marasak, premises. Plan No. 1231.

RICHMOND HILL.—Spruce st, w s, 180 n Liberty av, plumbing in dwelling; cost, \$80; owner, H. F. Thule, premises. Plan No. 1234.

RICHMOND HILL.—Johnson av, e s, 150 s Steward av, plumbing in dwelling; cost, \$80; owner, E. H. Miner, premises. Plan No. 1235.

RICHMOND HILL.—Beaufort st, n s, 50 s Sherman st, plumbing in dwelling; cost, \$80; owner, F. G. Moore, premises. Plan No. 1236.

RICHMOND HILL.—Jamaica av, n s, 204 n Stothoff av, new store front; cost, \$200; E. C. Abel, premises. Plan No. 1225.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 70 s Mott st, 2-sty frame extension, 14x14, rear dwelling, tar and gravel roof; cost, \$300; Geo. Koneah, premises. Plan No. 1215.

RICHMOND HILL.—Park av, 92, new plumbing factory; cost, \$200; owner, W. Demuth Co., premises. Plans Nos. 1202-3.

ROCKAWAY BEACH.—Boulevard n w cor Neptune av, 1-sty frame extension, 20x62, side hotel, slag roof; cost, \$300; owner, J. Fitzgerald, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1200.

ROCKAWAY BEACH.—Boulevard, 478, electric sign, on store; cost, \$75; J. Keenan, premises. Plan No. 1218.

ROCKAWAY BEACH.—Boulevard, 478, electric sign, store; cost, \$75; J. Keenan, premises. Plan No. 1219.

**Richmond.**

GORDON ST, 263, n Laurel av, Stanleton, new door, stoop & str front to frm dwg; cost, \$150; owner, L. D. Flake, Richmond; builder, F. N. Van Name, Port Richmond. Plan No. 226.

WAVE ST, s s, 191 e Bay st, Stapleton, concrete cellar, nap, roof, paint & dec to 2 frm tnrs; cost, \$300; owner, Staten Island Savgs Bank, Stapleton; architect & builder, Jas. Whitford, St. George. Plan No. 228.

EDINBOROUGH RD & WARWICK AV, s w cor Richmond, cement floor & partitions to frm dwg; cost, \$400; owner, V. Dautremont, Richmond; architect & builder, Chas. Munch, Richmond. Plan No. 223.

FINGERBOARD RD & HOME AV, cor Dongan Hills, masonry, partitions & repair to brk dwg; cost, \$1,600; owner, John Hammell, Rosebank; architect & builder, W. S. Lee, Rosebank. Plan No. 227.

RICHMOND TURNPIKE, n s, 25 w Montgomery av, Tompkinsville, new str front to frm str; cost, \$200; owner & builder, J. Trifolio, Tompkinsville. Plan No. 231.

**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 June 6. The location is given, but not the owner's address:*

NEWARK.—Isadore Schapiro, 263 Ferry st, 4-sty brick, \$15,000; Max Borney, 246-48 Warren, two 3-sty frame, alteration, \$1,000; David Wolkenberg, 488 Springfield av, 4-sty brick, alteration, \$1,000; Adam Poh, 30 Cedar av, 3-sty frame, \$6,000; Maria A. Pannulo, 298 Chestnut st, 3-sty brick, \$7,000; Domenica Giordano, 58 Madison st, 2-sty frame, alteration, \$500; Jacob Heinochowitz, 127-133-135 Johnson av, three 4-sty brick, \$50,000.

JERSEY CITY.—Modern Building Co., s e cor Baldwin av and Vroom st, 3-sty brick, \$8,000; Modern Building Co., n e cor, Baldwin av and Vroom st, one 3-sty brick, \$9,000; Benjamin Gorlin, Inc., 498 Ocean av, 3-sty brick, \$9,000; Frederick Goldberg, s w cor, Summit and Paterson av, two 4-sty brick, \$28,000; Lena Trimmer, 40-42 Gardner av, two 3-sty brick, \$16,000.

HOBOKEN.—Thomas Bowes, 530 Clinton st, 3-sty frame alteration, \$1,500.

MONTCLAIR.—Luigi Arra, s e cor Bloomfield and Maple avs, 3-sty brick, \$15,000.

EAST ORANGE.—Maximilian Kusy, 580-584 Main st, 3-sty frame, alteration, \$1,000.

WEST NEW YORK.—Frank J. Weisberg, n e cor 11th st and Hudson av, three 4-sty brick, \$74,000.

PATERSON.—Bonaventura Rapuano, 31 Albica av, 3-sty frame, alteration, \$1,000.

APARTMENTS, FLATS AND TENEMENTS. JERSEY CITY, N. J.—H. & W. Neuman, 202 Ogden st, have about completed plans for a 4-sty brick apartment, 75x75 ft., on Tonnelle av, near Magnolia av, for J. H. Mahlenbrock, 56 Tonnelle av. Architects will take bids on separate contract about July 1. Cost, about \$60,000.

