

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 27, 1914

RELIEF ASKED FROM INSPECTION PLAGUE

The State Commission Hears Pleas From Real Estate and Commercial Interests—Injustice of Factory Laws Pointed Out and Changes Asked For.

THE Real Estate Board, which is composed of the owners or representatives of seventy-five per cent. of the factory buildings in the Borough of Manhattan, has protested to the State Factory Investigating Commission against the enactment of labor laws to apply to New York City which affect the construction or alteration of buildings, or the regulation of the Health and Fire Departments and Building Bureaus. The board advises the immediate repeal of all present labor laws which affect New York City in the foregoing particulars. The board does not feel that the Department of Labor was created to have jurisdiction over these matters, but that they should be regulated by the City Departments in New York City, which have had jurisdiction over them for years.

This appeal and advice was the embodiment of the suggestions most often heard at the series of hearings given by the State Commission at City Hall this week. The commission is engaged in "recodifying" the labor laws, among which are included fire prevention and building laws. A tentative revision has been prepared with the aid of the Legislature Bill-Drafting Bureau of Columbia University, and copies have been distributed. At the outset of the hearings the Lieutenant-Governor said:

A Promise of Fair Play.

"The Factory Commission is interested solely in securing safe and sanitary working conditions. We desire to accomplish that result with the least possible expense and inconvenience to property owners and employers. We, therefore, welcome any suggestion having this end in view.

"It is the desire of the commission to recommend to the next session of the Legislature a revision of the Labor Law that will accomplish the purpose for which it was intended, and, at the same time, be fair and reasonable in its operations."

The Real Estate Board was represented by special counsel in the person of George W. Olvany, former Deputy Fire Commissioner. The presentment which he made virtually constitutes the case of all real estate interests against the State. Mr. Olvany early in his remarks reminded Lieutenant-Governor Wagner, who was presiding, and the counsel of the commission, Mr. Elkus, that the Legislature last year passed a home rule bill in order that the people of the cities might have a voice in their internal affairs, and therefore there should be no objection to allowing the largest city in the State the right to regulate the construction of its buildings and the matters appertaining thereto. He added:

"New York City should not be burdened with the additional expense of that portion of the Labor Department, to say nothing about the annoyance, whose functions are exactly the same as those of the already existing City Departments. The only work which can be done by this additional portion of the department is to cause a needless double inspection of buildings and create a



GEORGE W. OLVANY,
Special Counsel Real Estate Board.

chaotic condition in real estate, because it is impossible to ascertain what the requirements of a building now are, in view of the many departments having jurisdiction over the same matters.

A Plea for Self Government.

"We therefore appeal to your commission, and ask that the recodification of the Labor Laws be drafted to allow New York City to govern itself in all matters over which its departments have had jurisdiction for many years past and thereby relieve its real estate from the terrible yoke of oppression which has been throttling it for some years past.

"Having made our general objection to the present and proposed Labor Law, we wish next to specifically call your attention to our objections to the proposed recodification of the Labor Laws, viz:

"The term 'factory,' as defined by the present Labor Law, is, in our opinion, entirely too broad and drastic, and unnecessarily burdens real property owners in many particulars.

"The object of the Labor Law is to protect persons employed in factories, but under the present definition of a factory it is necessary to protect persons who are not employed in factories or mercantile establishments if they are in the same building; for instance, if one person were employed at labor upon the ground floor of an office building, ten stories in height, it would be necessary for the owner of that building to comply with all the provisions of the Labor Law. This is unquestionably unreasonable and absurd.

Defining a Factory.

"We would suggest that the term 'factory' include any mill, workshop, or that part of any building used for the employment at manufacturing of fifteen or more persons. And that the term 'factory building' include only that part

of any building which is used for a factory.

"And that the term 'mercantile establishment' include any place where goods, wares or merchandise are offered for sale at retail, and more than fifteen persons are employed. It seems to us that it is unnecessary to include wholesale mercantile establishments within the provisions of the Labor Law, because the character of employment is generally of a high character and conditions are vastly different from those which exist in retail mercantile establishments. As a general rule wholesale mercantile establishments are places where goods are sold by samples, and the business conducted practically upon the lines of an office.

Building Classification.

"We are of the opinion that buildings in New York City should be classified in accordance with their construction and occupancy. A building which is fireproof and which has a small non-hazardous occupancy should not be placed under the same requirements with a fire-trap and a large occupancy. "On page 94, line 21: we ask that the word 'engineers' be inserted after the word 'janitors.' A great many small factories, in cold weather, employ a day and night engineer, and it is usual for the night engineer to remain on duty on Sunday. The law requires a licensed engineer in these buildings, and if the engineers employed during the week are not allowed to work on Sunday it would be necessary to employ an additional licensed engineer for Sunday work. It has been the experience of the owners of those buildings that it is impossible to employ a licensed engineer for one day, particularly on a Sunday, and we therefore feel that this exception should be made, so that the prohibition against Sunday work will not apply to engineers."

Construction Reforms.

Other changes in the tentative code recommended by Mr. Olvany may be summarized as follows:

Eliminate the prohibition against hoisting lumber and timber on the outside of buildings, in the same way that steel beams are. The definition of terms relating to the construction of buildings, as contained in sections 180 to 189 inclusive, should be left to local authority. The allowable openings in walls (page 148) of new buildings is insufficient. The underwriters allow openings of 8 x 10, and such an opening is required in many buildings for heavy trucking. The allowable distance between two such openings should be twenty instead of forty feet. Section 191, subdivision one, should be made to conform to the law passed this year.

For Six-Story Buildings.

Make the provision for stairway enclosures apply to six instead of five-story buildings, in cities of the first class; and to five-story buildings in other cities. This change is asked for because the Fire Department of New York is amply able to protect a six-story building in case of fire, and because additional requirements are there-

fore unwarranted. The responsibility for compliance with the provision requiring passageways to be kept unobstructed (section 192) should not be placed upon the owner of the building. To compel the owner of a tenant factory building to supervise passageways within the several factories, which are in control of the tenants, is unreasonable and unenforceable. The same objection applies to locked doors and windows opening on fire-escapes.

Sections Nos. 190-197 inclusive, relating to the construction of factory buildings, stairways, doors, partitions, shafts, exits, fire-escapes, inspection of buildings and the limitation of the number of occupants, should be amended so that the requirements for a building should only extend to providing safety to the parts used as factories and not to the rest of the building, irrespective of its use; and the construction should be left to local authorities in cities of the first class.

Fire-escape stairways should not be built to roofs from which there is no possible means of escape to an adjacent building. A ladder should be allowed from the top balcony to roof, and from lowest balcony to ground, because of the fact that in many cases it is impracticable to provide stairways. The Tenement House and Fire Departments in this city countenance the use of ladders.

Sprinklers.

The use of any "approved" automatic sprinkler system should be permitted (page 172, sub-division 4). Fire-resisting partitions should be permitted, as they are satisfactory for all purposes. It should not be necessary to install

fire alarm signal system in any other parts of a building than those actually used for factory purposes. Responsibility for unlocked and unobstructed openings should be definitely fixed upon the occupants using the same. Smoking should be allowed in an enclosed room approved of for that purpose.

Divide Responsibility.

Changes in a number of sections are recommended so as to divide responsibility between landlord and tenant fairly. The term "owner," as used in the law (page 197, line 3), should not include "the agent in charge of the property," who may be merely the collector of the rents without authority to spend a dollar.

The penalties provided in section 370 are too severe and should be modified.

Among the important witnesses on the first day of the hearings were Rudolph P. Miller, M. S., formerly Superintendent of Buildings, who is now engaged in aiding the Board of Aldermen in drafting a new Building Code for New York City; G. Richards Davis, of the Allied Real Estate Interests; Alfred R. Erkus, representing the Merchants' Association, and Julius Franke of Maynicke & Franke, representing the New York Chapter of Architects. The remarks of the latter were unusually brief, and also to the point. He said:

Where the Architects Stand.

"The architects feel that the administration of the various laws affecting the building industry is cumbersome and expensive, both as affecting the property owner and from the standpoint of municipal economy; and we, therefore, recommend that there be but one depart-

ment to have charge of the administration of all laws and matters affecting buildings, and that a system of inspections be instituted to bring all building matters under one head in this department."

Mr. Miller advised that the State Labor Law should be enforced in this city by the municipal authorities. The institution of a Department of Safety to exercise all the police powers of the municipality, as in some other cities was recommended, as explained by Mr. Miller himself in the Record and Guide of recent date.

Maurice Wretheim, member of the Industrial Board, recommended (1) that the Labor Law should be revised and made to contain only general principles, leaving the details to be put into an industrial code; and (2) that the salaries of the members of the Industrial Board be raised to \$3,000 and that the board be given power to modify the provisions of the code:

"The law should be flexible, and we should have more power than we have at present. We have no power to correct mistakes in the law, and when we want changes we must go to the Legislature. Make the Industrial Board an important body, or wipe it out."

Henry S. Lion of Rouse & Goldstone, architects, advised the consolidation of the Building Tenement House, Fire Prevention, Labor and portions of other departments having to do with building inspection.

The president of the United Real Estate Owners' Association Henry Bloch, blamed the agitation of the Factory Commission for the great depression he said existed in the real estate market.

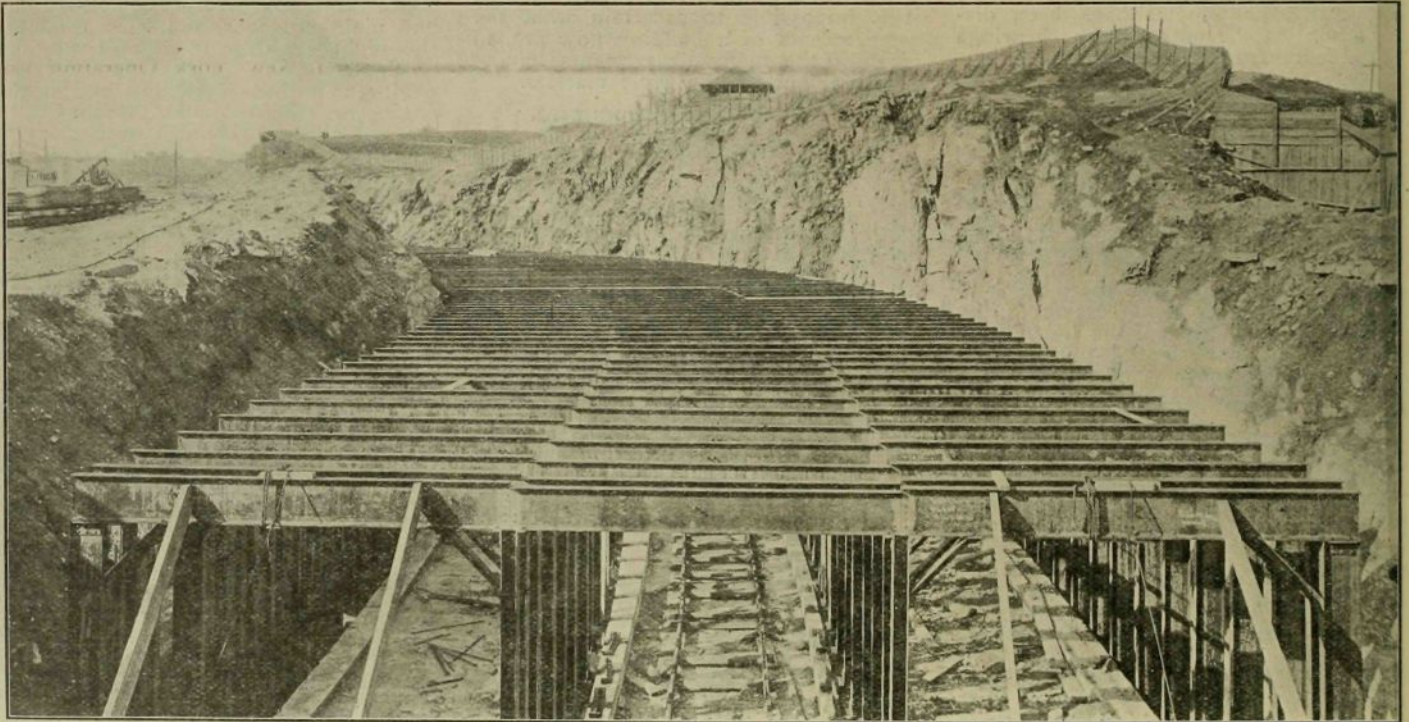
JEROME AVENUE SUBWAY CONSTRUCTION

Contractors' Forces Marking Out Positions for Piers for the Elevated Structure and Starting Excavating—Fulfilling Long Expectations

JEROME AVENUE, the main thoroughfare of the West Bronx, has at last been reached by the subway builders. The construction forces of the Oscar Daniels Company have begun work there by staking out with red flags the positions for the foundation

tions on the Jerome avenue line will be at Mott Haven (138th street), 149th street, 161st, 167th and 170th streets, Belmont street, 176th street, Burnside road, 183d street, Fordham road, Kingsbridge road, 200th street, Mosholu parkway and Woodlawn road.

subway is for operation by the Interborough Rapid Transit Company, and will be connected with the existing subway south of 42d street. Section No. 7 covers that portion of the line in Lexington avenue between 43d and 53d streets.



SUBWAY WORK ON THE JEROME AVENUE BRANCH—THROUGH FRANZ SIEGEL PARK.

of the piers for the elevated structure which is to extend up the avenue to Woodlawn road from a connection with the Lexington avenue subway in Manhattan. Excavating has also begun and property owners throughout all the great section to be served by the new rapid transit line are elated. There will be a connection also from the West Side Elevated road so that the Bronx people will have their choice of two through routes downtown. The sta-

All the Lexington avenue work north of 43d street is now under contract. The connection with the existing subway, which will include the diagonal station under 42d street, is yet to be awarded. During the last week the Public Service Commission awarded the contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway in Manhattan, to the Rapid Transit Subway Construction Company, the lowest bidder, for \$1,915,164.50. This

The commission has also awarded a contract for the construction of Section No. 1 of Route No. 12, the Eastern Parkway subway in Brooklyn, to the Cranford Company. This subway is to be operated by the Interborough Rapid Transit Company as an extension of the existing subway, but in this section, which lies between the subway terminus and St. Marks avenue, the structure will provide for a six-track railroad.

125TH STREET AN IMPORTANT ARTERY

Values Well Maintained Despite Sluggish Realty Market—Vacancies Few and Well Located Properties in Demand—Harlem's Principal Thoroughfare.

PROBABLY the most important river-to-river thoroughfare north of 42d street, and appropriately called the geographical center of Manhattan, is 125th street. A street that 35 years ago was lined with stately residences set amid extensive lawns and flower gardens is today the chief business artery of one of the most thriving districts of New York City. Practically every industry characteristic of a large and flourishing community may be found in Harlem, and they concentrate their activity on this broad thoroughfare. With its unusually large quota of shops, theatres, banks and markets, 125th street takes a leading position among the important cross-town streets.

Besides the transit lines which cut the avenue longitudinally, and which today include surface cars, elevated roads and subways, there is a ferry connection across the Hudson to Northern New Jersey. A station of the new Lexington avenue subway, now in course of construction, will also be located at 125th street. For a long time agitation has been under way for an extension of the lines of the Union Railway Company across the Willis avenue bridge through 125th and Manhattan streets to the Fort Lee ferry. This matter is now pending before the Board of Estimate and Apportionment, and will be considered when the Franchise Committee of the Board will make its report. The granting of this franchise will add considerably to the great shopping crowds in Harlem, since thousands of Bronx residents will take advantage of the one fare and patronize the high-class theatres and stores in 125th street.

Future of 125th Street.

"Today 125th street has greater possibilities than at any other time in its history," said George W. Short, of Porter & Co. "A street which 15 years ago had one or two banking institutions, one theatre, two or three restaurants, is now maintaining half a dozen banks, the same number of theatres, and perhaps fifty restaurants and lunch rooms, all indicative of a surrounding population to support them.

"In Harlem generally the older buildings are being superseded by newer and more modern types of construction. The best example of this new era is the new Theresa Hotel, at the southwest corner of Seventh avenue and 125th street, which is a high-class fireproof apartment hotel. Plans have been filed by Patrick McMorrow for a nine-story multi-family structure in West 123d street, and other similar buildings are contemplated for nearby streets.

The Southwest End.

"The district is supported by unexcelled transit facilities of every kind, even including a stage line on Seventh avenue and a station of the New York Central at Park avenue. If the movement for the Bronx car line extension is successful, the people of that borough will be drawn here, with all the attendant beneficial results which increased patronage means to any growing section. This location will respond as

quickly as any other in the city when "general business conditions improve."

Patrick H. Lynch, a real estate owner and operator for many years in this section, said this week: "I believe that Harlem, especially the southwest end, bounded roughly by Madison avenue, 110th street, Morningside avenue and 130th street, is due for advancement in values. Harlem has been one of the few localities which has steadily maintained its residential character and been in no way affected by the steady northward march of trade. As a result, it has undergone none of the recent changes which have practically wiped out many similar neighborhoods farther downtown. Evidence of the probability that it will continue to remain a residential district may be found in the movement which has already started to replace the small dwellings with apartment houses. A demand for small suites of two, three, four and five rooms, with all up-to-date improvements, is already manifest, and builders are realizing that this demand may be advantageously met by the erec-

many other stores in the immediate neighborhood.

"Just as strong as the renting situation is the firmness of values. I believe 125th street has held its own in the last few years as good as, if not better than, any other similar street in the city. In 1886 lots between Seventh and Eighth avenues were offered for sale at \$8,000 apiece. The prospective buyer postponed the closing of the deal for three hours. During that interval the lots were sold to the present owner, who has since refused over \$300,000 for the property.

Changes in Values.

"The site of the present Alhambra Theatre and Nauss Building, on the west side of Seventh avenue, from 125th to 126th streets, was formerly a flower garden covering about fourteen lots. It was sold in 1904 for a reported price of \$750,000. As another example of remarkable increase in land values, the northeast corner of Lenox avenue and 125th street may be cited. The property was owned about thirty years ago by a police officer named Wilkins, who leased it to a Mr. McKeon for 21 years, with a privilege to purchase during the term for \$250,000. Every one, including McKeon, who kept the road house there, thought that the price was ridiculous, since Lenox avenue was in its very early stages of development.