PLAINFIELD, N. J.—E. H. Schneider, 284 Broad st, Elizabeth, is preparing plans for a 3-sty frame flat, 22x62 ft., in 3d st for the Bloom Construction Co., care of architect. Cost, about \$6,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for a 2-sty frame flat, 30x60 ft., in Amherst st for Bernard McGovern, 50 Grove pl, owner and builder. Cost, about \$6,000.

## New Jersey Building News (Continued).

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed new plans for three 4-sty detached apartments at 127-133 Johnson av for Jacob Heinochowitz, 400 South Orange av. Cost, about \$50,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has completed plans for a 4-sty apartment, 25x72 ft., at the northeast corner of Bowers st and Boulevard for J. H. Paul, on premises, owner and builder. Cost, about \$16,000.

JERSEY CITY, N. J.—Plans have been completed by John G. Helmers, 814 Union st, West Hoboken, for five 4-sty brick flats on the west side of Boulevard, from Angelique to Ann sts, for Harris Goldberg, 314 Angelique st. Cost, about \$65,000.

JERSEY CITY, N. J.—John G. Helmers, 814 Union st, West Hoboken, has completed plans for two 4-sty flats, 25x82 ft. and 25x90 ft., at the southwest corner of Summit and Paterson avs for Frederick Goldberg, 314 Angelique st, West Hoboken. Cost, about \$30,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has completed plans for four 4-sty brick flats, 31x65 ft., in the south side of Courtland st, 100 ft. west of Palisade av, for the National Building Co. of West Hoboken, 74 West st, owner and builder. Cost, about \$18,000 each.

ELIZABETH, N. J.—J. B. Beatty, 74 Broad st, is preparing plans for a 2-sty brick flat, 22x65 ft, in Nile st, near 3d st, for Theresa Schampiano, 3d av and Spencer st. Cost, about \$8,500.

NEWARK, N. J.—Del Guercie & Gonnelli, 222 Washington st, have about completed plans for a 4-sty tenement, 24x60 ft., at 139 High st, for Gaetano Pallante, 137 High st. Cost, about \$20,000.

## DWELLINGS.

MONTCLAIR, N. J.—Edward C. O'Neil, 164 Chestnut st, contemplates the erection of a 2½-sty frame residence in Park st from private plans. Cost, about \$6,500.

WEST HOBOKEN, N. J.—R. W. Sailor, 76 Montgomery st, Jersey City, is preparing plans for a 2-sty stucco and frame residence and garage on Hudson av for Alfred L. Wagner, 208 Sip av, Jersey City, owner. Cost, about \$6,000.

RED BANK, N. J.—A. E. Arend, Kinmouth Building, Asbury Park, is preparing plans for a 2½-sty hollow tile and stucco residence, about 30x45 ft., along the Shrewsbury River for Newton Doremus, 48 Washington st, Red Bank. Bids will be taken by architect about June 15. Cost, about \$20,000.

NEWARK, N. J.—Plans have been completed by E. V. Warren, Essex Building, Newark, for a 2½-sty frame residence, 22x44 ft., on Mount Prospect av, near Heller Parkway, for Henry Schenck, 61 Bryant st, owner and builder. Cost, about \$5,000.

NEWARK, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for ten frame residences at Weequahic Park, for P. J. Bowers, Inc., 189 Market st, owner. Cost, about \$5,000.

ENGLEWOOD, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for a frame residence for William D. Teller, 121 William st. Cost, about \$5,000.

TEANECK, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for pine 2½-sty frame residences for O. Briggs, this place, owner and builder. Cost, about \$5,000 each.

## FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Work will soon start on the 5-sty brick factory, 60x200 ft., at 114-118 Straight st, for The Metric Shirt Co., M. H. Ellenbogen, 2 Broadway, owner. John W. Ferguson Co., 152 Market st, is general contractor.

## HALLS AND CLUBS.

SUMMIT, N. J.—R. S. Shapter, Overlook av, is preparing plans for alterations to the Y. M. C. A. building on Springfield av for the Y. M. C. A., to cost about \$10,000. Nothing definite has been decided.

## HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have completed plans for alterations to the infirmary building for the Orange Memorial Hospital at 224 Essex av, Mrs. Mefford Runyon, president. Cost, about \$5,000.

## MUNICIPAL WORK.

PASSAIC, N. J.—C. P. Wise, Municipal Building, is preparing plans for 15,000 sq. yds. of asphalt paving on Hope av, between Washington st and City line, for the City of Passaic, Department of Street & Public Improvements, William A. Reid, director. Cost, about \$25,000.

## THEATRES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for a 1-sty brick and limestone moving picture theatre, 42x120 ft., at 686-688 Summer av, for William A. Pearson, 127 Montclair av. Cost, about \$20,000.

## Other Cities.

## CHURCHES.

BREWSTER, N. Y.—Plans have been completed by Robert Reilly, 481 5th av, Manhattan, for a 1½-sty brick and stone church, 50x100 ft., in Prospect st for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Architect will take bids about June 15. Cost, about \$30,000.

## DWELLINGS.

MONROE, N. Y.—Robert C. Hutchinson, 126 Liberty st, Manhattan, has been commissioned to prepare plans for a residence for Mrs. A. A. Levy, Monroe.

## HALLS AND CLUBS.

UTICA, N. Y.—Agne Rushmer & Jennison, 209-211 Arcade Building, have been commissioned to prepare plans for a brick and stone clubhouse at Charlotte and Mary sts, for the Utica Lodge No. 33, B. P. O. E., George W. Cammell, chairman, 17 Liberty st. Cost, about \$50,000.

## THEATRES.

UTICA, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, have completed plans for a 2-sty brick and terra cotta theatre, 84x140 ft., for the American Motion Picture Co., care of P. A. Little, 1028 White Building, Buffalo. Bids will be called about June 15. Cost, about \$125,000.

## PERSONAL AND TRADE NOTES.

THOMAS W. LAMB, architect, 644 8th av, has opened an office at 121 Lexington st, Baltimore, Md.

S. N. NIEWENHOUSE, general contractor, has moved his offices from 1 Madison av to 412 4th av.

GEORGE W. RUDELL CO., general contractor, has moved its offices from 25 West 42d st to 30 East 42d st. Telephone Murray Hill 363.

ROSENBERG & ARONSON, masons, builders and general contractors, formerly of 89-91 Delancey street, have removed to 121-23 Canal street, room 41.

WM. T. PRICE was recently made chief engineer of the oil engine department of the De La Vergne Machine Company, Locust av and 138th st, New York City.

W. S. TIMMINS and Howard Chapman, architects, have formed a partnership for the joint practice of their profession. The firm have opened offices at 315 Fifth av, under the name of Timmins & Chapman.

WILLIAM FLOYD LEE, chief engineer of the C. W. Hunt Company, manufacturing machinery, West New Brighton, S. I., at a recent meeting of the board of directors was elected vice-president of the company.

S. J. STAMMERS, architect, formerly connected with C. T. Wills (Inc.), general contractor, has opened an office for the practice of his profession at 500 5th av, and desires catalogues and samples from manufacturers interested in the building trades.

ECONOMY has in some cases been pushed to the starvation point. Our railroads must inevitably soon come into the market for rails, equipment and general replenishment, if only to keep their plant up to necessary standards and within the lines of sound and safe management.

EXPENDITURES for building at ninety cities of the United States in May, as reported to Bradstreet's journal, show a gain of 5.5 per cent. over April, but a decrease of 7.9 per cent. from May a year ago.

TWO GERMAN hotel proprietors who have been inspecting hotels in the larger American cities are credited with saying just before they started for home that America is a school in hotel building; that it "is worth a visit to this country just to learn how to build a hotel."

CHARLES BRADY, who has been connected with the Tenement House Department of the City of New York for the last eight years as a building superintendent, has severed his connection there. Mr. Brady has opened offices at 171 Madison av, where he will conduct a general contracting business.

ANDREW CARNEGIE has made another endowment gift to the Carnegie Institute of Technology of \$2,000,000, one-half of which is to go to that institution and the other half for general purposes of the Carnegie Institute proper. Including this contribution, Mr. Carnegie has donated to the Institute and its various departments a total of \$24,000,000.

JOHN BAGLEY DAY, architect, has opened offices for the practice of his profession at 1265 Broadway, New York City. Mr. Day is now engaged in the preparation of plans for the new church building for the parish of St. Martin de Tours, to be erected in Brooklyn at a cost of about \$100,000. The new church will have a seating capacity of nearly one thousand.

J. S. BOGARDUS has recently been appointed sales engineer for the Blaw Steel Construction Co., 165 Broadway. Mr. Bogardus was formerly assistant engineer of the Board of Water Supply of New York City and later was superintendent of Contract 52, Board of Water Supply, at Elmsford, N. Y., for the Pittsburgh Contracting Co.

LE BRUN SCHOLARSHIP.—The Committee on the Le Brun Traveling Scholarship of the New York Chapter of the American Institute of Architects announces that the scholarship for 1914 has been awarded to John R. Lautenbach, of 16 East 47th st. Honorable mentions were given in the order named to Charles G. Beersman, Steward Wagner and Jerould Dahler, all of New York City. This scholarship was founded by Pierre L. Le Brun, the architect of the Metropolitan Life Building, and is awarded every other year. The first award was made in 1912.