"During rapid transit construction the street was in a torn-up condition, and the heirs of McKeon sold the lease with the privilege to purchase. The property was later bought by the New York Operating Co. for about \$365,000, and is today held at close to \$500,000. The plot, 74.11 x 85.11, with the buildings, was leased some time ago for 21 years, with a privilege of two renewals, to Harry Levey, the cleanser, for \$23,000 a year net for the first 21 years. Mr. Levey later sold his lease for \$25,000. The present lessee has since refused \$60,000 for his interest."

Two New Deals.

Owners of realty in 125th street realize the value of their holdings and when improvements are made the future is seriously considered. It must be one extreme or the other, a taxpayer to care for immediate charges or a substantial improvement. The lease by the Higgins estate, reported in another column of the current issue of the Record & Guide, is a notable example. The estate leased its property between Seventh and Eighth avenues for a term of 200 years, for improvement with a theatre. The property extends through to 124th street and contains more than 20,000 square feet of ground area.

Just east of Fifth avenue another notable improvement is under advisement, though no details have as yet been announced. The property, known as 13 to 15 East 125th street, extending to 6 to 14 East 126th street, was acquired last April. Henry J. Hemmens, of 50 Wall street, is the owner. Mr. Hemmens is a director in the Edison Company and started the report that the company would improve the site.



125TH STREET, LOOKING WEST FROM LENOX AVENUE.

tion of multi-family structures such as Patrick McMorrow is building in West 123d street.

Splendid Transit.

"There are numerous reasons why this class of building is desirable and inevitable, the principal ones being, of course, the exceptional transit facilities and the topographical position which make it ideal for such purposes. The streets are all paved with asphalt, and all the municipal improvements are installed.

"Of course 125th street is the principal street in the northern end of Manhattan. Its growth has been steady and uninterrupted, and it has not received any of the opposition which some of the lower crosstown streets have encountered by reason of shifting trade and business centers. The street is steadily maintaining its prestige and returning to owners a good increment on their investment. Two and a half years ago I bought for my company 12,000 square feet in 125th street, which was then renting for about \$21,000. As the old leases ran out we spent some money in improving the property, with a result that we are now getting \$31,000, and the entire building is rented. This instance of enhanced income is characteristic of

SHOULD MILL CONSTRUCTION BE PERMITTED?

Building Code Editor Asked to Make a Place For It in New York City Construction Work — Suggestions Regarding Fireproof Trim.

SUGGESTIONS to provide in the new building code for mill construction, and to give it certain preferences over the ordinary joist construction, have been received by the editor of the code, Rudolph P. Miller, from several sources. There is some question, however, whether this form of construction is likely to find service in New York City in competition with steel frame or reinforced concrete. On the other hand, if it is suitable construction and has any superiority over other non-fireproof construction, should it not be given recognition? Authorities in other cities are taking an interest in Mr. Miller's work and sending criticisms and suggestions.

One critic writes:

"We suggest that the non-fireproof construction be divided to include a non-fireproof construction known as slow-burning or mill construction and defined as follows: Slow-burning or mill construction—shall apply to all buildings and structures with exterior walls of stone, brick, concrete or other approved masonry; with wooden posts, if used, having a sectional area of not less than ninety square inches; joists and girders having sectional area of not less than sixty-three square inches; roofs not less than two and five-eighths thick in a single layer; floors not less than three and one-half inches thick in not more than two layers, the lower one of which shall not be less than two and five-eighths inches thick; there shall be no concealed or enclosed spaces in connection with wood construction; all metallic parts, if any, are to be fireproofed as required for fireproof buildings.

What It Is Suitable For.

"Slow-burning or mill construction buildings come in Class E and we suggest that Section 11 of the proposed code read as follows: 'Class E—Factories, Lofts, Markets, Office Buildings, Printing Houses, Restaurants, Stables, Stores, Warehouses and Workshops: Buildings of this class shall be of fireproof construction when over 40 feet in height, except that buildings of the slow-burning or mill construction type may be built 75 feet in height if not used for factory or workshop purposes. The first floor of slow-burning or mill construction buildings shall be of fireproof construction except when the entire building is equipped with automatic sprinklers. If under 40 feet in height, the first floor of every building of this class shall be of fireproof construction. No wood shall be used in fireproof factories.'

"We appreciate the fact that the building laws of New York City have never included the use of this type of construction. Every other large city has recognized this type of construction for factory and warehouse purposes. Economy in cost of erection and safety from fire damage has made this a very popular type of construction. It has further advantages in being flexible to the extent that floors or posts can be readily reinforced or remodeled to suit changing conditions of occupancy incident to the life of a city building and the use of this type of construction fosters the industrial and commercial growth of any community.

"In St. Louis the Cupples Station properties comprise 40 buildings five and six stories high with three million square feet of floor surface and valued at six million dollars. The total fire damage to buildings, since 1889, when the first buildings were erected, is \$2,500. No type of construction can show a better record. These buildings are

used as warehouses, wholesale grocery and hardware being the principal occupancy. In St. Louis there is about one hundred and twenty-five acres of floor surface devoted to the manufacture of shoes and of mill construction.

"In Chicago, a tract known as the Central Manufacturing District has been building up during the past few years and in which there is three million six hundred thousand square feet of mill construction floor surface. During the past two years one million six hundred thousand square feet of such floor surface has been erected which in area is five times that of other forms of construction erected in this same district. There is no district in this country which is being more rapidly or better improved than this property.

Insurance Rates.

"The Associated Factory Mutual Fire Insurance companies cover only sprinkled risks, and the total of their insurance aggregate twenty-six hundred million dollars, and ninety per cent. of the buildings so covered are of this type of construction. The rate for this type is the same as for a fireproof building.

It is a well known fact that in un-sprinkled risks the damage to contents by fire is greater and accomplished more quickly in a fireproof building of concrete construction than in one of mill construction, the former acting as an open-hearth or reverberatory furnace. The fact that a building is supposedly fireproof does not guarantee the safety of the combustible contents or the human occupants, and such a building has no advantages over the mill construction building provided the means of egress and protection to stair and elevator shafts are equal—in both cases there should be no open communication between floors. The mill constructed building offers no increased conflagration hazard provided the exterior openings are properly protected as ordinary prudence would demand.

"We realize that there is not the development in this style of construction in New York that obtains in other large centers, and it is probably due to the fact that the building laws have never recognized its merits. We believe that it has such economic and structural qualities as to justify its recognition in New York.

"Your proposed law permits the erection of Class D buildings, comprising dwellings, tenement houses, club houses and all residence buildings not specified in Class C, to a height of six stories or not to exceed seventy-five feet in height of non-fireproof construction. Thus you would house women and children in six-story non-fireproof buildings and restrict the storage or manufacture and sale of merchandise to a three-story non-fireproof building with both having the first floor fireproof construction. All of which would indicate that a greater protection was intended for goods and chattels than for human beings."

Other suggestions that have been received are:

Interior Doors.

"Interior doors and trim for use at stairways, elevators and utility shafts in all fireproof buildings shall be constructed either entirely of metal or with wood cores covered on all exposed surfaces with metal, or the equivalent of either of these types, as approved by the official or officials whose approval is required by any law or ordinance.

"Interior doors and trim for use in corridors, partitions and for purposes other than stairways, elevators and utility shafts, in all fireproof buildings,

may be veneered upon white pine cores first covered on both sides with incombustible material placed in fixed contact thereto, or protected against ignition in any manner the equivalent thereof, as approved by the official or officials whose approval is required by any law or ordinance.

Interior Finish.

"When the height of a fireproof building exceeds 12 stories or more than one hundred and fifty feet, all outside window frames and sash shall be of metal, or wood covered with metal; inside trim on outside windows, except those in stairways and elevator shafts and all other interior trim apart from that of doors, may be hardwood, backed up by fireproofing material and set tight against the plaster. Corridor and communicating partition sash may be made in the manner herein described for corridor and partition doors and trim. Where wired glass is used in the sashes of doors and partitions other than metal it shall be held in place by metal angle bars covered by hardwood moldings."

A Criticism from Wisconsin.

Building Inspector Williams, of the Industrial Commission of Wisconsin, writes:

"I note that tenement houses (Section 11), more than six stories high, must be fireproof. We have, for some years, required such buildings more than four stories high to be fireproof. I suppose, however, that this is simply a case of going as far as you can.

"Section 19, paragraph 3, requires that no part of any floor shall be more than 100 feet distant from an exit. A corresponding provision in our code adds 'measuring along public passageways and aisles.'

"In Section 25, page 40, hotels and tenement houses are exempted from the requirement for fireproof windows on exposed sides. This exemption is in line with other building codes, but it certainly does not seem logical and I would be glad to know why you adopted it. The common condition of a row of tenement houses with adjoining lot line courts certainly constitutes a serious fire hazard, as exemplified in the fire of which I recently received a report in 134th street, New York."

The Fire Limits.

The ordinance fixing the new fire limits as introduced by the Building Committee at the meeting of the Board of Aldermen on Tuesday, June 23, follows the lines given in the Record and Guide on June 20, with the exception that at the request of Borough President Connolly, the fire limits in Queens were changed to leave out the section at the northerly end of Long Island City, and at the request of Borough President Mathewson, a strip one hundred feet on each side of Westchester avenue from the Bronx River to Pelham Bay Park added. At a hearing held yesterday no objection was made to the ordinance.

Sprinkler Orders.

"As it has been made quite clear that the cost of sprinkler equipments does not fall as a hardship upon owners, but can be recouped from decreased fire insurance rates, and that even the initial outlay need not be incurred, there is no earthly excuse why all firms requiring them should not install these equipments," says Commissioner Adamson. "One thing is certain; I intend to exert my utmost endeavor to see that sprinkler orders are complied with from now on."

ADVISORY COUNCIL.

Plans for the Summer—Time to Put Premises in Order.

THE regular monthly meeting of the Advisory Council of Real Estate Interests was held at the office of the council on Wednesday afternoon. The selection of representatives to the council from the Bronx and Brooklyn was considered and the names of the men to be appointed will be announced in the near future.

It was arranged that the Board of Counsel and the Advisory Staff of Experts should organize during the summer months so as to undertake the legal and technical work which will be referred to them from time to time.

It was deemed expedient to form a publication committee, which will direct whatever publicity work the council shall be required to undertake. It is believed that in this manner matters which should be brought to the attention of property owners and in which they are vitally interested will receive proper consideration. This publicity committee will also act in an advisory capacity relative to all matters which the council shall consider.

The council still feels that it will be advisable to make borings in the proposed site for a new court house, and its neighborhood to determine the nature of the subsoil and its suitability for the foundation of so great a structure.

Co-operation.

The council commends the Real Estate Board for the excellent work that it is doing upon the recodification of the Labor Law. It is also co-operating with the Retail Dry Goods Association the Merchants' Association in this particular respect; with the Wholesale Dry Goods Association upon the reasonable regulation of loading platforms and the establishment of the "Down-town Hotel"; with the Chamber of Commerce and Board of Trade and Transportation and the Maritime Association of New York upon terminal facilities, and port development with the Manufacturers' Association in developing a "free port" and iron and steel manufacturing in New York; with the United Real Estate Owners' Association in their investigation of condemnation proceedings to acquire 56 acres of land, fronting on the Sound at Astoria, generally known as the East River Park Grove; and the various taxpayers' organizations in the particular work in which they may be interested.

The following matters the council believes it would be wise to consider immediately and seek the advice upon them from its Board of Counsel and Advisory Staff of Experts:—Workmen's Compensation Law, the Secured Debt Law, the Inheritance Tax, the Mayor's Market Commission, in addition to the various matters now upon its calendar.

Timely Advice.

The following resolutions were adopted:

Resolved, That it is important to call to the attention of owners of private houses who wish to sell or rent during the months of July, August and September the fact that their property would sell much better and could be disposed of to better advantage if put in good condition during these months, as is the case with apartment houses.

Resolved, That the monthly meetings of the council be suspended during the months of July and August, and that the Executive Committee be authorized to act for the council until the monthly meeting of the council in September.

Studying City's Problems.

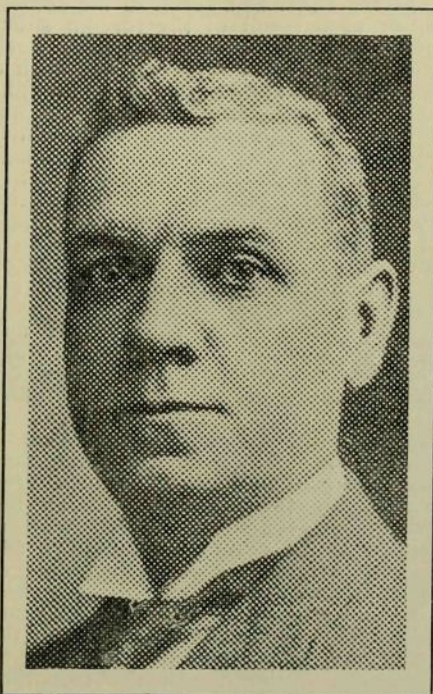
At the instigation of Mayor Mitchell and City Chamberlain Henry Bruere, Profs. Milton E. Loomis and William Lankie of New York University and Leonard Blakey of Dickinson College have begun a study of the municipal government. They are to be assisted by the political science students of New York University in an effort to solve problems that confront the city administration. Prof. Loomis has taken desk room in the Commissioner of Accounts' office.

WILLIAM H. SMITH.

The very unusual manifestations of regret on the part of the general public evoked by the death of William H. Smith, of Brooklyn, are not only very honorable to his memory, but also reflect honor upon the real estate profession as a whole. When a man of any vocation by an eminently useful career earns wide repute and high esteem, that vocation or calling is honored through him. The local papers have sufficiently outlined the career of the deceased, who was widely known as a real estate auctioneer. They have spoken of his boyhood at Hempstead and of his coming to Brooklyn at the age of fifteen and finding a position in the auction rooms of the late Thomas A. Kerrigan in Willoughby street. As this office was the headquarters of a noted leader in local politics, Boss McLaughlin, a great many public men came there, and through this connection Mr. Smith, while yet only a boy, became widely and favorably known.

At the death of Mr. Kerrigan in 1902 Mr. Smith succeeded to his business, which included, by reason of his political connection, a large number of sheriff's foreclosure sales. For the past five years Mr. Smith's business has been at 189 Montague street, and during this time he handled the sale of many important pieces of real estate.

It is often within the opportunity of



THE LATE WILLIAM H. SMITH,
Prominent in the Brooklyn R. E. Board.

a real estate man, and especially of an auctioneer, to be an instrument in the upbuilding of a city. He advises and assists in developing one tract of vacant land after another, so that it becomes improved with dwellings and business buildings, and thus he contributes to the wellbeing and fortunes of the people and to the valuation of the city. It was virtually a public work in which Mr. Smith was engaged, and so well conducted as to win the commendation of everyone. He was an authority on real estate values, practice and law, and his counsel was sought in many municipal and private business matters.

A special meeting of the Brooklyn Board of Brokers has adopted resolution of condolence. The members of the board attended the funeral in a body. At the time the board was being formed, Mr. Smith was one of the prime movers in the plan to organize an association of real estate men in the borough, who would stand for only the highest principles in real estate transactions. He was one of the committee which drafted the constitution of the board, and at its first meeting he was elected one of the board of directors. He served on various important committees, representing the organization at civic conferences, and three years ago

RATE WAR AVOIDED.

Agreement Between Plate Glass Companies Disposes of Disputed Questions—Adjustment on December 1.

At a meeting of the Plate Glass Underwriters' Association, held at the office of the Fidelity & Casualty Company last Wednesday, the rate situation was finally disposed of and the anticipated war averted. Every company writing plate glass insurance in Greater New York became a member of the organization.

The State Insurance Department agreed to the suspending of the date of filing the rates from May 28 to December 1, 1914, and the association is to collate statistical data covering a period of six years' experience and the rate is to be determined by districts therefrom.

In the meantime the companies will be permitted to renew their business at the expiring rates, therefore there will be no disturbance of the present rates until December 1 next. The commission question also came up for discussion and it was decided that the brokerage rate will be 25 per cent. as heretofore.

he was elected treasurer of the board to succeed Thomas Hovenden, who had held the position from the time the board was organized.

Thomas Hovenden, secretary and treasurer of the Chauncey Real Estate Co., said:

"Mr. Smith was a painstaking, reliable auctioneer; a man that had the confidence of all who came in contact with him; a man who stood in the unique position of having practically every competitor a friend. I doubt that he had an enemy. He was considered to be one of the best auctioneers that ever stood on an auction block in New York City. His manner was ever pleasant, and offensive to none. Thoughts of him must and will linger long in the memory of all who knew him. I looked on him as a personal friend and consider his death a severe loss."

David Porter said: "In the death of William H. Smith, the real estate business has sustained a severe loss, and I have lost a personal friend. His office adjoined mine for many years. I saw him very frequently and when I state that he was a man of sterling character, I state what everybody knows who came in contact with him. His word was as good as his bond; he would not know how to do a mean thing, and his ever-present courtesy and upright dealings with everyone made him hosts of friends. Personally, I feel his loss very much—his place will be hard to fill."

Remsen Johnson, of the firm of Jere Johnson, Jr., Company, said that he had been associated with Mr. Smith in the auction market for the past fifteen years, and during all that time he had found him to possess the keenest sense of honor in dealing with his clients. "His death will mean a great loss to the realty interests of this borough," remarked Mr. Johnson.

William G. Morrisey said William H. Smith was one of the most valuable members of the Brooklyn Board of Real Estate Brokers, and one of the best posted men on real estate values in the city.

The funeral was held Friday morning at 10 o'clock from the Church of St. Gregory. The interment was in Calvary Cemetery. Mr. Smith is survived by a widow, Mary A. Smith, and five daughters.

A Free Port Campaign.

The Merchants' Association has formally declared in favor of the establishment of a "Free Port" in the Port of New York and has requested its Committee on Foreign Trade to prepare methods and plans for bringing about the realization of the project.