C. W. BOYNTON, formerly with the Baltimore & Ohio Railroad and for the last ten years inspecting engineer of the Universal Portland Cement Company, has resigned to undertake a new line of work on the Pacific coast. The Sonoma Magnesite Company is developing its properties in California, and Mr. Boynton will take charge of the construction and operation departments. Mr. Boynton gained prominence in the cement trade by organizing and developing the information and inspection bureaus of the Universal Portland Cement Company. He will be succeeded by W. H. Kinney, his assistant.

CHARLES MAURO, 544 9th st, Brooklyn, has been appointed deputy commissioner in the Department of Street Cleaning of New York City. He will have charge of all street cleaning work and garbage and refuse collection for the Borough of Brooklyn. Mr. Mauro has been employed by railroad and steamship agencies on immigrant traffic work at Ellis Island for the past ten years. He was engaged in gold prospecting in Australia, Tasmania and New Zealand for some years prior to that, and

has traveled extensively through Europe and Southern Asia. His acquaintance with the cities of these countries and their street cleaning facilities or lack of them will probably be of great use to him in his new office, which pays a salary of \$5,000 per annum. Mr. Mauro was born in New York City in 1879.

## OBITUARY

SPENCER SWAIN, vice-president of the Heywood Brothers-Wakefield Company, manufacturers and dealers in bent wood chairs, died after a long illness, at Harrison, N. Y., Sunday, June 7.

JAMES STACUM, general contractor, died in St. Peter's Hospital, Brooklyn, of pneumonia, Thursday, June 4. He was born in Brooklyn fifty years ago and had lived for a number of years at 233 Atlantic av.

CHRISTIAN MUEHL, carpenter and general contractor, died suddenly of heart disease at his home, 197 Linden st, Brooklyn, Monday, June 8. He was seventy-two years of age, and is survived by his widow, three sons and two daughters.

GEORGE W. STUMPS, carpenter and general contractor, died of pneumonia at his home, 427 Eldert lane, Brooklyn, Monday, June 8. He was born in South Amboy, N. J., forty-one years ago, and had lived in Brooklyn for twelve years. He is survived by his widow.

THOMAS S. RICHARDS, carpenter and general contractor, died at the home of his son, 606 East 3d st, Brooklyn, Thursday, June 4. He was born in England, sixty years ago, and had lived most of his life in Manhattan. He is survived by three sons and a daughter.

JOHN W. DE MOTT, contractor, who specialized in road building, died at his home in Hewlett, L. I., Wednesday, June 4. He was sixty-four years of age and one of the prominent men of Queens County. For the last eight years Mr. De Mott was the superintendent of the Hewlett Bay Company, and in charge of its construction work. He is survived by his widow and three sons.

JAMES P. STEVENSON, a retired general contractor, died suddenly from an attack of acute indigestion at his home, 117 St. Mark's av, Brooklyn, Thursday, June 4. Mr. Stevenson was born in Brooklyn in 1854 and was for many years associated with his father, the late James H. Stevenson, in the building business. During their activity they built a number of schools and churches in Brooklyn.

JOSEPH D. DONALD, with the firm of Richey, Browne & Donald, ornamental ironwork, and the last of three brothers who were well known in the Eastern District of Brooklyn, died at the home of his sister, Mrs. Robert Hogg, 143 Keap street, Brooklyn. One brother, William Donald, foreign representative of the Standard Oil Company, died in 1908, and another brother, James, a director of the Standard Oil Company, died last March 9. Mr. Donald was 48 years old and lived at 44 West 44th st, Manhattan. His widow, Mrs. Emma Seibert Donald, and two sisters survive him.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

NATIONAL ASSOCIATION of Sheet Metal Contractors.—Annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—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 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.—Annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

THE MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK made an inspection of the Metcalf avenue sewer in the Borough of The Bronx June 6.

A PRIZE COMPETITION open to employes of members of the Society of Electrical Development is announced. The society offers these prizes, in values of \$250 to \$10, for the best story, article or report on any subject pertaining to commercial electricity. The competition closes September 1. Particulars may be obtained by addressing the competition editor of the society, 29 West 39th st, New York City.

### RECENT INCORPORATIONS.

**PASEDONIA REALTY HOLDING CORPORATION** has been incorporated with \$10,000 capital stock with offices in Manhattan to do a realty, construction and dealing in building material business. The directors are Jacob Breen, 333 Singer Building, Monte London, 55 Liberty st. and May Belli, 149 Broadway, Harry Bloom, 149 Broadway, attorney.

**BOUNDARY REALTY CO.** has filed papers with a capitalization of \$10,000 to do a realty and construction business with offices in Manhattan. Samuel Kraft, 30 Church st., Ida H. Kraft, 1085 Teller av. and Hugo Levy, 57 Liberty st., directors. Hartman & Levy, 37 Liberty st., attorneys.