This association will seek the co-operation of other commercial organizations in the "Free Port" campaign as well as that of the appropriate city, state and federal authorities.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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TABLE OF CONTENTS

(Section One.)

	Page.
Relief Asked from Inspection Plague.....	1139
Jerome Avenue Subway Construction.....	1140
125th Street an Important Artery.....	1141
Should Mill Construction Be Permitted Here?	1142
Advisory Council's Plans.....	1143
Manufacturing Lofts as an Investment....	1162
Nature and Cost of Window-Glass.....	1163
New West Side Loft Projects.....	1165
Advertised Legal Sales.....	1156
Attachments	1160
Auction Sales of the Week.....	1152
Building Loan Contracts.....	1160
Building Management	1162
Building Material Market.....	1178
Chattel Mortgages	1160
Classified List of Advertisers.....Third Cover	
Current Building Operations.....	1165
Departmental Rulings	1160
Directory of Real Estate Brokers.....	1155
Foreclosure Suits	1157
Judgments in Foreclosure Suits.....	1158
Leases	1150
Lis Pendens	1158
Mechanics' Liens	1159
Orders	1160
Personal and Trade Notes.....	1176
Real Estate Sales of the Week.....	1147
Real Estate Notes	1177
Useful Appliances	1163
Satisfied "Mechanics" Liens.....	1160
Statistical Table of the Week.....	1177
Trade Society Events	1177
Voluntary Auction Sales.....	1156

Always darkest just before the dawn.

Certain inspection departments, State and municipal, would never be missed.

Samuel Gompers is a very influential member in the State Factory Investigating Commission. His solicitude for factory workers has been evidenced in the preparation of the numerous labor bills which have emanated from the commission.

The career of the Industrial Board is not likely to be a long one, if the electorate of the State continues in its present mind. A department of State government which assumed to inspect and regulate buildings already over-regulated by the local authorities was fated to become very unpopular.

The pig iron situation, considered by many as the best barometer of the status of general business, has experienced a decided change for the better recently. Always in the past when the pig iron trade has been markedly feeble there has followed a rapid transition to high activity.

New York State has one-tenth of the population of the United States and one-quarter of the total of all the State debts, though in the year 1893 the New York State debt had fallen to only \$123,000. The explanation is that the present debt was incurred for the construction of the Barge Canal, for good roads and for the purchase of the Palisades and Adirondack parks and other State reservations, all good investments from which the people will derive a direct benefit.

The Turning of the Tide.

Unless we are very much mistaken the tide has turned and a slow but sure recovery may now be expected in general business. The root of the trouble has, undoubtedly, been an indisposition on the part of promoters and investors to undertake new enterprises and to put more money into the development of enterprises. But this disposition to hoard money rather than to invest it has not had the usual effect of making loanable capital very cheap in this country, because the international financial situation was unwholesome. The enormous destruction of capital which has taken place in Mexico and as a consequence of the Balkan war had to be made good and for this and other reasons the international money markets have been suffering from a strain. They have been making unusual demands upon the American money market, and have been able to satisfy their demands, because the credit balances of American bankers in Europe have been depleted. Hence, a restoration of confidence on the part of American investors would not at the present time lead to a very considerable increase in the financing of new enterprises.

The business of the whole world has been somewhat over-extended and has not as yet paid the price of its excessive expansion. No sudden or substantial renewal of prosperity is to be expected either as a result of the domestic or as a result of the foreign situation. But the foundations have been laid for a gradual recovery, and such a recovery has already begun. Throughout the whole period of business depression the producers of commodities which enter into immediate consumption, have been able to keep a fairly remunerative business, because the power of consumption of the great mass of the population has not been seriously affected. There was an unusually large amount of unemployment, but there was no wide-spread or drastic liquidation of labor. The danger that any such liquidation would have to take place now seems to be over. Business has begun to expand in certain parts of the country. The movement of freight in the middle and far West is heavier than it was at the same time last year. The plethoric wheat crop will supply the railroads with an unusually large tonnage, which will be hauled to the seaboard for export, and it will increase the farmer's power of consumption. The new currency system will soon be in working order and will undoubtedly contribute to the easier and more economical financing of American business. In the meantime Congress will have adjourned and the decision of the Interstate Commerce Commission respecting an increase of railway rates will have been announced. The decision of the commission in respect to the rate increase will, in all probability, be neither depressing nor encouraging. The railroads are likely to get something, but not as much as they want. The effect of the decision will probably be disappointing, but not sufficiently disappointing to justify much selling of stocks. The railroads will find themselves enough better off partly as a consequence of their own economies to make it easier for them to raise money. In a similar way the action of Congress in respect to trust legislation will not prove to be harmful and the subject will be forgotten soon after adjournment. By the time fall comes a moderate but substantial business revival will pervade the country. Such a revival will not have any immediate reaction on local real estate and building, but if it continues throughout the winter it should prepare the way for a larger amount of activity in real estate next spring.

The Herald Square Section.

The sale of the block front on the west side of Broadway, between 35th and 36th streets, which was consummated during the present week, is one of the largest transactions of the real estate year, and indicates an encouraging

faith in Manhattan real estate values on the part of certain investors. The property in question has been on the market for a long time, and in several instances deals have been near completion, but for one reason or another have fallen through at the last moment. It is pretty well understood that a twelve-story store and office building is to be erected on the site, the architect and general contractor having been selected. This block front is one of the few large parcels left available for improvement in this section of Manhattan, and while the new building construction will not be commenced until after May 1, 1915, when the existing leases expire, still all the financial arrangements have been completed, and the material contracts will be awarded in anticipation of the commencement of the actual work. The property is in one of the busiest sections of the city. The blocks immediately to the south are already occupied by large retail establishments, and many important plots in the adjacent side streets are similarly tenanted. The neighborhood of Greeley and Herald squares should remain permanently available to a high-class retail trade. It will have transit facilities second to no other part of the city. At this point there will be express stations on both the Broadway and Seventh avenue subways, and for the present it will remain the terminal point of the New Jersey tunnel service. It is only separated by a couple of blocks from the Long Island Railroad station. The improvement of this property will have a decided tendency to maintain the permanent character established some years ago in this mid-town district.

For these and other reasons it seems natural to expect a tendency on the part of the retail trade to occupy the district between Greeley square and the Pennsylvania station on the south, and Broadway and 42d street on the north. The stores, which can afford a heavier rent, can find locations on Broadway, because this part of Broadway contains several practically unimproved block fronts. The stores, which cannot afford such a heavy rent will find equally available locations for their purposes in Seventh avenue. It looked at one time as if this district would continue to be more available for hotels and places of amusement than for retail stores; and the decision of the directors of the Metropolitan Opera Company not to move will make the blocks immediately south of 42d street desirable for theatres and restaurants, but the rest of it seems marked as the best site for new department stores. It looks more and more as if the stores which still remain in the lower Sixth avenue section will have to move, and it is difficult to see where they can move to except somewhere in the neighborhood north of the Pennsylvania station and Greeley square. Such a movement might, of course, be prevented in case the property owners take advantage of the beginning of the tendency to advance their prices too high, but if property owners are reasonable in their demands retail trade may be expected to occupy the vacant places in this whole section.

What Should Be Done.

The State Factory Commission is engaged in what is officially termed "recodifying" the labor laws of this State, but actually in making a complete revision. At the same time the Mayor and his cabinet are making a study of the problems presented in this city by the overlapping jurisdictions of municipal departments, together with the chaotic conditions, the annoyance to owners and tenants and the discouragement of real estate holding resulting therefrom. The duty of the State is to withdraw from all assumption of responsibility for the personal and direct inspection and supervision of premises and the regulation of construction in this city as something quite beyond its province, and the duty of the city administration is to reduce the great number of inquisitorial inspections to a reasonable minimum, which may be done by amalgamating inspection departments.

It is agreed on every hand that these are the right things to do in this crisis. Why should the city have a building code, a sanitary code, or a fire prevention code if it is to be nullified by a State labor code containing laws controlling all the things already controlled by the city departments? When the responsible people of this city and of this State have had an opportunity to consider the extent to which the Legislature has under the promptings of secret agencies overborne local authorities and imposed upon local interests they are not likely to preserve their respect for State laws and lawmakers. The laws in question were, no doubt, enacted hurriedly, at least without due consideration, by the majority of legislators, but with no intention to deprive men and women of their savings or inheritance invested in real estate. They may have been passed with the idea that they would benefit working people and at the same time make more jobs for political friends, but with no thought of the heavy expense laid upon real estate or of the duplication of official duties. Whatever the motive for the legislation, or however thoughtless it was, the course for the administration at Albany to pursue now is plainly in the reverse direction, and in the future it should be the policy to give very serious consideration to bills proclaiming themselves to be intended for the entire State, but in reality particularly aimed at New York City, which already has more laws and regulations than it can well bear up under. The city of course submits to the supremacy of the State, but it maintains that the principle of home rule should be respected.

Stated Considerations.

Editor of the RECORD AND GUIDE:

I read with great interest in your issue of June 13th, the excerpt from the "Report of the Committee on Taxation," delivered June 4th, at Auburn, and must take exception to part of it, namely, the resolution adopted unanimously, viz.: "Resolved, That the true consideration in every deed, mortgage or 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."

Now why should such a law be necessary if the assessors who are supposed to know their business really do know their business? I know several assessors personally who have sufficient knowledge not to require the advantage of any such proposed law.

Does any real estate expert have to be told what a parcel of property was sold for to arrive at its true value? No, he has to dig it up from his own experience and knowledge of values, and existing conditions. Now if the right men are employed as assessors, it would be unnecessary to think of such a law.

In the event of such a law, it would be the easiest thing in the world for dishonest people to frame prices in deeds to suit themselves, and if the "committee has faith that the intelligence and 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," why the necessity for a law? If the assessors know the real estate business and have intelligence, they should know the true value of every piece of property they assess.

The trouble is and has been for many years that there is entirely too much theory, and too little knowledge of values displayed by some of the heads of the Tax Department. If we had a few real estate experts as Tax Commissioners, men capable of directing and checking up the assessors there would be no need for such a law, but the facts are, in this city at least, that the Tax Board seems to be an easy berth for lawyers, politicians, and gentlemen with pulls.

We have more than enough laws now that are detrimental to real estate, and it is about time for those interested in real estate to sit up and take notice, and try to prevent such proposed laws going into effect.

OSCAR L. FOLEY.

The Advisory Council and the Plague of Inspections.

Inasmuch as the Advisory Council of Real Estate interests has given much attention to the work of the New York State Factory Investigating Commission, it was thought best by the council to be represented at the hearings before the commission at City Hall this week by the Real Estate Board, through Mr. McGuire, its president, so as to avoid duplication of work.

In giving notice of this intention in a letter to Counselor Elkus of the commission on Monday, Hon. Cyrus C. Miller, chairman of the executive committee of the Advisory Council, took occasion to express his personal views on the best method by which property owners could be relieved of the expense and annoyance caused by the multiplicity of inspections and orders by the various departments having to do with real estate. The letter follows:

"I think that the State Labor Bureau should not undertake to exercise direct jurisdiction over New York City proper, but that such jurisdiction should be left to the control of the city departments now in existence. I do not go so far as to claim that the home rule bill should be involved to give New York City full power to regulate buildings as it thought best, and possibly not uniformly with the rest of the State. I think that uniform laws should be adopted and enforced, and that the enforcement within New York City should be left to local authorities.

"In the enforcement of the law there should be a sharp distinction between old and new buildings. Buildings in the course of construction should be made to comply with all rules, but when buildings have been erected according to the then law, they should be permitted to remain without change, unless such changes are absolutely necessary. It should not be sufficient that such changes be desirable. Among the local authorities in New York the inspections and duplication of work are excessive. The functions now performed by these authorities could be exercised better by one, or, at most, two bureaus.

"I favor the use of the Building Department as the nucleus for larger powers. This is because the Building Department is already in existence in all the boroughs and has on file all the plans of buildings, or alterations. If it be thought necessary to retain the functions of the Fire Department, the Tenement House Department, the Fire Prevention Bureau and others, they could have bureaus in the Building Department, and one set of inspectors, or at most, two could make all the inspections necessary for building. They could make reports on blanks prepared for the purpose, giving all the facts necessary for the work now done by the various bureaus. These blanks could be examined and analyzed and any orders based on them could be issued from a single department.

"It is quite likely that some technical inspectors would be required to do technical inspection, but they could be added to the force just as well as not. The present chaotic, troublesome and uneconomic lack of system is having very bad effects on real estate in this city. Yours very truly,

"CYRUS C. MILLER."

Simpler Building Inspection.

(New York Globe.)

The whole situation only furnishes another illustration of the lack of centralization which so often militates against the efficient administration of public business. It not only means unnecessary confusion but a waste of money as well. As Mr. Miller says: "Every responsible architect in New York has one inspector to do all his inspecting, and he gets results." The city certainly then should be able to do likewise. If the inauguration of such a system meant more instead of fewer political jobs to pass around it doubtless would have been put into effect long ago.

The Building Laws and the Architect.

Editor of the RECORD AND GUIDE:

A consolidation of the present Bureau of Buildings, Tenement House Department, Bureau of Fire Prevention, Department of Labor and portions of the departments which issue permits for vaults, water for building purposes, ornamental projections and putting building materials on the street, would go a long way toward lessening the confusion and expense caused by the duplication which is now going on.

This is not a matter merely of annoyance in having many inspectors call, nor merely the question of uncertainty as to whether a building is free of violations when those which have been placed by one department have been finally removed.

The Labor Law under certain conditions requires the installation of sprinklers, demands the installation of fire alarms and the use of fire drills and prohibits smoking, but in none of these cases does it enforce the orders which it issues but leaves this to the Bureau of Fire Prevention to enforce.

According to the Labor Law, the Commissioner of Labor can call upon the local Superintendent of Buildings to examine the plans and see whether they conform to the Labor Laws. Why then, if these plans can be examined by the Bureau of Buildings at the request of the Labor Commissioner, should not all plans be examined directly by the Superintendent of Buildings and save the expense, annoyance and delay.

We have had instances where plans were examined by the Superintendent of Buildings at the request of the Department of Labor, but it was necessary to go back to the Department of Labor for final approval as the interpretation of the law by the two departments was not similar.

While discussing these different departments, I do not believe it out of place to call attention to the manner in which the Bureau of Fire Prevention handles the work submitted to it for approval. This Department has no written regulations and, as far as we have been able to ascertain, no rules upon which to base any contemplated action. In a theatre under construction in this city the plans submitted to the Bureau of Fire Prevention showed several fire lines.

These were changed at the request of the department and the plans approved accordingly. When the work was installed the inspector objected to the location of the lines and he was upheld by the higher officials and a change in their location was necessitated thereby. You can easily see what a chaotic condition can be created in such a case.

In another case, plans for a 16-story loft building were submitted to the Bureau of Fire Prevention for the approval of fire lines. These plans indicated the use of a pressure reducing valve similar to that which had been in use throughout the city for sometime previous. Objection was made to the use of this valve and a request made that we install an additional tank midway between the street and the top of the building. Appeal was taken to the Board of Standards and their decision was finally handed down after the building was completed and occupied.

The Building Code and the Tenement House Law require the action of the respective commissioners within a reasonable time, but the Fire Prevention Law apparently gives absolutely no protection to those compelled to seek approval by the Bureau of Fire Prevention.

Finally, if these departments were consolidated and a rational enforcement of the law were had under a system similar to the present management of the Bureau of Buildings time would be saved in the approval of plans, investors' carrying charges would be decreased, uncertainty now checking building operations would be removed, and above all, the city would be saved considerable yearly expense.

HENRY S. LION.

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THE WEEK'S REAL ESTATE NEWS

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

Many Notable Sales and Leases.

\$6,000,000 MIDTOWN DEAL.

Block Front in Broadway, at Herald Square, Sold to Operators for Improvement.

Contracts of sale were signed this week for the purchase of the block front in the west side of Broadway, between 35th and 36th streets, owned by Charles E. Johnson. The builders, William Everdell, Jr., and Henry Barnum, propose to improve the site with a new twelve-story office and store building, from designs by Clinton & Russell, of 32 Nassau street, architects, the general contract having been awarded to the Thompson-Starrett Company, of 49 Wall street. The operation, it is said, will involve about \$6,000,000.

The property is one of the most important in the Herald Square section, having a frontage of 211.6 feet on Broadway, 207 feet in 35th street, 81.6 feet in 36th street, with irregular west lines and containing about 28,500 square feet. No information could be obtained as to the identity of the prospective tenants. William A. White & Sons and F. & G. Pflom were the brokers in the sale.

Several deals have been reported involving this property during the last few years, but none of them were consummated. Marshall Field & Co., of Chicago, were at one time the reported purchasers of the plot and about four years ago another sale was announced, this time to a syndicate, headed by Lee Shubert. It was reported that a hotel would be erected on the site. An option was afterwards given to another syndicate, but difficulty was experienced in financing the large operation and negotiations were dropped.

Assessed at \$2,135,000.

The property is assessed by the city, for taxation purposes, at \$2,135,000. It has been in the family of the sellers for upwards of sixty years. No information as to the purchase price in the present deal could be obtained, though the property was held at a figure considerably in excess of the assessed valuation.

The block front is the largest single parcel in the Herald Square section ready for improvement. For some time past tenants in the old buildings have been able to obtain only yearly leases and these expire on May 1, 1915, at which time the projected building operation will be commenced. At the northwest corner of Broadway and 35th street is the historic Herald Square Theatre. This structure was built about 1883 and was opened as an aquarium by C. W. Coup. Shortly afterwards it was converted into a playhouse and christened the Park Theatre. It was equipped with the furnishings of the old Booth Theatre, located at the southeast corner of Sixth avenue and 23d street. Hyde & Behman were the first lessees and farces were produced. Subsequently the house was utilized for vaudeville purposes. The late Edward H. Harrigan took over the theatre when his playhouse at Broadway and 8th street was demolished by fire and soon after the house was known as the Herald Square Theatre. Lee & Sam Shubert leased the property for a term of years and it was in this theatre that they first got their foothold and became independent producers. Lew Fields was the next lessee and two years ago the property passed to the control of Marcus Loew, who used the structure for the display of motion pictures.