**KITTANNING SALES CO.** has been chartered to manufacture and deal in building brick, fire clay, tile, terra cotta, clay products and fireproofing, with offices in Manhattan. Papers were filed by Ferdinand Mathews, 1204 Broadway, John J. McMahon, 52 West 63d st. and Frank Rouse, 2057 8th av. as directors. Jas. F. Mack, 293 Broadway, attorney.

**WILLS-JOHNSON CO.** is a \$40,000 corporation, chartered to manufacture and deal in building materials, general contracting and realty with offices in New York City. J. L. Mills, 103 West 55th st., Alan B. Mills, 15 Ivy Court, Orange, N. J., Jos. Beasley, Jr., 2 Rector st., are directors. Layng & Spencer, 2 Rector st., attorneys.

**GLENDAL DEVELOPMENT CO.** has been chartered with \$200,000 capital stock with offices in Brooklyn to do a realty, construction, brokerage business, with Jno. Welz, 74 Cornelia st., Chas. C. Zerweck, 1155 Putnam av. and Henry Roth, 1281 President st., all of Brooklyn, as directors. The attorney is Benj. H. Roth, Brooklyn.

**CLAREMONT IRON WORKS** have been incorporated to manufacture and deal in iron and steel wares and products, especially for structural purposes, with offices in Manhattan. Henry Gurian, 238 Pulaski st., Brooklyn, Louis Eschen, 522 Barretto st., Bronx, and Moe Breyer, 238 Pulaski st., Brooklyn, are directors. Samuel S. Marcus, 150 Nassau st., attorney.

#### An Alternative Route.

The Public Service Commission has adopted an alternative route, called the Spruce Street Route, which may take the place of a portion of the Park Place, William and Clark Street Route in Manhattan. The route will run north of, instead of under, the United States post office property. The route, as it formerly stood, left the Seventh avenue subway at West Broadway and ran east through Park place, under the New York municipal subway in Broadway, and thence under the northern end of the post office property to Beekman street, through Beekman to William street, and down William street to Old Slip and the proposed tunnel under the East River. At the time the old route was laid out, Congress, at the request of the commission, passed a special act permitting the construction of a subway underneath the post office property. Last winter the commission forwarded to the Treasury Department a form of deed for the proposed easement. Since that time the commission has been negotiating with that department for the necessary easement.

#### Will Repave West Fourth Street.

The Local Board of Greenwich has adopted a resolution for repaving West Fourth street, from the west side of Fifth avenue to the south side of 13th street, with wood block pavement by substituting sheet asphalt. Petition of the St. John's Park Realty Co. The cost of paving with sheet asphalt is \$3,595. The cost for wood was \$5,565. This is one of the cases where the work of repaving must be done by assessment, for the reason that no trace of the original assessment for paving the street can be found.

#### Commerce Board Orders Form of Freight Bill.

The Interstate Commerce Commission has approved a new form of freight bill, agreed upon by shippers and carriers, who have been in conference with the commission on this subject.

In the past, freight bills in many instances have not shown sufficient information to enable the consignee to determine either the name of the shipper, the point from which shipped, or the proper rate to apply on the goods covered by the freight bill. This has led to a great deal of complaint, and The Merchants' Association has taken up numerous instances with the carriers for the purpose of securing enough information for members who have complained, to

enable them accurately to check the charges.

Another cause for complaint against the incomplete freight bill is that frequently merchants in the country will return goods to dealers in the city without giving any notice that the goods have been returned. When such goods arrive, city merchants have not been able to identify them by the freight bill. This has been the cause of a great many annoying differences in accounts.

In disposing of this matter the Inter-State Commerce Commission has ruled that the freight bill should show:

1. The point of origin.
2. Date of shipment.
3. Weight of shipment.
4. Route by which the shipment moved.
5. Proper car number.
6. An adequate description of the property.
7. The correct freight rate.
8. Complete information regarding any charges in addition to the freight rate.
9. The name of the consignor, and date of arrival at destination.

The new form provides space for all this information to be shown, and as the ruling of the commission is in line with the views of the carriers, it is quite probable that when the new forms come into general use, causes for complaint in this respect will be greatly reduced. Wherever the freight bills are rendered showing incomplete information, the Traffic Bureau will be glad to take the matter up with the carriers at fault.

### TRADE LITERATURE

#### Brascolite Installation.

**M**ODERN construction and equipment are exemplified in every way in the Lathrop Building, just being completed in Kansas City, Mo. From the viewpoint of building managers and superintendents, one of the most interesting features is the lighting system installed. Having in mind the beauty and utility of the fixtures, as well as economy of installation and maintenance, the owners, after careful investigation, selected the Brascolite System for the entire building—lobby, corridors and offices.

The Brascolite fixtures chosen for the lobby are known as type MA, handsome cast bronze units, hand-chased, with white enamel reflectors and inverted white glass bowls of artistic design.