Really Taxpayers.

The balance of the property is occupied by old buildings, the stores being

the principle sources of income. In fact, the entire investment has been looked upon as a taxpayer for the last few years. In some of the buildings the fronts were boarded up and the space used for display advertising, it being realized that more income could be obtained by this means rather than by leasing the upper floors for business purposes.

This is the second large operation to be undertaken in the Herald Square section during the last year, the other being the improvement of the Hobart Estate plot at the northeast corner of Broadway and 37th street, through to 38th street, with a modern building designed for light manufacturing. All of the upper portion of the structure was leased for terms of years before the completion of the building, and only a few stores remain untenanted.

About a week ago Messrs. Barnum and Everdell were announced to be the buyers of the northwest corner of Madison avenue and 44th street, which will be improved with a ten-story building, from plans by Clinton & Russell. The property measures 85x120 and, as recently announced in the Record & Guide, will be occupied by Brooks Brothers, men's clothiers, for the last thirty years situated at the southeast corner of Broadway and 22d street.

Other important operations Barnum & Everdell have been connected with are the Longacre Building, occupying Astor leasehold, at the northeast corner of Broadway and 42d street, the Underwriters' Building, on Dutch Reformed Church leasehold, at 123 to 133 William street, in the insurance district, and the Schneider-Anderson Building, a twelve-story structure, at 16 and 18 West 46th street.

THREE RECENT AUCTIONS.

Properties in Brooklyn and at Edgemere Sold to Highest Bidder—Fair Prices Obtained.

Last Saturday the estate of Thomas L. Johnson sold at public auction, through Joseph P. Day, 108 lots in the Fort Hamilton section of Brooklyn, realizing a total of \$166,825, or an average of about \$1,544 a lot. Several of the parcels were located on the Shore road and the prices obtained for these properties ranged from \$2,000 to \$4,400 a lot. On Third avenue, from \$925 to \$2,250 was paid for lots, while \$700 was the minimum paid for a lot in 96th street.

Probably 800 people attended the sale, which was held under a tent. Albert Jaret, a builder, was the principle buyer. He purchased seventeen lots, among which were several choice corners. His purchases aggregated \$35,925. Among the other buyers were Theodore Schneider, J. F. Frost, J. P. Miller, James T. O'Neill, A. Jaret, E. C. Shortmeyer, C. D. Mawer and Lee Mergentine.

Edgemere Lots Auctioned.

Five cottages and 108 lots, the property of the Lancaster Sea Beach Improvement Company, were sold at auction by Bryan L. Kennelly last Saturday. The property is located at Edgemere, L. I., and a total of \$58,830 was realized for the lots and \$35,575 for the cottages. Of the total offering 76 lots remained unsold. The average price obtained for the property disposed of was \$540 a lot. The highest price for a single lot was \$700. Three lots, two of which are located in Neptune avenue and one in Glenwood avenue, went at this price, the former having been bought by Harry Acry and the latter by N. Nigro.

L. Higgins bought a thirteen room house on Surf avenue for \$10,000; an eight room house on Beach avenue went to W. D. Maroney, for \$6,500; a cottage on Beach avenue to Joseph H. Bemis for \$6,400; an Ocean avenue cottage for \$6,400 to W. F. Fairbanks, and W. Ingram bought another cottage on this avenue, for \$6,275.

Among the lots buyers were the following: Andrew Mulry, B. J. Glacken, Anthony Nigro, T. E. Sheehan, William B. Maroney, Charles Dunn, Abraham Robinson, Annie E. Donnellan, P. H. List, S. C. Bergen, Terence Kiernan, S. Armstrong and William Dinegan.

Sale at Mapleton Park.

Joseph P. Day sold at public auction last Saturday fifteen dwellings in the Mapleton Park section of Brooklyn. Thirteen of the houses were bought by a syndicate, represented by a Dr. Crane, of Waterbury, Conn. The property sold included Nos. 1848, 1858 and 1862 63d street; Nos. 1825 to 1857 63d street and Nos. 1852 and 1854 63d street. The total amount realized was \$44,825.

PRIVATE REALTY SALES.

Important sales and leases closed during the week and the decision of the trustees of Columbia University to remove certain restrictions on some of the leasehold properties were the influencing factors in the real estate market this week. In addition there was a fair amount of small sales at private treaty and an average number of leases closed. The most important sale was that affecting the block front in the west side of Broadway, between 35th and 36th streets, which passed out of an ownership extending over a long period of years, to a firm of operators who will improve the site with a building probably twelve stories high. The deal involves approximately \$6,000,000.

On the upper west side a building company acquired a large plot adjoining property already in their possession and the combined site will be improved with two thirteen-story apartment houses. The entire operation, including the land and buildings will involve almost \$3,000,000. In the Park avenue section another firm of operators and builders sold an apartment hotel and the new owners immediately leased the property for a long term of years at an aggregate rental reported to be almost \$1,000,000. The parcel was held at \$650,000. In Harlem a 200-year lease is under negotiation on property owned by the Higgins estate, the annual rental for the first twenty-one years being about \$50,000. About \$1,600,000 is involved in the entire transaction.

After missionary work, extending over a period of about two years, Bryan L. Kennelly, it is announced that the trustees of Columbia University have about decided to permit business concerns to occupy the structures located within the bounds of the Columbia leasehold, bounded by the north side of 47th street, the south side of 51st street, west from Fifth avenue to within 100 feet of Sixth avenue. Leaseholders will receive official notice to this effect within a few days. Mr. Kennelly stated this week that fully seventy-five per cent. of the leaseholders favor the entry of business within the restricted zone.

No radical changes will be made until some of the existing leases expire and then new leases for twenty-one years, with renewals, will be entered into, providing for new construction which will not be deemed a nuisance. In the interim leaseholders will be permitted to utilize their properties for light business, such as dressmaking and millinery but permission to install store fronts or fire escapes on the fronts of buildings will be withheld, except by special permission.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 20 last week and 24 a year ago.

The number of sales south of 59th street was 12, as compared with 7 last week and 13 a year ago.

The sales north of 59th street aggregated 15, as compared with 13 last week and 11 a year ago.

The total number of conveyances in Manhattan was 145, as against 187 last week, 10 having stated considerations totaling \$383,381. Mortgages recorded this week number 80, involving \$2,379,418, as against 91 last week, aggregating \$3,144,022.

From the Bronx 14 sales at private contract were recorded, as against 13 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,602,050, compared with \$569,628 last week, making a total since January 1 of \$22,032,575. The figures for the corresponding week last year were \$1,311,647, and the total from January 1, 1913, to June 21, 1913, was \$33,376,098.

Large Downtown Exchange.

Charles F. Noyes Company closed an interesting exchange, which involved about \$350,000. The St. John's Park Realty Company, James H. Cruikshank and William D. Kilpatrick, sold to the Colonial Real Estate Association, George P. Slade, president, and Alfred R. Kirkus, secretary, the new 8-story fireproof loft building, at 155 to 159 Perry street, on a plot 66 x 100. In part payment the sellers took 24 and 26 White street and in addition 25 Walker street, two 6-story structures, connected by bridges and containing about 6,630 square feet of ground area. The buildings are leased to J. W. McCann & Company and Schwab & Company, subject to a net rental of \$10,600 a year, less taxes and insurance. These buildings figured in the transaction at \$140,000. They were rebuilt about 4 months ago from designs by Richard Berger. The Perry street building is leased to the J. R. Watkins Medical Company for 20 years, at an aggregate rental of about \$200,000. Dixon & Holmes, attorneys, represented the Colonial Company and Bowers & Sands the St. John's Park Realty Company.

\$1,600,000 Sales and Lease.

Bing & Bing sold to the Swetland Realty Company, through the A. H. Ivins Company, the twelve-story apartment hotel, on plot 74.6x100.5, at 46 to 50 East 58th street. The building was erected by the sellers on property acquired by them last March. Robert T. Lyons designed the structure and estimated the cost at \$400,000. The purchasing company has leased the property, through the same brokerage firm, to the newly formed No. 50 East Fifty-eighth Street Company, for 21 years, at a reported net annual rental of \$50,000. The entire transaction is said to involve about \$1,600,000.

\$3,000,000 Apartment Operations.

The Paterno Construction Company, Dr. Charles V. Paterno, president, purchased from Mayer & Mayer, Inc., through Slawson & Hobbs, the northeast corner of West End avenue and 84th street, a plot 102.2x133. The purchasing company acquired about ten days ago the adjoining plot from the Waterman Realty Company, David W. Bucklin, president, and now controls 102.12x133, extending from Broadway to West End avenue, which will be improved with two thirteen-story apartment houses. It has been stated that the entire operation will involve about \$3,000,000.

Building Plot Assembled.

Maria A. D'Oench sold No. 17 West 46th street a 4-story dwelling, through A. J. Robertson, who also sold for the Estate of Eleanor D. Just, the adjoining house at No. 15, making a combined plot 35 x 100.5. It is understood that the new owner will improve the property with a tall mercantile structure. The building will have splendid side light, as on the west the site is separated by a twelve-foot parcel from the Pinchot property which was recently modernized.

St. Lorenz Hotel Sold.

The St. Lorenz Hotel, a 7-story structure at 125 to 133 East 72d street, on plot 125 x 102.2, has been sold by the 125-133 East 72d Street Company (Wal-

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ter E. Duel, president). Ferdinand E. M. Bullowa is also interested in the property and has been operating it for several years. The identity of the new owners could not be learned. The selling company acquired the property in February, 1909, at auction for \$360,000, subject to mortgages aggregating \$285,000. The building was erected about thirty years ago.

Corner in Exchange.

The six-story apartment house, 100 x 70, at the southeast corner of Lexington avenue and 81st street, was sold by the Hudson Realty Company, which accepted in part payment the five-story loft building, on lot 25 x 78, at 210 Fulton street. The latter property, which is owned by R. Montgomery Schell, has been in the present ownership since 1839. It was leased a few months ago for ten years at \$5,400 per annum, to the New Jersey Wire Cloth Company.

Hotel Premier Also Sold.

The Hotel Premier, a seven-story and basement structure at the northwest corner of Lexington avenue and 72nd street, 30 x 102.2, has been sold to the purchasers of the Hotel St. Lorenz, adjoining, the sale of which is announced in this issue.

Manhattan—South of 59th Street.

28TH ST.—John Palmer sold through Ames & Co. 103 West 28th st, a 4-sty building, 22.6x100, 75 ft. west of 6th av. The buyers contemplate erecting a building for occupancy.

38TH ST.—E. W. Humphreys sold to a client of William B. May & Co. for investment 32 East 38th st, a 5-sty American basement dwelling on a lot 18.9x98.9. The dwelling was rebuilt about three years ago by Mr. Humphreys, who held the property at about \$90,000.

51ST ST.—The Boys' Club Organization and Aid Society purchased through the Douglas Robinson-Charles S. Brown Co. from John R. Buchanan 324 East 51st st, a 3-sty dwelling on lot 18.9x100.5 near 2d av. The headquarters of the society are at present located at 489 5th av.

52D ST.—Wm. B. May & Co. sold the Philip Lydig residence, 38 East 52d St. to Lee Kohns, of L. Strauss & Sons. South 59th St.

56TH ST.—Edwin A. Hawley sold to Mme. Adeine Doushee the 4-sty dwelling 34 East 56th st, on a lot 25 by 100.5.

56TH ST.—Pease & Elliman sold 12 West 56th st for the Baltimore Realty Co. to the Calumet Club, who have been for many years at the northeast corner of 5th av and 29th st, the 5-sty American basement residence, 50 ft. wide, formerly owned by Henry B. Hollins, and later occupied by Mrs. John Astor.

LEXINGTON AV.—The Allerton 38th St Co., Inc., has contracted to purchase from Frances E. Bridge, for \$50,000, the 4-sty dwelling at 309 Lexington av, on lot 24.8x100, adjoining the corner of 38th st.

LEXINGTON AV.—The Hudson Realty Co. sold the 6-sty apartment house at the southeast corner of Lexington av and 81st st, on plot 100x70, to a client of Maclay & Davies. In part payment they receive the 5-sty loft building at 210 Fulton st, on lot 25x78, which has been in the present ownership since 1839. The Fulton street building has been rented for a term of 10 years at \$5,400 per annum to the New Jersey Wire Cloth Co. through Charles F. Noyes Co.

3D AV.—Victor Freund & Sons sold for S. M. Banner the northeast corner of 3d av and 55th st, a 4-sty building on lot 25.5x60. The property was held at about \$38,000.

7TH AV.—Porter & Co. sold for Cecelia C. Coleman, to Lizzie I. Kelley, for investment 2311 7th av, a 3-sty brownstone dwelling on lot 17x75.

Manhattan—North of 59th Street.

65TH ST.—William B. May & Co. sold 9 East 65th st, a 4-sty, high-stoop house, 25 feet wide, for Fanny Levy, to Edward W. Humphreys, who will make extensive alterations and use the premises for his own occupancy. The house immediately adjoins the holdings of the Astor Estate, comprising the corner of 5th av and two modern houses at 5 and 7 East 65th st. On the south side, almost opposite the property just sold, is the residence of J. J. Hill, and adjoining this property a new house has recently been erected by Michael Gavin at the south corner of 65th st and 5th av is the residence of Mrs. William Watts Sherman.

68TH ST.—L. J. Phillips & Co. sold to Jessica A. Smith for Miss May Irwin, represented by Rice & Hill, 16 West 68th st, a 5-sty American basement dwelling, on lot 18x100.5. In part payment the buyer gave 265 West 52d st, a 3-sty dwelling, 18x100.5.

92D ST.—Henry Grenhart and others have contracted to sell to Dorothy W. Straight, of Westbury, L. I., No. 162 East 92d st, an old frame building, on lot 25x100.8, for a stated consideration of \$15,000; also the adjoining property at No. 160, a similar building, on a lot 24.11x82.6xirregular.

121ST ST.—John M. Royall sold the 3-sty private dwelling at 33 West 121st st for Mrs. Anna A. Braxton.

131ST ST.—Porter & Co. have sold for Lizzie I. Kelly 258 West 131st St., a three-story dwelling, on lot 15x99.11, near Eighth Ave.

131ST ST.—Van Vliet & Place sold for the Lawyers Mortgage Co. the 3-sty brown stone dwelling at 132 West 131st st. The same brokers leased the dwelling for the diocesan auxiliary to the Cathedral of St. John the Divine.

136TH ST.—Senior & Stout, Inc., sold 140 West 136th st, a 3-sty dwelling, 16x100.

215TH ST.—Slawson & Hobbs sold for the estate of Lydia L. White to Weber & McLoughlin a plot of about eight lots at 215th St. and Harlem River, in the Dyckman section. The property, which was held at \$70,000, fronts about 200 ft. on 215th St. and about 100 ft. on the Harlem River. The purchasers intend to begin immediately the erection of a dock, towers, concrete coal pocket and a garage, estimated to cost about \$50,000.

BROADWAY.—Arnold, Byrne & Baumann re-sold for the Henry Morgenthau Co. to a client for investment the 7-sty apartment house at 2626 Broadway, on a plot 50x100 ft., between 99th and 100th sts. It has been held at \$200,000. The house was recently taken over through the same brokers by the Henry Morgenthau Co. in part payment for the southeast corner of 157th st and Broadway, a 10-sty apartment house on a plot 100x100 ft.

NAGLE AV.—Frederick Zittel & Sons and W. B. Young sold for the Charles Hensle Construction Co. Lavalette Court, at the northeast corner of Nagle av and Arden st, a 6-sty apartment on plot 110x134. The purchaser, F. Monroe Dyer, gave in trade a property of 304 acres and 16 buildings, known as the Rockland Park Farm, between Blauvelt and Nyack, Rockland county. The apartment was held at \$300,000 and the acreage at \$100,000.

PARK AVE.—Bing & Bing have purchased the group of seven 3-sty. dwellings at the southeast corner of Park Ave. and 92d St., known as 100 to 112 East 92d St. The buyers have in mind the improvement of the corner with a 12-sty. apartment of the highest type.

Bronx.

FOX ST.—W. J. Rich sold for the Podgur Realty Co., to William A. Serven, two 5-sty apartments, at 952 to 958 Fox st, for investment. There is now pending a purchase of a 12-sty apartment house in Riverside Drive from the Podgur company through the same broker. Edwin R. Root, as the attorney, represented the purchaser, and William F. White was associated as broker.

FOX ST.—The Podgur Realty Co. sold the two 5-sty apartments at 948 and 950 Fox st, on plot 40 by 112, to an investor. Philip Pollak was the broker.

HOME ST.—The Keilbert Construction Co. sold the 5-sty. structure on plot, 50x112x irregular, south side of Home st., 100 ft. west of Southern Boulevard. The buyers, John and Margaret Sullivan, gave in part payment 519 First ave., a 5-sty. tenement, 2,000 sq. ft., near 30th st.; also 111 East 118th st., a 5-sty. flat, 25x100.11, adjoining the northeast corner of Park ave.

HOME ST.—The Keilbert Construction Co., Francis X. Keil president, sold the 5-sty structure occupying a plot 50x112x irregular on the south side of Home st, 100 ft. west of Southern Boulevard. The buyers, John and Margaret Sullivan, gave in part payment 519 1st av, a 5-sty tenement with stores, on lot 25x75; also 111 East 118th st, a 5-sty flat, on lot 25x100.11, adjoining the northeast corner of Park av.

TIFFANY ST.—Richard Dickson sold for John Doerr 1041 Tiffany st a 3-family house, on lot 25x100.

162D ST.—The Benenson Realty Co. sold 408-12 East 162d st, a 6-sty modern flat on plot 50x100, about 69 ft. east of Melrose av.

240TH ST.—Howard Hayes sold to Nicholas F. Walsh the plot, 120x100, on the south side of 240th st, about 125 ft. west of Katonah av.

240TH ST.—Howard Hayes has sold to Nicholas F. Walsh the plot, 120x100, on the south side of 240th st., about 125 ft. west of Katonah av.

PARK AV.—Richard Dickson sold for Adalena Bachman 3482 Park av, a 2-sty frame building on a lot 50 by 150.

PARK AV.—Kurz & Uren, with Morton M. Green, sold a plot 50x22.66 running through from Park av to Canal place, between 138th and 139th st, to J. Harris Jones, who will erect a warehouse.

PERRY AVE.—Max J. Adler purchased from Henry H. Studley 3325 Perry ave., a 2-sty. dwelling on lot 25x100. The Studley Realty Co. negotiated the deal.

SHAKESPEARE AV.—The Duross Co. sold for May M. Morton to E. R. Thomas a plot of three lots at 1230 Shakespeare av, 175 ft. south of 169th st, fronting 25 ft. on Shakespeare av, running through to Boscobel av, with a frontage of 50 ft. It is the first sale of the property since 1870. Mr. Thomas will erect an apartment on the Shakespeare av. lot. The Bergen Realty Co. represented the seller.

SOUTHERN BOULEVARD.—James F. Meehan sold 849 Southern Boulevard, a 5-sty apartment house, on plot 50x100, held at \$65,000, to Edward A. Mass. In part payment the buyer gave 17 lots fronting on Broadway, Wood st and Blanco place, near the new Jamaica station of the Long Island Railroad.

UNIVERSITY AV.—Joseph A. Kehoe sold for Grossman & Ball six lots, 150 by 134.6, on the west side of University av, about 150 ft. south

of Undercliffe pl, to Thomas Kane, for improvement.

WASHINGTON AV.—Richard Dickson sold for Hieronymus Brunich the 3-family dwelling, 18.9x140, at 1461 Washington av

WHITE PLAINS RD.—David Stewart sold to Max Marx for the Crawford estate the plot of 6 lots on the west side of White Plains rd, 200 ft. south of Magenta st. The property is one block south of Gun Hill rd.

WILKINS AV.—John J. Tully sold to an out-of-town investor 1460 Wilkins av, a 5-sty flat, on plot 37.6x100.

YATES AV.—Frank E. Wright, president of the Syndicate Publishing Co., who purchased six lots at the recent auction sale of the Pearl estate, increased his holdings through the purchase of the northwest corner of Yates and Lydig avs. Mr. Wright now controls the block front in the north side of Lydig av, between Williamsbridge rd and Yates av, 194x18.8x131, which he will improve with two 2-sty residences and garage from designs by Charles Birge, architect.

Brooklyn.

BERRY ST.—James B. Fisher sold to the Gretsch Corporation a plot 75 by 140 ft., being the northwest corner of Berry and South 5th sts. A 7-sty concrete factory will be erected on the site, which will be Factory 3 of the Gretsch Corporation, Factories 1 and 2 being in close proximity. The plot purchased faces the Brooklyn end of the Williamsburg Bridge and is now covered by 6 houses.

COURT ST.—Chas. W. Seitz and C. P. Waterman sold the plot 100x100 ft. at the northwest corner of Court and Pacific sts to George L. Beer, who will improve same with modern stores and apartments.

DEAN ST.—The Bulkley & Horton Co. sold 1207 Dean st, a 3-sty brownstone residence, for E. I. Eldridge to H. L. Wells for occupancy.

DECATUR ST.—Frank Jewell sold for Sarah E. Finley the 3-sty. brownstone dwelling 630 Decatur st., on lot 19.6x100, to an investor.

HERKIMER ST.—The Albany Real Estate Co. sold for Charles Ludwick to Geraldine M. Wertz, 560 Herkimer st., a 2-sty. dwelling, 20x185.

MADISON ST.—The G. X. Mathews Co. bought 41 lots in Madison st, Ridgewood, from the estate of Joachim Meyerrose, Joseph Meyerrose and Margaret Brunjes, for \$50,000, for improvement with 30 3-sty tenements.

PARK PL.—Charles E. Rickerson sold 317 Park pl, a 3-sty brownstone dwelling, for Mrs. Isabella B. Forbes to Peter A. Shanahan for occupancy.

PARK PL.—Henry Pierson & Co. sold the 3-sty dwelling at 408 Park pl to J. E. Smith for occupancy.

PROSPECT PL.—John H. Delack and J. J. Leveey have sold for the Gustav Johnson Building Co. the 6-sty. elevator apartment house known as the Royal Arms at 186 Prospect pl. The property was held at \$175,000.

PROSPECT PL.—Henry Pierson & Co., Inc., sold the 3-sty dwelling 196 Prospect pl for C. A. Edwards.

RALPH ST.—James M. Hawley sold for Charles Hess 375 Ralph st, who took in part payment 352 Ralph st; also for Jacob Standovich, two plots in Fresh Pond rd to Robert Marx, and for Jacob Herlich 486 Knickerbocker av to H Levy.

VANDERVEER PL.—The McInerney Klinck Realty Co. sold the dwelling at the southwest corner of Vanderveer pl and East 23d st, 20x100, for the Goell Construction Co. to Herman Lullmann.

3D ST.—The Jerome Property Corporation sold the Alexandria, a 5-sty apartment house on plot 44x100 at 477 and 479 3d st, for M. L. Beach to a client, for investment. The property has been held at \$33,000. The Jerome company also sold for James S. Corrington to A. Bruckheimer for investment 386 5th av, on plot 23.6x100.

WEST 10TH ST, ETC.—Otto Singer sold the following 1-family dwellings: 1756 West 10th st to Ferdinand Winkelvoss, 1718 West 10th st to Clarence A. Wedel, 1742 West 10th st to Henry Bergman, 1794 West 9th st to Charles Pack, 1764 West 7th st to Wesley Black, 1737 West 8th st to Genevieve Macdonald, and 1745 West 8th st to Herman Van Rooyen.

92D ST.—Frank A. Seaver & Co. sold for the John B. Bradley Co. a plot 37x89 in the south side of 92d st, 167 ft. east of Marine av, and a plot 50x92 on the east side of Marine av, 148 ft. south of 92d st.

BEDFORD AV, ETC.—Frank Leffman sold for Henry Fettle 2,295 and 2,297 Bedford av, a 3-sty apartment house; for William P. Kenny the northeast corner of Tilden av and East 32d st, 100x100; for Ever Tversen the two family house at 110 East 31st st; for Eliza Neureiter three lots, 60x100, in 72d st, east of 3d av; for Maxter Construction Co. the two family dwelling at 129 East 42d st; for Herod & Cannocella the plot, 100x100, at the southeast corner of Clarendon rd and East 38th st; for C. Williams Seeba a 3-sty flat at 2,112 Regent pl; for Jacob Volebela the plot, 100x100, at the southeast corner of Halsey st and Knickerbocker av to a builder for improvement.

BUSHWICK AV.—The Kings, Queens and Richmond courts of the Independent Order of Foresters purchased the 3-sty frame building at 1250 and 1252 Bushwick av, occupied for a number of years by the United Republican Club of the 20th Assembly District. The majority of the I. O. F. of these three counties will make it their headquarters.

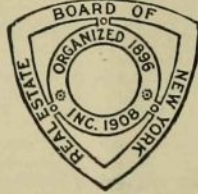
OCEAN PKWAY.—The Alex G. Calder Building Co. sold the 2-sty dwelling at 325 Ocean pkway to A. Hess,

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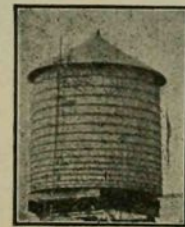
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ROGERS AV.—The Albany Real Estate Co. sold for Emma F. Bennett 94 Rogers av, a 2-sty apartment house, to Sarah Schechter and Anna J. Freeman; for Charles Ludvick to Geraldine M. Wertz, 560 Herkimer st, a 2-sty dwelling, 20x185, and for Hyman Copperman, 12 Agate Court, a 3-sty dwelling.

TILDEN AVE.—Frank Lefman sold for William P. Kenny a plot, 100x100, the northeast corner of Tilden ave and thirty-second st., for Ever Eversen the 2-family house, 110 East Thirty-first st.; for Eliza Neureiter a plot, 60x100, on Seventy-second st., east of third ave.; for Maxter Construction Co. the 2-family dwelling, 129 East Forty-second st.; for Herod & Cancellata a plot, 100x100, at the southeast corner of Clarendon rd. and Third-eighth st.; for C. Williams Seeba the 3-sty. flat, 2112 Regent pl.

WESTMINSTER RD.—Claus H. Wohler has purchased from the estate of Laura E. Baker 196 Westminster rd., a dwelling and garage on plot 55x100. James B. Fisher, the broker, also sold 841 De Kalb ave., a 3-sty. flat, with stores, 22x100, for Mrs. Rose Muller to Mrs. Mary Roseman.

WESTMINSTER ROAD, ETC.—James B. Fisher sold 196 Westminster road, a residence and garage, 55x100, for the estate of Laura E. Baker to Claus H. Wohlers, of the Empire State Dairy Co. for occupancy, and 841 De Kalb ave, a 3-sty flat, 22x100, for Mrs. Rose Muller to Mrs. Mary Roseman.

5TH AV.—The Samuel Galitzka Co. sold for the John E. Sullivan Co. to Frederick Bischoff the 4-sty brick apartment house with stores at 7411 5th av. on plot 80x100.

5TH AVE.—The Jerome Property Corp. sold for James S. Corrington to A. Bruckheimer, for investment, 386 Fifth ave., southwest corner of Sixth st., on plot 23.6x100.

6TH AV.—Tutino & Cerny sold for Louis and Harry Simon to a client for investment, the 2-sty brick 2-family dwelling on a plot 20 by 100 at 5103 6th av.

Queens

ARVERNE.—The Lewis H. May Co. resold for H. A. Thayer the Lewis Friedman home-stand on the southeast corner of Ocean and Seaview avs, to Kallman Cohen, who has leased the premises to A. Bondy for the season, through the May Company. The house has 20 rooms and is built on a plot 100x125.

BAYSIDE.—David Bennett purchased from Mrs. James D. Laughlin the cottage at the southwest corner of Ashburton av and Jackson st. The cottage is of the bungalow type, on a plot 50x100.

EDGEMERE.—Herman Frankfort sold for the Edgemere Crest Co. to Jacob Rosenthal the cottage at the northeast corner of Edgemere and Dickerson avs. The house was built by Maximilian Morgenthau.

LONG ISLAND CITY.—The Arthur J. Scholz Co. sold for Frederick Smith, 203 Steinway av, a residence, on plot 50x100, to William Kalhotka, who gave in part payment a 140 acre farm at Killingworth, Conn.

WOODSIDE.—Joseph F. Negreen of Manhattan purchased from the estate of T. Hampe 18 lots at Woodside, covering the entire frontage on Charlotte av, running from 6th to 7th sts. The property will be improved with 2-family houses.

FLUSHING.—The Halleran Real Estate Agency of Flushing purchased from Warren S. Burt the property at 46 Broadway, formerly owned and occupied by the Shinnecock Democratic Club, which was until the election of Maurice E. Connolly as Borough President of Queens, one of the most thriving political organizations in the borough. The property has a frontage of 125 ft on State st, and a depth of 180 ft toward Broadway. The purchasers intend to improve the State street side by the erection of 4-sty brick apartment houses. An extensive lawn in front of the clubhouse is owned by John Schumaker. This property has a frontage of 124 ft on Broadway and a depth of 125 ft. Mr. Schumaker brought the property about 5 years ago from Mr. Burt. A number of years ago Mr. Burt sold the clubhouse to the Shinnecock Club. Last month William Rasquin, Jr., foreclosed a mortgage of \$2,500 against the club and Mr. Burt bought in the property.

FORT WADSWORTH.—W. F. Banks sold for P. Coffenberg his cottage on Sumner st.

Richmond.

WEST NEW BRIGHTON.—Moffat & Schwab sold for Walter H. Crittenden of Manhattan to Mrs. Eleanor Grieshaber a block of 12 buildings on Tompkins pl. The property has been purchased as an investment and Moffat & Schwab will have charge of it for the new owner.

Nearby Cities.

MT. VERNON, N. Y.—Cahn & Pittman sold for Mrs. F. D. Hooton to G. Stepan the 2½-sty dwelling, 625 South 5th av, 37.6x100, for occupancy.

MT. VERNON, N. Y.—Mrs. J. Durst of Manhattan purchased the residence of Mrs. I. E. Heyerdahl at 53 Rich av, Chester Hill. C. S. McClellan was the broker in the transaction.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Schuyler B. Jackson to the Newark Poster Advertising Co. the vacant plot bounded by New Jersey Railroad Av, King and Miller sts, measuring 131x160x125. Owing to the destruction by fire of their former building on Treat pl, the purchasers were forced into temporary quarters in Lafayette st, at which latter location they will remain until the completion of a modern building upon the newly acquired plot.

PATERSON, N. J.—Louis Edelstein purchased from Cornelius Vandervoort 135 Main st, running through to Washington st, and 68 Broadway, which runs back and joins the first named plot and building, for \$90,000. The deal was made by Sherwood & Lockwood.

WEEHAWKEN, N. J.—F. Schuyler Dunne sold for George Barnes a 150-acre tract in Cedar Lane to F. C. Ramhorst.

YONKERS, N. Y.—A. F. Handy, manager of Van Cortlandt Terrace, just over the New York City line, has recently sold 8 stucco cottages on the property, C. S. Reed of New York paying \$22,000, F. O. Brazier of Yonkers \$15,000, M. H. Suningshine of Montreal \$17,500; E. J. Chapin of Chicago \$12,000, M. Boice of New York \$17,000, and Mr. Gerdes of Chicago, brother of A. A. Gerdes of New York, \$18,000.

Rural and Suburban.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a 2-sty cottage on Hiawatha dr, plot 300x140 ft., to Mrs. Lucina Hedden; an 8-room semi-bungalow on Potter blvd and Wobseepee dr, plot 100x150 ft., to Arthur F. Collins, of Manhattan, and a plot 76x150 ft. on Peters blvd to Robert Thomas.

BRONXVILLE, N. Y.—Fish & Marvin sold for E. A. Riotte his residence at Lawrence Park West. The property is on Sunnybrook rd and adjoins the grounds of the Lawrence Park Country Club. The place, which was held at \$35,000, has been purchased by a Manhattan banker for occupancy.

DOBB'S FERRY.—James L. Taylor sold to the Missionary Sisters of the Sacred Heart of Mary the McKenzie School property, 6 acres and a large building, for \$92,500. The sisters are at present located at Fort Washington av and 180th st, on Washington Heights.

EAST ROCKAWAY.—The Windsor Land & Improvement Co. sold to A. McBride, a plot 40x100, on Cooke st, West; to A. McBride, a plot 40x100, on Dewey st, West, and to C. E. Ball, a plot 40x120 on Lawrence st.

GARDEN CITY ESTATES.—Gage E. Tarbell sold to James W. Hobbs a new brick house on a plot 100x150 ft., on the south side of Saint James st, South and adjoining the park. Mr. Tarbell also sold to Garrett Busch the house recently erected by Wesley C. Bush on a plot 100x150 ft.; to Robert R. Forrester, a new house on a plot 100x150 ft. on the east side of Nassau blvd, and to James Wood Pogue, the residence on the west side of Roxbury rd, between Stewart and Stradford avs.

HEMPSTEAD.—Mark C. Meagher sold to Copeland Kell 22 acres on the Hempstead turnpike, adjoining property of the Garden City Co., for about \$48,000. The property has a large frontage on the Hempstead turnpike. A. K. Day negotiated the sale.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to G. Krivacsy, a plot 40x100, on Perkins av; to F. & M. Machatsek, a plot 40x99, on Lawson av.

PORT JEFFERSON, L. I.—Victor Freund & Sons sold for the Belle Terre estates 10 acres of land, including an old homestead, to C. R. Strong. The property formerly was owned by Mr. Strong's family.

RIVERHEAD, L. I.—The Windsor Realty Co., Harvey B. Newins, president, sold a tract of 430 acres in the State highway, overlooking Peconic Bay.

ROWAYTON, CONN.—Archibald Selwyn, manager of the Eltinge Theatre, purchased the country home of Charles Klein, known as Shirley Manor.

WESTBURY, L. I.—Mark C. Meagher sold to Allen & Powers for development a tract of 33 acres. The property extends from Cross st to the Jericho turnpike and adjoins the property of the Friends Meeting House. It is opposite the Church of the Advent and the Westbury Public School. The price is understood to be about \$95,000. In the same section Mr. Meagher sold to the Monray Realty Co. 35 acres in Randolph st and Union av, at about \$2,300 per acre, and to the Allen Land Co. 106 lots on Jefferson, Dartmouth and Rutland sts.

LEASES.

Large Apartments Leased.

Douglas L. Elliman & Co. have leased the eleventh and twelfth floors at 640 Park avenue, northwest corner of 66th street, under construction by the Fullerton Weaver Realty Company, to Herbert Lee Pratt and George D. Pratt, respectively. Herbert Lee Pratt is the vice-president of the Standard Oil Company and a director in numerous corporations, while George D. Pratt is head of the Pratt Institute in Brooklyn, as well as having large interests in the Standard Oil Company and other corporations. They have long been residents of Brooklyn and have large country estates at Glen Cove, Long Island. The aggregate rental involved in these leases is almost \$25,000 a year for a total of 38 rooms and 12 baths. Other prominent tenants in the building will include Charles A. Coffin of the General Electric Company and John A. Hadden.

200 Year Harlem Lease.

If pending negotiations are consummated another large theatre will be erected in Harlem. The Higgins estate is reported to have leased for a period of about 200 years the group of old buildings at 312 to 322 West 125th street, through to 321 to 331 West 124th street. The property has a frontage of 100 feet in each thoroughfare and a depth of 201 feet. It is located 150 feet east of 8th avenue. The Higgins family has been the owner of the site since 1879. The estate has leased several West Side properties for long terms, the rentals usually being upon a 5 per cent. basis, the

amount paid being adjusted by appraisal at the end of each 21-year period.

\$294,000 Broadway Lease.

Nelson & Lee and Corn & Co. have leased the corner store, 17 x 65, without the basement, in the 52-foot building at the southwest corner of Broadway and 48th st., for Samuel K. Jacobs, to Henry Alexander, tailor, for 16 years at 79 Nassau st. The lease is for 21 years and the reported rental is \$294,000 for the term, which is at the rate of \$14,000 per annum for a total store area of 1,100 sq. ft., or \$12.75 a square foot.