For the rooms and corridors type AB Brascolites were selected—these all-glass fixtures having the white reflector fitting close to the ceiling and the ornamental white bowl suspended from it on short brass spindles.

The use of Brascolite meant economy of installation. Fewer units were required to secure maximum lighting efficiency—the light rays being diffused through the suspended bowl and also reflected by the depolished white plane above the lamp. Photometric tests have proved Brascolites 50 per cent. more efficient than indirect lighting, according to the manufacturers, yet with all the eye-comfort and diffusive benefits of the indirect system.

Economy in operation is brought about by the reduced current consumption and the fact that a hole in the bottom of the bowl perfects the ventilation and increases the life of the lamp 30 per cent. over that of lamps enclosed in glass balls. Brascolites are made by the Luminous Unit Company of St. Louis.

#### Engineers' Hand Book.

The literature dealing with many branches of heating and ventilating is extensive and complete, but that relating to fans and blowers is exceedingly limited—at least that which treats of these subjects outside the realm of technical terms. Busy men have little time to spend in discussing the theories of which the practical results are known, or in following the derivation of formulæ which no one disputes. The treatise on fan engineering published by the Buffalo Forge Co., of Buffalo, N. Y., under the title given above, should be

of interest and help to engineers and architects.

In this volume of 581 pages we find first a brief description of the composition, properties and physical characteristics of air; then, after a description of the application of the fan to heating, ventilation, air conditioning and mechanical shaft, the author takes up in succession the apparatus used in connection with fan engineering. Finally discussing several miscellaneous problems, the book closes with a brief but excellent index. It constitutes a practical, concise and fairly exhaustive exposition of the subject.

In each chapter sufficient tabulated data, curves and illustrations are presented to enable the user to understand the subject and make necessary calculations without reference to other text books. This data is standard and may be used with any standard make of equipment. The book may therefore be used as a guide in the selection and application of fans, heaters and kindred apparatus.

#### A Victory for Indirect Lighting.

When the owners of a building as large as the magnificent Trianon Theatre at New Orleans decide that, from the standpoint of art and utility, indirect lighting justifies the banishments of the old form of direct lighting, it is time for theatres and moving picture theatre proprietors to take notice.

After an examination of the various systems now in use, the owners of the Trianon decided that their requirements were most satisfactorily met by the Frink and J-M Cove System of Lighting.

This system consists of lamps set in specially designed Frink reflectors, placed in the coves behind the cornice. In this way large auditoriums are perfectly lighted without a lamp being visible. A powerful light is thrown on the ceiling, and from the ceiling it is reflected into the theatre.

The best results are obtained by the use of J-M Linolite lamps in connection with Frink reflectors. These lamps are tubular in form, measuring about one foot in length by one inch in diameter. On account of this small diameter they can be concealed in a much shallower cove than would be required by ordinary bulb lamps. When joined, end to end, J-M Linolite lamps produce a continuous "line of light" which eliminates the "spotty" effect caused by standard bulbs. The contract for this work was placed with the New Orleans branch of the H. W. Johns-Manville Co., who will be glad to send free to anyone interested an illustrated booklet on the subject of theatre, church, bank or store lighting.

#### Cost Accounting on Construction.

The paper read by Leslie H. Allen of the Aberthaw Construction Company, Boston, before the Boston Society of Civil Engineers, March 25, 1914, on the subject of cost accounting, is being reprinted and will be mailed gratis by the Aberthaw Construction Company to anyone who asks for it. This paper is believed to be the first which has been presented on the principles and methods of cost accounting on construction work. It has been prepared with the idea of showing just how this procedure can be made to conserve the interest of both contractor and owner, particularly under the rapidly increasing use of cost-plus-profit form of contract. It is at once flexible and extremely accurate, and should conserve the best interests of all concerned.

#### Gas Machines for All Uses.

In presenting its latest catalogue of gas machines the Alexander Milburn Company, of Baltimore, Md., calls particular attention to the wide range of installations possible with the "Home-gas" machine. The catalogue emphasizes the guaranty of the company against any defect in workmanship and general efficiency. The fact that there are now over 75,000 Milburn machines in successful operation is mentioned in the catalogue as proof of the entire safety and feasibility of gas making machines for urban and suburban use.

# BUILDING MATERIALS AND SUPPLIES

COMMERCIAL AGENCIES VERIFY RECORD AND GUIDE'S PREDICTION OF IMPENDING IMPROVEMENT IN BUILDING CONSTRUCTION

Foundry and Steel Making Pig Iron  
Demand Holds Firm—Brick Production

VERIFYING what was predicted in the Record and Guide several weeks ago regarding the tendency toward improvement in building construction and purchase of materials, the leading commercial agencies show an actual gain for New York. Bradstreets gives the percentage of building gain as 10.9 over last May with only two boroughs, Manhattan and Bronx reporting, while Dun's Review computing all five boroughs reports a gain of 16.5 per cent. over the totals for the corresponding period last year. The value of new buildings reported for May, 1914, was \$14,380,496 against only \$12,339,100 for Greater New York, May, 1913.