Large Harlem Lease.

Nicholas Papas leased from the Juno Realty Company, through Jacob Finkelstein, the corner store and basement in the new building now being erected at the northeast corner of Lenox avenue and 110th street, for ten years, at an aggregate rental of about \$300,000.

Manhattan.

LOUIS BECKER CO. leased for James Butler, Inc., the store at 1945 Amsterdam av to Emanuel Kirst.

DANIEL BIRDSALL & CO., Inc., leased to J. M. Weissman & Co., of 542 Broadway, the store in 1131 Broadway for the months of July and August.

LOUIS CARREAU leased for the Helenita Realty Co. parlor floor store in 65 West 46th st to Louis Gilbert for 5 years.

JOHN J. CLANCY & CO. leased to the S. & S. Garage Co., Inc., 153 and 155 West 54th st, at an aggregate rental of about \$100,000. The lessees will remodel the structure into a garage at a cost of \$30,000.

THE CLARK ESTATES leased the dwelling at 129 West 73d st to George H. Kent.

THE CORN EXCHANGE BANK leased the store and basement of the building being erected by E. A. Cruikshank, northwest corner of 207th st. and Post ave., where the bank expects to open branch offices about Dec. 1. Cruikshank Co. was the broker.

THE CROSS & BROWN CO. leased to Rose Windsor and Bob Davis the second floor of 38-42 East 32d st.; offices at the southeast corner of Broadway and 81st st. to Kova M. Lubin; and 47th st., to Bernard Burkee, and the front half of the ninth floor in 14-16 East 33d st. to Bernard Schafflin.

DUFF & CONGER leased for Sol. Baerlein to Isaac F. Brand the 3-sty dwelling at 122 East 95th st; for the Lahey Co. to Mrs. Ada Gwynn Callaghan an apartment of 8 rooms in the Lenox Court at 114 and 116 East 71st st, and in the same building an apartment of 8 rooms to Whitney R. Truman.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, comprising an entire floor, in 540 Park av, to Norris W. Mundy; a large apartment in 500 Madison av, for Douglas Robinson, Charles S. Brown Co., agents, to Mrs. W. Lanman Bull, who recently sold her residence, 805 5th av, to the Knickerbocker Club; an apartment in 122 East 82d st to Mrs. K. S. Schuchardt.

DOUGLAS L. ELLIMAN & CO., in conjunction with Seton Henry & Douglas Gibbons, leased for Wm. Erhart, 43 East 53d st, a modern 5-sty American basement house, on a lot 20x100, to J. R. Dilworth.

J. B. ENGLISH leased for Fischer Lewine and Isuore H. Kempner the store in 128 West 48th st to Joseph Ciardi, of 119 West 26th st.

J. B. ENGLISH leased for Mrs. J. C. Long, to Antonio Naval, the 3-sty building at 257 West 52d st; for Wm. S. Grey, the upper part of the newly completed building at 129 West 45th st, to E. Dewitt; for Cora Lapsley, the dwelling at 161 West 49th st, and 234 West 48th st, for the Wessex Realty Co.

M. FORMAN & CO. leased for the Renrew Realty Co. the 10th floor of 291 7th av to Flaster & Bleir, of 291 7th av.

M. FORMAN & CO. leased the third loft at 12 West 21st st, to Berkman & Klatzin, and the sixth floor at 13 West 20th st, to Deutchman Bros., and the tenth floor at 291 Seventh ave. to Flaster & Bleir.

M. FORMAN & CO. rented for David S. Price in 30 West 20th st the top loft to the Big "G" Cloak and Suit Co., of 29 West 19th st, and the 2d loft to Emil Haas, of Boston, Mass.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans for the Aeon Realty Co. the 7th floor in 36 to 46 East 31st st to Max Edison of 118 West 22d st.

GOODWIN & GOODWIN rented for Jacob K. Levy to Dr. David P. Waldman the 3-sty private dwelling at 3 West 120th st.

THE W. W. HARRISON CO. leased their small store at 34th st. and Fifth ave. to the Jeannette Co., now at 1603 Broadway, for a term of years.

A. KANE & CO. leased the private dwelling at 547 Manhattan av for Mrs. Ellen Sica to F. W. Lloyd.

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having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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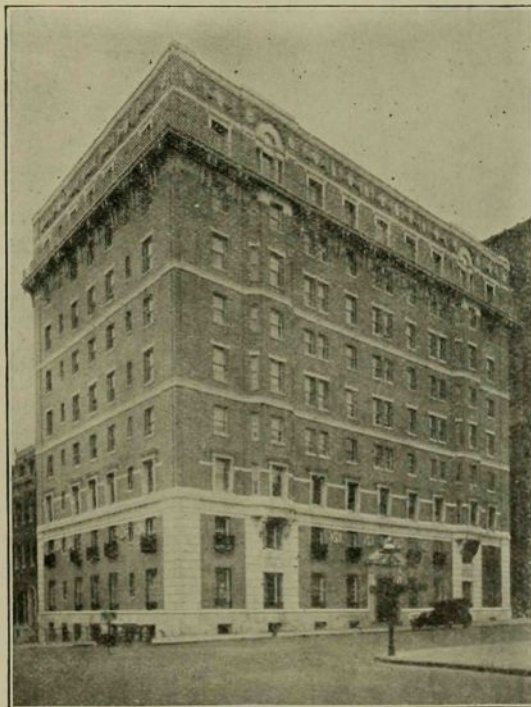
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They are saving thousands of dollars every year from their coal bills by burning soft coal *smokelessly* in Kewanee Smokeless Firebox Boilers.

Government reports of the heat values of various grades of Anthracite and Bituminous coals prove that dollar for dollar Bituminous Coal is a better buy than Anthracite. For instance; the cheapest Anthracite that can be burned in a regular straight draft boiler is a pea size costing about \$4.75 per ton and containing 12,000 heat units per pound or a No. 1 Buckwheat costing about \$3.50 and containing 11,500 heat units per pound. While the run of mine Bituminous costs only \$3.75 per ton and contains more than 14,000 heat units per pound.



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Three Kewanee Smokeless Boilers installed.

KEWANEE Smokeless Firebox Boilers

are burning the cheap grades of Bituminous coal smokelessly in some of the best buildings in New York City and elsewhere. They will burn any soft coal and still keep within the provision of the strictest smoke ordinance ever passed.

They are saving owners of building thousands of dollars every year. May we have an opportunity of proving it to you?



KEWANEE BOILER COMPANY Kewanee, Illinois

Steel Power and Heating Boilers, Radiators, Tanks and Garbage Burners
New York City, 47 W. 42nd Street



HARRY LEVY leased the store in 207 East 41st st to Fred Vangurp.
 ROBERT R. RAINEY rented the 4th loft in 56 West 46th st to M. Hribar.
 SAMUEL H. MARTIN leased for J. J. Campion for 5 years the store in 1864 Broadway to the S. & S. Lunch Co., Inc.
 SAMUEL H. MARTIN leased for Mrs. Crawford space in 28 West 60th st to the Columbia Automobile School.
 SAMUEL H. MARTIN leased for Mrs. Crawford space at 28 West 60th st. to the Columbia Automobile School.
 OGDEN MILLS REID leased the home of Archibald Rogers at 85 West 53d st, a 6-sty American basement dwelling.
 MRS. MONTGOMERY leased space in 501 5th av to Dr. E. W. Cogswell.

GEO. R. READ & CO. leased to the Long Sang Ti Chinese Art Co. the store and basement in 323 5th av. After alterations have been made the company will move from its present quarters, 291 5th av.
 THE CHARLES F. NOYES CO. leased offices in the Smith-Gray building at 261 Broadway to John M. Wellbrock and to the Employers Liability Clearing House Co.; half of the 11th floor in 37 and 39 Liberty st to the Industrial Mutual Liability Insurance Co.; a loft in 46 Fulton st to A. Hirsch, and the 10th floor in 147 to 153 Waverley pl to Tompkins & Kinsey, of 729 Broadway.

(Continued to Page 1177.)

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	145	156
Assessed value.....	\$8,044,700	\$9,296,600
No. with consideration..	10	25
Consideration.....	\$383,381	\$744,483
Assessed value.....	\$440,000	\$1,042,800

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	3,740	4,253
Assessed value.....	\$241,326,841	\$253,405,022
No. with consideration..	384	614
Consideration.....	\$14,533,907	\$26,068,025
Assessed value.....	\$15,466,671	\$26,707,862

Mortgages.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	80	95
Amount.....	\$2,379,418	\$2,607,908
To Banks & Ins. Cos....	19	34
Amount.....	\$582,530	\$1,668,400
No at 6%.....	34	37
Amount.....	\$1,194,968	\$752,103
No. at 5 1/2%.....	1	1
Amount.....	.....	\$400,000
No at 5%.....	24	29
Amount.....	\$805,000	\$724,800
No. at 4 1/2%.....	3	2
Amount.....	\$111,000	\$34,000
No at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$62,000	.....
Interest not given.....	18	26
Amount.....	\$206,450	\$697,005

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	2,212	2,726
Amount.....	\$66,304,679	\$119,891,293
To Banks & Ins. Cos....	508	772
Amount.....	\$32,522,230	\$74,251,650

Mortgage Extensions.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	45	49
Amount.....	\$1,742,900	\$1,118,000
To Banks & Ins. Cos....	19	19
Amount.....	\$1,143,000	\$453,000

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	1,125	1,024
Amount.....	\$60,311,085	\$41,244,956
To Banks & Ins. Cos....	389	356
Amount.....	\$39,698,400	\$23,877,700

Building Permits.

	1914 June 20 to 26	1913 June 21 to 27
New buildings.....	5	10
Cost.....	\$1,210,000	\$907,500
Alterations.....	\$265,865	\$247,521

	1914 Jan. 1 to June 26	1913 Jan. 1 to June 27
New buildings.....	251	350
Cost.....	\$25,996,190	\$30,988,035
Alterations.....	\$7,110,472	\$6,991,704

BRONX.

Conveyances.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	140	109
No. with consideration..	14	8
Consideration.....	\$81,809	\$70,725

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	3,130	3,162
No. with consideration..	229	424
Consideration.....	\$3,533,742	\$3,549,974

Mortgages.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	68	70
Amount.....	\$423,125	\$666,345
To Banks & Ins. Cos....	8	6
Amount.....	\$50,000	\$76,000
No. at 6%.....	34	33
Amount.....	\$190,269	\$244,145
No. at 5 1/2%.....	3	3
Amount.....	\$7,256	\$74,600
No. at 5%.....	14	9
Amount.....	\$125,425	\$131,613
Unusual rates.....	.....	4
Amount.....	.....	\$4,247
Interest not given.....	17	21
Amount.....	\$100,175	\$211,740

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	1,885	2,199
Amount.....	\$17,089,955	\$22,943,752
To Banks & Ins. Cos....	217	225
Amount.....	\$4,267,601	\$4,016,779

Mortgage Extensions.

	1914 June 19 to 25	1913 June 20 to 26
Total No.....	10	8
Amount.....	\$147,000	\$159,500
To Banks & Ins. Cos....	.....	1
Amount.....	.....	\$29,000

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
Total No.....	396	301
Amount.....	\$8,446,200	\$5,309,700
To Banks & Ins. Cos....	73	64
Amount.....	\$2,429,900	\$1,946,500

Building Permits.

	1914 June 19 to 25	1913 June 20 to 26
New buildings.....	16	19
Cost.....	\$406,350	\$370,950
Alterations.....	\$90,785	\$36,225

	1914 Jan. 1 to June 25	1913 Jan. 1 to June 26
New buildings.....	406	552
Cost.....	\$9,551,742	\$15,160,656
Alterations.....	\$690,315	\$595,495

BROOKLYN.

Conveyances.

	1914 June 18 to 24	1913 June 19 to 25
Total No.....	428	381
No. with consideration..	34	44
Consideration.....	\$215,755	\$149,714

	1914 Jan. 1 to June 24	1913 Jan. 1 to June 25
Total No.....	11,492	11,987
No. with consideration..	1,195	1,023
Consideration.....	\$7,674,596	\$6,269,006

Mortgages.

	1914 June 18 to 24	1913 June 19 to 25
Total No.....	399	284
Amount.....	\$1,811,127	\$1,298,531
To Banks & Ins. Cos....	87	69
Amount.....	\$772,950	\$664,500
No. at 6%.....	210	138
Amount.....	\$686,102	\$521,571
No. at 5 1/2%.....	74	53
Amount.....	\$521,425	\$223,054
No. at 5%.....	93	67
Amount.....	\$548,600	\$477,145
Unusual rates.....	4	3
Amount.....	\$13,949	\$11,036
Interest not given.....	18	23
Amount.....	\$41,051	\$65,725

	1914 Jan. 1 to June 24	1913 Jan. 1 to June 25
Total No.....	8,259	8,676
Amount.....	\$34,961,534	\$35,585,724
To Banks & Ins. Cos....	1,722	2,080
Amount.....	\$13,707,514	\$13,812,696

Building Permits.

	1914 June 18 to 24	1913 June 20 to 26
New buildings.....	121	74
Cost.....	\$442,800	\$427,675
Alterations.....	\$54,050	\$50,370

	1914 Jan. 1 to June 24	1913 Jan. 1 to June 26
New buildings.....	2,392	1,908
Cost.....	\$22,851,210	\$16,113,767
Alterations.....	\$1,514,487	\$1,901,642

QUEENS.

Building Permits.

	1914 June 18 to 24	1913 June 20 to 26
New buildings.....	102	51
Cost.....	\$451,750	\$205,825
Alterations.....	\$13,050	\$7,854

	1914 Jan. 1 to June 24	1913 Jan. 1 to June 26
New buildings.....	2,446	2,290
Cost.....	\$10,960,382	\$7,730,993
Alterations.....	\$590,392	\$578,137

RICHMOND.

Building Permits.

	1914 June 18 to 24	1913 June 20 to 26
New buildings.....	14	11
Cost.....	\$26,175	\$23,730
Alterations.....	\$5,080	\$6,135

	1914 Jan. 1 to June 24	1913 Jan. 1 to June 26
New buildings.....	616	519
Cost.....	\$1,002,101	\$933,731
Alterations.....	\$124,397	\$126,701

AUCTION SALES OF WEEK.

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

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

The Auction Market.

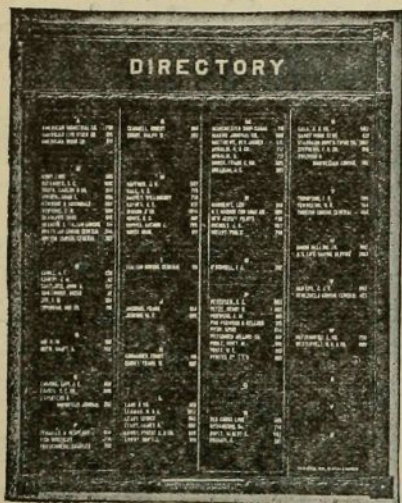
Interest in the auction market this week was centered largely in the offering of 199 lots at the city line, for the account of the American Real Estate Company. The sale, at which about 1,000 people attended, was held on Tuesday at 14 Vesey street, and was conducted by Joseph P. Day and J. Clarence Davies. A total of \$220,750 was obtained, or an average of about \$1,120 a lot. The highest price paid for a single lot was \$8,150, being the northwest corner of Broadway and 262nd street. Madeleine Sullivan was the buyer, and she also bought the adjoining lot for \$4,500. George E. Brown bought a little "watch-charm" lot for \$200, the smallest price of the sale, and

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES

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Violations

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Near 23d Street Ferry

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1658 Greenpoint

he also took the two adjoining lots for \$500 each. Details of the sales, including names of buyers, prices and locations of lots, will be found in another column of this issue.

On Thursday four parcels belonging to the Hennessy estate were offered at auction by Mr. Day, and in each instance less than the assessed valuation was obtained. The properties included the Bradley Building, at 220 Fourth avenue, a nine-story structure, 42 x 78.7, at the southwest corner of 18th street, which was bought by Dr. Ramson J. Parker for \$170,000. The city assessed the parcel at \$285,000. Another property in Fourth avenue was the five-story loft building at 213, located 80 feet north of 17th street 25.6 x 115, together with an undivided quarter interest to a ten-foot vacant strip abutting in 17th street. Max Marx bought the property for \$1,03,000. It is assessed at \$125,000 and is under lease to one tenant for six years at a rental ranging from \$5,500 to \$8,000 a year, with a renewal privilege for ten years at the last named rental. Max Marx also bought 1849 Broadway, a two-story building, 28.10 x 139.10, for \$100,000. It is assessed at \$130,000. The property is leased for two years at a net rental of \$7,500; also with a renewal privilege for eleven years at \$9,500 a year. Charles Gulden purchased the five four-story dwellings at the southeast corner of Madison avenue and 78th street, 82.2 x 100 x irregular, for \$191,000. The property is assessed at \$252,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 26, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- Henry st, 97, ns, 85.4 w Pike, 24.9x100, 4-sty bk tnt & str, with all title to strip 0.4½x67.2 on east; due, \$20,778.37; T&c, \$689.21; Jas Shea. 19,025
- Hester st, 126, 6-sty bk tnt & str, 25x 49.6; Theresa M J O'Donohue. 20,000
- Jane st, 80, ss, 148.9 w Greenwich, 14.3x 80, 3-sty bk dwg; E Boss. 4,500
- South st, 178-9, ns, abt 65 e Roosevelt,

- 41.9x151.4 to Water st (Nos 337-9), 37.4x 75.8, 4-sty bk tnt & str, 4-sty bk market & 2 & 3-sty bk stables; due, \$9,069.15; T&c, \$845.50; sub to two mtgs aggregating \$28,500; withdrawn.
- Washington st, 718, swc 11th (Nos 246-50), runs s27xw56x23xw19.8x31x80 to beg, 3-4-sty bk tnts & str; withdrawn.
- Washington st, 753, sec Bethune (No 43), 20x55x20x56.3, 3 & 4-sty bk tnt & str; A W Corse. 9,000
- Water st, 337-9, see South st, 178-9.
- 13TH st, 406 W, ss, 105.4 w 9 av, 18.10x 103.3, 3-sty bk tnt & str; Emily Schmidt. 11,150
- 17TH st E, ns, 115 e 4 av, 10x131; also BROADWAY, 1849, ss, 90 s 61st, 28.10x 139.10x25x125.4, 2-sty bk office & str bldg; Max Marx. 100,000
- 18TH st, 48 E, see 4 av, 220.
- 21ST st, 107 W (*), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; due, \$1,754.82; T&c, \$ 7,650; Max Hirsch.
- Perry st, 4, ss, 63.8 w Greenwich av, 22x 95, 3-sty & b bk dwg; Thos O'Donnell. 9,950
- 23D st, 273-9 W, see 8 av, 258.
- 55TH st, 508-10 W, ss, 175 w 10 av, 100x 100.5, 5-4-sty bk tnts; A W Corse. 30,500
- 76TH st, 116 W (*), ns, 185.1 w Col av, 20x102.2, 4-sty & b stn dwg; due, \$9,904.62; T&c, \$1,365.22; sub to a first mtg of \$20,000; Julia W Little.
- 77TH st, 216 E (*), ss, 330 w 2 av, 25x 102.2, 5-sty bk tnt & str; due, \$22,057.27; T&c, \$533.45; Bertha B B Walker. 20,000
- 83D st, 35 W (*), ns, 428.9 e Col av, 20x 80, 3-sty & b bk dwg; due, \$14,969.03; T&c, \$ 5,000; Felicitas Fuhr.
- 84TH st, 234-6 E (*), ss, 177.11 w 2 av, 25.5x102.2, 3-sty bk dwg & 1-sty bk & fr stable; due, \$10,781.54; T&c, \$1,012.06; Elise E Bohsung, admr. 11,000
- Broadway, 1849, see 17th E, ns, 115 e 4 av.
- Madison av, 1001, 4-sty & b stn dwg, 20x 79; withdrawn.
- Madison av, 1003-1009, sec 78th (No 44), runs s82.2xe79xs20xn102.2xw100 to beg, 5-4-sty & b stn dwgs; Chas Gulden. 191,000
- 4TH av, 220, swc 18th (No 48), 42x78.7, 9-sty bk office & str bldg; Ransom J Parker. 170,000
- 4TH av, 213, es, 80 n 17th, 25.6x115, 5-sty bk restaurant, 1-sty ext; Max Marx. 103,000
- 8TH av, 258, nec 23d (Nos 273-9), 24.8x 100, 3 & 4-sty bk tnts & str; Henry O'ferman. 91,500

JACOB H. MAYERS.

- 28TH st, 162 W, see 7 av, 311-5.
- 126TH st, 35 W (*), ns, 385 w 5 av, 25x 99.11, 5-sty stn tnt; due, \$31,435.66; T&c, \$1,216.80; Mary H Tompkins et al. 31,000
- 128TH st, 71 E (*), ns, 105 w Park av, 35x99.11, 5-sty bk tnt; action 1; due, \$30,637.90; T&c, \$1,015; Wm R Appleby. 30,000

- 128TH st, 73 E (*), ns, 70 w Park av, 35 x99.11, 5-sty bk tnt; action 2; due, \$30,650.20; T&c, \$1,021; Wm R Appleby. 30,000
- Av C, 179-81, see 11th st, 647-9 E.
- 7TH av, 424 (*), ws, 41.2 n 33d, runs w 61.2xn13.6xw8.8x5.9xe69.10xs19.3 to beg, 4-sty stn tnt & str; due, \$68,239.04; T&c, \$1,339; County Holding Co. 62,000

BRYAN L. KENNELLY.

- 11TH st, 647-9 E (*), nwc Av C (Nos 179-81), 83x51.9, 6-sty bk tnt & str; due, \$67,251.31; T&c, \$471.79; Wm L Condit, trste et al. 60,000
- 7TH av, 311-5, sec 28th (No 162), 78.1x 56.11x78.2x57.7, 3-5-sty stn tnts & str; adj July 9.

M. MORGENTHAU JR. CO.

- 96TH st, 344 E (*), ss, 140 w 1 av, 35x 100.8, 6-sty bk tnt & str; due, \$30,858.90; T&c, \$775; Louis T Lehmer. 27,000

HERBERT A. SHERMAN.

- Broome st, 161-3, ss, 20 w Attorney, 40x 50, 6-sty bk tnt & str; due, \$4,132.76; T&c, \$1,358.40; sub to prior mtgs aggregating \$34,000; Louis A Simon. 38,400

HENRY BRADY.

- Broome st, 365-9, see Mott (Nos 166-70), 72.8x103.4x70.8x108.9, 2-6-sty bk tnts & str; due, \$28,283.89; T&c, \$2,800; sub to mtg of \$142,500; Antonio Fauci. 173,975

Total	\$1,287,050
Corresponding week 1913.....	1,237,874
Jan 1, 1914 to date.....	18,466,284
Corresponding period 1913....	25,693,187

Bronx.

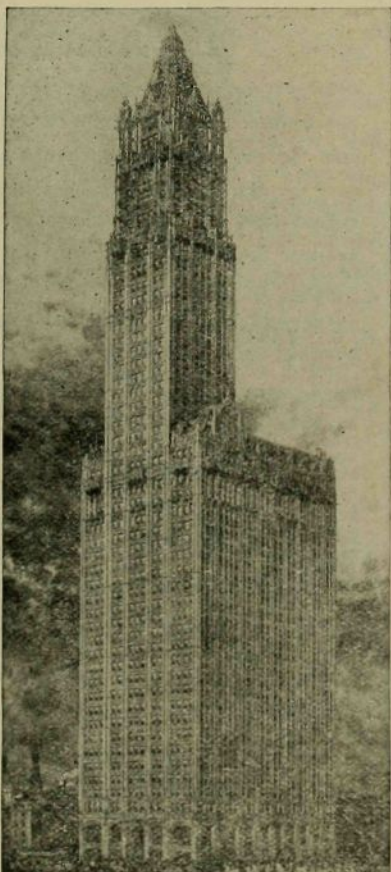
The following are the sales that have taken place during the week ending June 26, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

(Sale of 197 Lots of Broadway City Line Property.)

- Spencer pl, es, see Bway, ws, 223.4 n 262.
- Spencer pl, see Bway, ws, 172.4 n 262.
- Spencer pl, ns, 216.5 w Leighton av, 25x 105.6x22.2x104.8; M M S Syndicate. 725
- Spencer pl, swc Spencer pl, see Bway, w s, 375.8 n 262.
- Spencer pl, sec Spencer av, see Spencer av, sec Spencer pl.
- Spencer pl, ns, 191.9 w Leighton av, 25x 105.6x25.1x106.4; Jonathan Cartmel. 500
- Spencer pl, ns, 166.9 w Leighton av, 25x 106.4x25.1x107.3; Max Meckenholtz. 500
- Spencer pl, ns, 106.3 w Leighton av, 50.6 x107.3x60.6x109.5; Michl Fitzgerald. 2,150
- Spencer pl, nec Leighton av, 106.3x109.5x 88.2x115.10; Dora S Holtz. 7,500
- Spencer pl, sec, lot 63, 24.11x32.10x75x50x 59; H I Noble. 1,025
- Spencer pl, ws, 200 s Spencer pl, 76x99.8x 25x83.7; Jos Freedman. 1,550
- Spencer pl, ws, 100 s Spencer pl, 100x 108.7x100x105.10; Philip H Niven. 2,800

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Auction Sales, Bronx, Continued.

Spencer pl, swc Spencer pl, 100x105.10x
100x103.2; Wm L Thompson. 3,250
261ST st W, ss, 46 e Spencer av, 58.6x63x
50x92.7; Stella Wolf. 1,800
261ST st W, sec Spencer av, 45.6x92.7x45
x100; C J Dunn. 2,425
262D st W, nec Tyndall av, 78.11x93.3x40
x30; A Rabe. 1,275
262D st W, ss, 45 e Tyndall av, 50x100;
J H Lyons. 1,300
262D st W, sec Tyndall av, 45x100; Geo
Stevenson. 1,825
262D st W, swc Fieldston rd, 45x100;
Helfand & Abel. 1,750
262D st W, ss, 45 w Fieldston rd, 25x100.
J T Moore. 700
262D st W, ss, 65 w Fieldston rd, 25x100;
Margt A Fearn. 700
262D st W, sec Fieldston rd, see Field-
ston rd, sec 262.
262D st W, ns, 78.11 e Tyndall av, 26x
99.10x25x93.3; A Kern. 925
262D st W, ns, 108.2 w Bway, 25x93.8.
Marion S J Martin. 1,300
262D st W, swc Spencer av, 45x100; J
Bindwanger. 2,400
262D st W, ss, 45 w Spencer av, 50x100;
E W Bill, Jr. 1,800
262D st W, ns, 168.6 e Spencer av, 77.10x
130.11x58.2x101.2; Jas J Moore. 1,600
262D st W, ns, 210.7 w Bway, 32.7x130.11
x27.6x140.6; Saml Bordner. 1,000
262D st W, ns, 183.5 w Bway, 27.1x149.5x
25.8x140.6; H I Noble. 1,100
262D st W, ns, 133.2 w Bway, 50.3x90.4x
50x93.8; Alice G Hudgins. 2,150
262D st W, nec Spencer av, see Spencer
av, nec 262.
262D st W, ns, 104.9 e Spencer av, 30.3x
118.11x25x101.9; J H Freedman. 800
262D st W, ns, 135.1 e Spencer av, 33.5x
101.2x29.10x93.11; Saml Bordner. 850

262D st W, nwc Bway, see Bway, nwc
262.
262D st W, ns, 104.11 e Tyndall av, 51.1x
100x50x99.10; Jno E Schmitz. 1,600
262D st W, ns, 154.11 e Tyndall av, 50x
x137.6; E Brunel. 1,750
262D st W, ns, 250 w Spencer av, 25x
137.6; F J Novotny. 850
262D st W, swc Bway, see Bway, swc
262.
262D st W, ss, 75 w Bway, 50x97.1x50.1x
97.7; Jno Murray. 3,900
262D st W, ss, 52.2 e Huxley av, 25x97.1x
25x97.3; Alex J Baxter. 1,450
262D st W, sec Huxley av, 52.3x97.3x35.11
x99.3; H O Elson. 3,050
262D st W, sec Tyndall av, 78.11x106.3x
40x43.1; A L Lusthans. 850
262D st W, ns, 75 w Spencer av, 25x100;
F C Solz. 850
262D st W, ns, 50 w Spencer av, 25x100;
D Weintraub. 950
262D st W, swc Spencer av, 50x100; Emil
Schloss. 2,675
262D st W, ns, 200 w Spencer av, 50x
137.6; Saml Isaacs. 1,700
262D st W, ns, 150 w Spencer av, 50x
137.6; F C Solz. 1,600
262D st W, ns, 100 w Spencer av, 50x
137.6; A E Crowley. 2,050
262D st W, swc Leighton av, 98.2x1.6x100
x21.4; R MacDonald. 1,275
262D st W, ns, 470.5 w Leighton av, 68.4
x176.10x144.4x75.2; Geo R Brown. 1,200
262D st W, ns, 362.3 w Leighton av, 50.11
x113.4x50.11x102.1; Jno Fitzgerald. 1,200
262D st W, ns, 413.2 w Leighton av, 27.11
x127.5x25.1x113.4; Fredk W Wilson. 400
262D st W, ns, 441.2 w Leighton av, 29.3
x144.4x25.1x127.5; Thos S Sartonio. 550
262D st W, ns, 181.3 w Leighton av, 25.3x
129.11x25.10x131.7; Alfred Wright. 650
262D st W, ns, 206.6 w Leighton av, 155.8
x131.7x102.1x129.11; Dora S Holtz. 3,625

263D st W, ns, 98.2 w Leighton av, 33.7x
131.4x66.1x130.7; R Ockendon. 1,575
263D st W, ns, 131.9 w Leighton av, 25.1x
132.1x25.10x131.4; A Gorsch. 675
263D st W, ns, 156.11 w Leighton av, 25.1
x131.7x25.10x132.1; Wm Gaul. 675
263D st W, ss, abt 297.4 w Spencer av, 25x
52.5x163.3x50x147.6; R H Goffe. 1,700
263D st W, ss, 78.11 e Tyndall av, 77.11x
106.3x75x100.9; A L Lusthans. 1,475
263D st W, ss, abt 222.2 w Spencer av,
50.10x132.6x50x141.5; Mrs N Karastoyanoff.
1,850
263D st W, ss, abt 272.2 w Spencer av,
25.9x141.5x25x147.6; Edw G Barritt. 775
263D st W, ss, 97.10 w Spencer av, 25.1x
90.1x25x90.10; G Klemberer. 725
263D st W, ss, 123.10 w Spencer av, 50.1x
127.11x50x127.6; F J Stein, MD. 1,650
263D st W, ss, 172.11 w Spencer av, 50.2x
132.6x50x127.11; Mrs W J Moore. 1,900
263D st W, swc Spencer av, runs se on
curve 47.5x55.11xw75x90.10xe50.4 to beg;
G H Lewis, Jr. 2,725
Broadway, nwc 262d, 48.6x98.4x47.6x108.2;
Madeline Sullivan. 12,650
Broadway, ws, 76.10 s 262d, runs se18.1x
sw23.1xs0.1xsw7.3xw65.11xn22.7 x e 91.7 to
beg; Jno Murray. 3,300
Broadway, ws, 51.2 s 262d, 25.7x91.7x25x
85.11; Jno Murray. 3,775
Broadway, swc 262d, 51.2x85.11x50x75;
Marion S I Martin. 8,800
Broadway, ws, 554.1 n 262d, 44.10x65.11x
26.1x75.1; J W Gerdt. 3,600
Broadway, ws, 375.8 n 262d, runs n179.5x
w75.1x50 to Spencer pl xs along Spencer
pl, 125xe112.1 to beg; M M S Syndicate. 14,500
Broadway, ws, 299.11 n 262d, 51.1x116.7
to Spencer pl x50x125.6 to beg; M & M
Lynd. 4,050
Broadway, ws, 350.1 n 262d, 25.6x112.1 to
Spencer pl x25x116.7; Arthur D Lawrence. 2,000
Broadway, ws, 223.4 n 262d, 76.7x125.6 to
Spencer pl, 75.1x139.1; Helfand & Abel. 6,235
Broadway, ws, 48.6 n 262d, 47.10x98.4x
46.1x88.10; Marion S I Martin. 6,200
Broadway, ws, 95.8 n 262d, 51.1x113.10x
50x103.6; Harold B Snyder. 4,400
Broadway, ws, 146.8 n 262d, 25.6x103.6x
25x98.4; Mary S Loth. 1,900
Broadway, ws, 172.4 n 262d, runs s51.1xw
139.1 to Spencer pl xs9.4xse along Spencer
pl 24.3xs again on Spencer pl 25.9xe131.2 to
beg; Thos Courtney Jr. 4,100
Fieldston rd, ws, 150 s 262d, 50x95; Al-
fred Schwarz. 1,400
Fieldston rd, ws, 100 s 262d, 50x95; Robt
E Leve. 1,400
Fieldston rd, ws, 250 s 262d, 12.1x95.1x
10.9x95.1; Margt A Fearn. 425
Fieldston rd, ws, 200 s 262d, 50x95.1;
Helfand & Abel. 1,400
Fieldston rd, es, 175 s 262d, 50x95; Benj
Latz. 1,700
Fieldston rd, es, 225 s 262d, 37.11x95x
36.4x95 W F Heldman. 1,425
Fieldston rd, es, 125 s 262d, 25x95; Jos
Saunders Jr. 1,050
Fieldston rd, es, 150 s 262d, 25x95; Jos
Saunders Jr. 975
Fieldston rd, sec 262d, 95x100; H M
Zuckert. 4,150
Fieldston rd, es, 100 s 262d, 25x95; G H
Lewis Jr. 900
Huxley av, sec 262d, see 262d W, sec
Huxley av.
Huxley av, ws, abt 233 n 261st, 112.10x88
x69.7, gore; H M Zuckert. 2,300
Huxley av, ws, abt 100 n 261st, 58.8x96.9
x59.6x104.5; S B Hamburger. 2,200
Huxley av, ws, abt 158.8 n 261st, 51.5x
81.2x50x96.9; Helfand & Abel. 2,000
Huxley av, ws, abt 208 n 261st, 27.7x69.8
x50x81.2; S B Konyn. 1,150
Leighton av, nec Spencer pl, see Spencer
pl, nec Leighton av.
Leighton av, swc 263d, see 263d W, swc
Leighton av.
Spencer av, swc 262d, see 262d W, swc
Spencer av.
Spencer av, ws, 100 n 262d, 25x100; Jno
G Michel. 925
Spencer av, ws, 125 n 262d, 50x100; O E
Lewis. 1,900
Spencer av, ws, 150 s 262d, 50x95; Jno E
Schmitz. 1,900
Spencer av, ws, 100 s 262d, 50x95; Hel-
fand & Abel. 2,000
Spencer av, ws, 250 s 262d, 11.4x95x12.8x
95; J J Lewin. 500
Spencer av, ws, 200 s 262d, 50x95; David
L Quard. 1,900
Spencer av, es, 100 s 262d, 25x95; O W
Bill. 650
Spencer av, es, 125 s 262d, 25x95; F E
Barth. 500
Spencer av, es, 150 s 262d, 25x95; C A B
Murray. 450
Spencer av, es, 175 s 262d, 85x95x84.5x95;
Helfand & Abel. 1,500
Spencer av, es, 50 s Spencer pl, 75x100;
Maria Adam de Arostein. 3,325
Spencer av, es, 125 s Spencer pl, 50x100;
J K Cohen. 1,650
Spencer av, nec 262d, 104.9x126.9x100x100;
Jos Levy. 4,400
Spencer av, sec Spencer pl, 50x100; Jno
S Lester. 2,175
Spencer av, swc 263d, see 263d W, swc
Spencer av.
Tyndall av, nec 262d, see 262d W, nec
Tyndall av.
Tyndall av, es, 68.1 s 263d, 25x115; Alex
Brandvein. 900
Tyndall av, es, 30 n 262d, 50x115; Mary
T Loth. 3,500
Tyndall av, sec 263d, see 263d W, sec
Tyndall av.
Tyndall av, es, 43.1 s 263d, 25x115; Benj
Troy. 725
Tyndall av, sec 262d, see 262d W, sec
Tyndall av.
Tyndall av, es, 100 s 262d, 50x95; T J
Dunn. 1,200
Tyndall av, es, 150 s 262d, 113.11x95x110.9
x95; Alice G Hudgins. 2,350

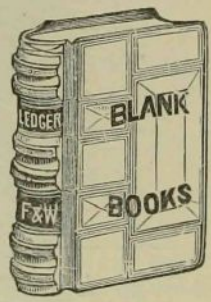
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JOSEPH P. DAY.