Incidentally, seventy-seven cities reporting to Dun's show a total expenditure of \$69,876,927, a decrease of only 0.1 per cent. as compared with the \$69,948,660 covering the same number of cities in the same month last year. Bradstreets, reporting ninety cities, shows a gain over those of April at identical cities.

The expenditures for May this year, according to Bradstreets, aggregate \$54,801,577 as against \$51,924,194 in April. In May last year this agency reported a total expenditure of \$57,535,802. There is here shown a gain of 5.5 per cent. over April, but a decrease of 7.9 per cent. from May last year. Newark, however, showed a decrease of 52 per cent.

## IRON AND STEEL.

### National Radiator and Railroad Supply Company in Iron Market.

THE "Iron Age" and the "Journal of Commerce" continue to report improvement in pig iron purchases and in the demand for steel. The former in its current report says that encouragement has come to the steel trade from several directions since the first of the month, and cites orders for 10,700 cars, taking more than 100,000 tons of plates and shapes to Pittsburgh mills; more pipe line buying than has been reported in months and a great improvement in bar buying. A better inquiry from implement manufacturers has developed. The latter reports the National Radiator Company in the market for foundry iron and also the Gould Coupler Company.

The significance of these two reports rests in the fact that lines dealing in basic commodities affecting largely the general welfare of the country are noting the change for the better. Continued evidences of returning confidence manifested by further placing of iron orders by railroads and equipment and implement manufacturers will have a stimulating influence upon prospective builders who already are showing signs of again coming into the market for basic building materials.

### METROPOLITAN BRICK PRODUCTION. Government Report Shows Result of Back to Brick Campaign.

THE Hudson River region produced 1,025,308,000 brick in 1913, valued at \$5,636,061, according to a statement by Jefferson Middleton, of the United States Geological Survey. Large as these figures are, they show a decrease of 207,879,000 brick and \$1,497,116 in value compared with 1912.

New York City is the leading market for common brick in the United States, hundreds of millions of brick being used here annually. The principal source of this supply is the Hudson River region, extending from New York to Cohoes on both sides of the river. Bergen County has also contributed largely to this market, and within the last two years the Raritan River region, located in Middlesex County, has sent the larger portion of its output of common brick to the New York market. Connecticut also is at times a factor in the New York brick market. The water transportation enjoyed by the Hudson River yards and those located in the Hackensack and Raritan districts, however, gives them a great advantage, and it is only when prices are high—say \$7—that Connecticut brick can profitably enter New York City market. As prices were usually low in 1913, few if any Connecticut brick were shipped to New York during that year.

The principal use of the brick made in the Hudson River region is and probably always will be the building industry of New York. Notwithstanding the fact that the expenditures for building operations in New York City decreased about 35 per cent. in 1913 compared with 1912, the number of brick marketed decreased less than half as much, thus showing that the use of brick in building is expanding

Reports showing the movement of building materials throughout the country do not yet fully corroborate the more optimistic tone contained in new building plan filings, but in some sections there certainly has been a change noted for the better, however slight. Here in this market basic commodities have been in better demand and in some cases quotations have drawn back nearer to list. That is to say, shading has not been so free, especially in brick and cement. Hardware and hardwoods are being quoted closer to list than formerly, window glass is firmer on quotation and so is pig iron and steel. On the other hand, vitrified sewer pipe was sharply reduced in price on June 1 and crude oil at the wells is reported to be seventy cents a barrel cheaper. Sand, crushed stone and similar concrete ingredients, lumber and slate are all being held more rigidly to base, especially on contracts calling for late third-quarter deliveries.

Plan filings for new buildings in the five boroughs this week compared with those of last week follow:

	No.	Week Ending	
		June 4	June 11
Manhattan	8	\$ 571,000	4 \$ 225,500
Bronx	8	680,150	22 658,950
Brooklyn	108	1,229,200	83 495,750
Queens	144	679,250	165 598,985
Richmond	33	25,342	49 126,740
Totals	301	\$3,184,942	323 \$2,105,925

and that they are also being used more extensively than ever before for other purposes, such as sewers and subways.

The "Back to Brick" campaign is apparently having its effect, not only on the demand for common brick, but also on that for the higher grades of building brick and other clay products, such as hollow building brick, tile and terra cotta.

The average price obtained from brick in 1913 was \$5.50 a thousand.

## EQUIPMENT.

### Radiator Companies Buying Iron—Larger Demand for Pipe.

HARDWARE interests are the most optimistic among the equipment companies. In this line there has been a good export business ever since the new tariff went into effect, and the new system of imposts have not interfered seriously with the supplies in which this trade is interested. Of late, according to Henry R. Towne, the president of the Yale & Towne Manufacturing Company, there has been a slight improvement in the inquiry for building grades of hardware, but whether it is due to a general change for the better in this line of business or only an indication that the 1914 building season is at last getting under way, he was not prepared to say. "At any rate," he said, "purchasers of hardware are in the market, and, furthermore, seem to be providing themselves with articles of domestic manufacture in preference to foreign makes, as they have always done. That alone is encouraging."

In the pipe department, there is unquestionably a change for the better, according to an official of the National Tube Co. "This is doubtless due to the change in price that was recently made, but unquestionably there is a bigger and steadier buying movement under way. Radiator companies are buying pig iron more freely."

## COMMON BRICK.

### Demand Spotty—Arrivals and Sales Compare With Last Year's.

THE week developed a gain in unloading of common brick over last week's total, but no change in demand or prices. The wholesale barge movement is comparable with that for the corresponding week last year. The market is a little more optimistic than it was at this time in May, but buying is still spotty throughout the metropolitan district.

Official transactions for Hudson common brick covering the week ending Thursday, June 11, 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, June 5—32.

	Arrived.	Sold.
Friday, June 5	6	8
Saturday, June 6	4	1
Monday, June 8	13	13
Tuesday, June 9	3	7
Wednesday, June 10	9	9
Thursday, June 11	7	10
Total	42	48

Reported en route, Friday a. m., June 12—6. Condition of market, weak. Prices: Hudson, \$5.60 to \$5.87½, special grades higher; Raritan, \$5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Firmer. Left over Friday a. m., June 12—26.

### HUDSON BRICK UNLOADED.

(Current and last week compared.)			
May 29	1,101,500	June 5	1,373,500
May 30	Holiday	June 6	618,000
June 1	1,401,500	June 8	1,177,000
June 2	1,492,000	June 9	1,387,000
June 3	1,357,500	June 10	1,844,000
June 4 (rain)	1,275,500	June 11	1,037,000
Total	5,480,000	Total	7,436,500

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., June 6—33.

	Arrived.	Sold.
Friday, June 6	4	6
Saturday, June 7	6	3
Monday, June 9	13	13
Tuesday, June 10	1	6
Wednesday, June 11	8	7
Thursday, June 12	14	10
Total	46	45

Condition of market easing. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday a. m., June 13—34.

### OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 11, 1914	593
Total No. bargeloads sold Jan. 1 to June 11, 1914	567
Total No. bargeloads left over June 12, 1914	26
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to June 12, 1913	784
Total No. bargeloads sold Jan. 1 to June 12, 1913	750
Total No. bargeloads left over June 13, 1913	34

## SAND LIME BRICK.

### Marked Increase in Production of This Building Material.

SAND lime brick as a building commodity is gaining in favor, according to the annual report of the U. S. Geological Survey by Jefferson Middleton covering this industry, just published. The year 1913 was a record-breaker, the total output reported being valued at \$1,238,325 or \$12,556 more than in 1907, the year of maximum value prior to 1913.

Michigan continued to be the leading State, the value of its product constituting 26 per cent. of the total value of all sand-lime brick produced in 1913. New York was second in 1913, as in 1912, reporting 11 per cent.; Minnesota regained third place, from which it was displaced by Florida in 1912, and Florida was fourth in 1913. Eight States—California, Massachusetts, Michigan, Minnesota, New Jersey, New York, Pennsylvania and Wisconsin—showed increases in 1913 over 1912, and three—Florida, Idaho and Indiana—showed decrease. The average price per thousand for common sand-lime brick was \$6.27 in 1912, compare with \$6.46 in 1912 and \$6.09 in 1911; for from brick it was \$10.61 in 1913 and \$10.41 in 1912.

### PRODUCTION OF COMMON BRICK IN THE HUDSON RIVER DISTRICT (FROM COHOES TO NEW YORK CITY) AND THE RARITAN DISTRICT, NEW JERSEY, IN 1913, BY COUNTIES.

County.	Number of active firms reporting.	1913.		Average price per thousand.
		Quantity, Thousands.	Value.	
Albany	12	61,792	\$363,964	\$5.89
Columbia	6	58,593	300,624	5.13
Dutchess	18	113,120	610,457	5.40
Greene	5	24,214	118,845	4.91
Orange	9	98,493	525,887	5.34
Rensselaer	5	14,076	87,063	6.19
Rockland	25	163,612	890,188	5.44
Ulster	24	194,125	1,026,870	5.29
Westchester	7	51,748	297,504	5.75
Total for New York portion of Dist.	111	779,773	\$4,221,402	\$5.41
Bergen County, N. J.	10	50,844	294,106	5.78
Raritan Dist. (Middlesex Co.), N. J.	11	194,691	1,120,553	5.76
Grand total	132	1,025,308	\$5,636,061	\$5.50