Reservoir Oval E, es, 110 s Reservoir pl, see Perry av, ws, 89.11 s Reservoir pl.
Boston rd, 1444 (*), ss, 119.6 e Prospect av, 25x90, 4-sty bk tnt & str; due, \$16,731.12; T&c, \$1,180.05; Helen McChanning. 15,500
Perry av (*), sws, 89.11 s Reservoir pl, runs s50xw100xw38.2 to Reservoir pl xne 34.1xe94.11 to beg, vacant; due, \$1,803.28; T &c, \$610.12; sub to prior mtg of \$2,400; Joanna Donnelly. 700
Southern blvd, 1215 (*), ws, 150 n Home, 25x100, 2-sty fr dwg; due, \$6,997.52; T&c, \$305.15; Morris E Webber trste. 5,000
Union av, 1154, sec Home, vacant (trste); bid in at \$8,000.
Union av, 1150, bet Home & 167th, 25x 99.4x—, 2-sty & b fr dwg (trste); bid in at \$4,350.
Webster av (*), ws, 401.11 s Gun Hill rd, 100x90, vacant; due, \$6,029.93; T&c, \$510.36; Joanna Donnelly. 1,200

CHARLES A. BERRIAN.

St Pauls pl, 420, see Brook av, sec St Pauls pl.
164TH st E, sec Jerome av, see Jerome av, es, &c.
164TH st E, nec Jerome av, see Jerome av, es, &c.
165TH st E, sec Jerome av, see Jerome av, es, &c.
Brook av (*), sec St Pauls pl (No 420), 46.8x100.8, 5-sty bk tnt & str; due, \$37,971.99; T&c, \$750; Jas G Wentz. 38,000
Jerome av, es, whole front bet 164th & 165th, runs e125.10xn202.11xne159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, runs s201.8xe25xne138 xn174.7xw133.6 to beg, vacant; adj Aug7.
Prospect av, 2354 (*), es, 562.6 n 183d, 18.9x93.4x18.9x93.9, 2-sty bk dwg; due, \$6,841.67; T&c, \$183.67; Beatrice S B Ziegel. 5,000

JACOB H. MAYERS.

175TH st, 731 E (*), nec Clinton av (No 1810), 90.2x19.5; also CLINTON AV, 1820, e s, 97 n 175th, 19.5x90.2, 2-3-sty bk dwgs; due, \$1,824.87; T&c, \$600; sub to prior mtgs aggregating \$22,000; Rental Mortgage Security Co et al. 22,700
217TH st E (*), es, 181 s White Plains av, 50x114; due, \$2,028.48; T&c, \$130; Harlem Savgs Bank. 2,000
Belmont av, 2508, es, 132.2 s Fordham rd, 25x100, 2-sty fr dwg; due, \$2,452.66; T &c, \$150; Gerardo de Angelis. 4,150
Clinton av, 1810, see 175th st, 731 E.
Clinton av, 1820, see 175th st, 731 E.

HERBERT A. SHERMAN.

Arthur av, 1911, see Belmont av, ws, 200.5 s 177th.
Belmont av, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1, 2-sty fr dwg & 1-2-sty stn stable; adj July10.

Total	\$315,000
Corresponding week 1913.....	73,800
Jan 1, 1914 to date.....	3,566,291
Corresponding period 1913.....	7,542,311

Brooklyn.

The following are the sales that have taken place during the week ending June 24, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

JOSEPH P. DAY.

(Sale of 108 lots of the Estate of Helen L. Johnson held on premises.)
96TH ST, ss, 160.11 e Marine av, 40x 63.6x43.9x81.2; Reinhard Hall..... 1,400.00
96TH ST, ss, 200.11 e Marine av, 40x 81.2x51.5x100; Reinhard Hall..... 1,400.00
96TH ST, ss, 190 w 3 av, 50x100; Josephine M Lowe 2,300.00
96TH ST, ss, 100 w 3 av, 40x100; J P Miller 1,650.00
97TH ST, ss, 130 w Marine av, 30x 100; W D Faul..... 2,050.00
97TH ST, ss, 120 w 3 av, runs w20xs 32.3xsw55.8xs20xe64.6xw41.5 to beg; W F Falpin 1,025.00
97TH ST, ss, 100 w 3 av, runs w20xs 41.5xsw64.6xs20xe73.4xw50.3; Alex Stephens 1,075.00
97TH ST, ns, 100 w 3 av, 40x100; Jas Costigan 1,800.00
99TH ST, ss, 294.2 w 3 av, 40x137.5x53x 102.6; A Jaret 2,400.00
99TH ST, ss, 194.2 w 3 av, 100x102.6x 105.11x87.8; A Jaret 4,000.00
99TH ST, ss, 94.2 w 3 av, runs w100xs 67.8xse67.8xe100xw32.10xn32.10; Albt Jaret 6,000.00
99TH ST, ss, at ws 3 av, 94.2x32.10x x32.10x34.2; Albt Jaret 2,000.00
MARINE AV, ws, 100 n 99th, 40x100; Jas T O'Neill 1,700.00
MARINE AV, ws, 40 n 99th, 60x100; Flor A Pelligrine 2,400.00
MARINE AV, ws, 20 n 99th, 20x100; W Ahren 950.00
MARINE AV, nwc 3 av, 20x100x60x50.5 x63.1; E C Schortenerer 3,400.00
MARINE AV, es, 169.6 n 3 av, 20x65.6x 21.5x73.2; W D Tyler 850.00
MARINE AV, es, 189.6 n 3 av, 40x73.2x 42.11x73.4; Harry Hansen 1,600.00
MARINE AV, ws, 100 s 97th, 105x100; Lee Mergentime 4,900.00
MARINE AV, ws, 140 n 99th, 25x100; Flor A Pelligrine 1,100.00
MARINE AV, es, 220.2 s 96th, 40x98.1x irreg x100; B Moors 1,950.00
MARINE AV, es, 155.2 s 96th, 40x94.1x 43.9x76.5; Reinhard Hall 1,650.00
MARINE AV, sec 96th, runs s95.2xe 49.10xne36.11xw100.11 to beg; J P Miller 1,900.00
MARINE AV, es, 95.2 s 96th, runs s60 xe76.5xne63.6 to 96th xw60xsw36.11x w49.10 to beg; J P Miller..... 3,650.00

Auction Sales—Brooklyn—Continued.

SHORE RD, es, 109.9 n 3 av, 20.2x123.7 x25x110.2; Wm G Morrissy	2,000.00
SHORE RD, es, 129.11 n 3 av, 20.1x 110.2x25x96.6; C D Mawer	2,800.00
SHORE RD, es, 150 n 3 av, 40.2x96.6x 63.10x149.8; C D Mawer	5,800.00
SHORE RD, es, 190.2 n 3 av, 40x149.8x 64.4x202.3; B Morris	6,700.00
SHORE RD, es, 230.2 n 3 av, 60x202.3x —x250; A Jaret	10,900.00
SHORE RD, es, at ns 3 av, 28.8x—x 63.11x87.9; Albt Jaret	4,100.00
SHORE RD, es, 28.8 n 3 av, 60.11x87.9x 67.7x25x136.9; Theo Schneider	9,000.00
SHORE RD, es, 89.7 n 3 av, 20.2x136.9 x25x123.7; Mary Reardon	2,400.00
SHORE RD, es, abt 83.6 s 97th, 86.11 x150x86x137.5; J P Miller	14,700.00
SHORE RD, sec 97th, abt 83.6x135.2x 100x104.6; J P Miller	17,200.00
3D AV, ws, 134.2 s 99th, 100x67.8x 105.7x102.8; Albt Jaret	4,625.00
3D AV, ws, 234.2 s 99th, 60x100; Jno Fugazi	3,150.00
3D AV, ws, 334.2 s 99th, 140x100; J F Frost	8,450.00
3D AV, swc 97th, 60x100x50.3x100.11; Jas T O'Neill	3,750.00
3D AV, ws, 60 s 97th, 40x80.5x42.11x 65.6; Edw Wilson	1,500.00
3D AV, ws, 89.6 n Marine av, runs ne 80xw65.6xsw65.6x80x34.7xse34.7 to beg; A Jaret	4,000.00
3D AV, nwc Marine av, 89.6x34.7x34.7 x89.6; A Jaret	1,300.00
3D AV, ws, 20 s 96th, 80x100; Jas T O'Neill	4,300.00
3D AV, ws, 60 n 97th, 40x100; N Pic- inich	2,300.00
3D AV, ws, 20 n 97th, 40x100; W B Gaunt	2,400.00
3D AV, nwc 97th, 20x100; Jno Ober- ender	1,600.00

62D ST, 1852-4, ws, 220 n 19 av, 60x 100; Dr A A Crane	7,375.00
63D ST, 1848, ws, 272 n 19 av, 30x82.6; Mrs C M Komkle	2,975.00
63D ST, 1858, ws, 182 n 19 av, 30x82.6; Salvatore Domico	3,450.00
63D ST, 1862, ws, 152 n 19 av, 30x82.6; Robt Wiegler	3,450.00
63D ST, 1825, es, 188 s 18 av, 30x100; Dr A A Crane	3,500.00
63D ST, 1835, es, 278 s 18 av, 30x100; Dr A A Crane	3,500.00
63D ST, 1839, es, 308 s 18 av, 30x100; Fredk Himelstein	3,375.00
63D ST, 1843-7, es, 338 s 18 av, 60x100; Dr A A Crane	6,800.00
63D ST, 1851, es, 250 n 19 av, 30x100; Jennie B Reeb	3,400.00
63D ST, 1853-7, es, 190 n 19 av, 60x100; Dr A A Crane	7,000.00

WILLIAM H. SMITH.

DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Harry Silverstone	6,250.00
GARNET ST (*), ns, 20 w Smith, 20x 67; Susette H Miller et al	1,500.00
JEFFERSON PL, lot 25, map of Ewan Evans et al; also TROY AV, es, 180 s Av E, 60x125.2; Wm G Bushell	700.00
PULASKI ST, ss, 216.8 w Stuyvesant av, 16.8x100; Lina S Cole	1,700.00
REGENT PL, ns, 83.2 e E 21st, 20.9x 100.1; Amelia Von der Heide	5,650.00
TILLARY ST, ns, 124.9 w Hudson av, 20x93.7; Aaron Dangelo & Isaac Busch	3,750.00
WALTON ST, 7-11, ns, 200 w Marcy av, 80x62.2x85.2x81.7, 2-2 & 1-3-sty fr dwgs; Chas A Wulff	3,725.00
WALTON ST, 15, ns, 150 w Marcy av, 25x87x—x93, 3-sty fr dwg; admtrx; Chas A Wulff	1,050.00
4TH PL, ss, 21 w Clinton, x—3.5; Mary Blank	4,900.00
15TH ST, ssws, 304 nw 10 av, 222.1x 85.3; Mabel Bull	28,000.00
E 38TH ST (*), ws, 360 n Av L, 80x 100; Melvin Brown	1,750.00
E 42D ST (*), ws, 217.6 n Av J, 40x 100; Emma C Mayer	3,000.00
79TH ST (*), ns, 133.10 w 20 av, 84.2x 100; also 79TH ST, ns, 134.10 w 20 av, 134.8x100; also 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frank- land	62,990.00
BLAKE AV (*), ns, 20 w Milford, 80x 90; Albro J Newton	300.00
BROOKLYN AV (*), ws, 475 s Av F, 45x100; Lillie E Knoke	935.00
OCEAN PKWAY (*), ws, 529.4 s Fos- ter av, 20.3x150; Gustave Girard	7,300.00
ROGERS AV, es, 260.3 s Vernon av, 20x100.5x irreg; Jay Holding Co	1,000.00
5TH AV, 449-51 (*), es, 32.6 s 9th, runs s40x100xn26xw20xn14xw80 to beg; Paul E Fitzpatrick	33,000.00
6TH AV (*), es, 32.8 n 54th, 45x100; Mechanics Bank, Brooklyn	25,500.00

NATHANIEL SHUTER.

RICHMOND ST (*), ws, 398 s Brooklyn & Jamaica turnpike, 46x150; Maurice E Connolly et al, exrs	6,300.00
RODNEY ST (*), nws, 120 sw Marcy av, 20x100; Cath Leonard	6,750.00
HOWARD AV (*), swc Dean, 107.2x 90; Fundy Co	20,000.00
DUMONT AV, nec Amboy, 25x100; S Goodman	6,500.00

CHAS. SHONGOOD.

72D ST, ssws, 143.10 nw 6 av, 20x100; withdrawn	—
5TH AV, es, 68.7 n 73d, 24x115.9; withdrawn	—
5TH AV, es, 44.7 s 72d, 24x88.3; with- drawn	—
5TH AV, es, 68.7 s 72d, 20.7x93.5; withdrawn	—
5TH AV, es, 89.2 s 72d, 24x107.9; adj July 7.	—

WILLIAM P. RAE. COOK ST (*), ns, 275 e Morrell, 25x 100; Susan A Nickerson	10,500.00
77TH ST (*), ss, 409.2 w 14 av, 30.10x 100; South Brooklyn Savgs Instn	2,500.00
JAMES L. BRUMLEY. MARCY AV (*), ws, 125 s Macon, 45x 100; Dime Savgs Bank of Brooklyn	30,000.00
HERBERT A. SHERMAN. HENRY ST, ws, 66.10 n W 9th, 26.4x 84; Celia Elkin	7,000.00
Total	\$493,525.00
Corresponding week 1913	\$134,320.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM H. SMITH. BAY 20TH ST, 181, bet Bath & Cropsey avs, 20x 96.8, 2-sty bk dwg (vol).
16TH AV, 6909, 2-sty bk dwg, lot 20x100 (vol).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

JUNE 27. No Legal Sales advertised for this day.
JUNE 29. 70TH ST, 235 W; ns, 369.8 w Ams av, 10.5x 100.5, 3-sty & b bk dwg; Mabel G Maynard— Robt D Radcliffe et al; Eisman, Levy, Corn & Lewine (A), 135 Broadway; Emanuel Hertz (R); due, \$1,970.52; T&C, \$3,265.32; Jos P Day.
JUNE 30. PIT ST, 25; ws, 100 n Broome, 25x100; 5-sty bk tnt & str; Harriet B Morse et al—Anna I Koran et al; Martin, Fraser & Speir (A), 20 Exch pl; Warren Leslie (R); due, \$23- 796.68; T&C, \$3,621.67; Jos P Day. 29TH ST, 236 E, ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & str; Myrtilia F Hendricks et al, exrs & trste—Santo Fiumefreddo et al; Saml Riker, Jr (A), 19 Cedar; Phillip J McCook (R); due, \$16,223.42; T&C, \$372.08; mtg recorded Sept 27, 1907; Jos P Day. 79TH ST, 100 W, swc Col av (Nos 390-6), 18.6x 76.8, 5-sty stn tnt & str & 1-sty bk str; Josiah H DeWitt, trste—Leon Levy et al; Kiddle & Margeson (A), 115 Bway; Jos Ullman (R); due, \$39,300.56; T&C, \$4,500; mtg recorded Oct 27 '08; Joseph P Day. 102D ST, 225 E, ns, 230 w 2 av, 25x100.11, 5-sty bk tnt & str; Chas A Robinson, trste—Benj Jacobs et al; Rollins & Rollins (A), 32 Nas- sau; Asa B Gardiner (R); due, \$21,390.98; T&C, \$752.96; Jos P Day. 146TH ST, 301 W; see 8 av, 2741. COLUMBUS AV, 390-6; see 79th, 100 W. 8TH AV, 2741, nwc 146th (No 301), 25x100, 5- sty bk tnt & str; Fredk Plum—Eliza T Wray et al; Elfers & Abberley (A), 277 Bway; Jno H Rogan (R); due, \$9,738.90; T&C, \$427.40; sub to prior mtg \$27,000; Henry Brady.
JULY 1. CHRISTIE ST, 213, ws, 86.10 n Stanton, runs w41.4x32.2xw34.6x1.1xw25.10 x n15.8x100 x s 28.10 to beg, 5-sty bk tnt & str; Louis Low- enstein et al trste—Schnell Realty Co et al; Hoadly, Lauterbach & Johnson (A), 22 Wil- liam; Chas Putzel (R); due, \$26,652.42; T&C, \$600; M Morgenstau, Jr, Co. HOUSTON ST, 497-501 E, ss, 80 e Goerck, 40x 75, 7-sty bk loft & str bldg; Henry Bruere, Chamberlain City N Y—Otto Lorence et al; Frank L Polk (A), Hall of Records; Geo J Gillespie (R); due, \$24,687.79; T&C, \$2,905; Bryan L Kennelly.
JULY 2. No Legal Sales advertised for this day.
JULY 3. 158TH ST, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec 9 '13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald.
JULY 6. GREENWICH ST, 189, es, 48.5 n Dey, 26.10x 73.9x25.4x65.5, 5-sty bk tnt & str; Saml Shopiro—Sally Cohn et al; Bernhard H Levy (A), 2 Rector; Maxwell Lustig (R); due, \$11,454.48; T&C, \$1,314; mtg recorded Oct 15 '61; Saml Marx. 45TH ST, 141 E, ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Maze Realty Co of N Y—Nicho- lin Lindberg et al; Adolph & Henry Bloch (A), 99 Nassau; Fredk W Stelle (R); due, \$5,184.85; T&C, \$176; sub to a first mtg of \$14,000; Daniel Greenwald.

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 27 & 29. No Legal Sales advertised for these days.
JUNE 30. ARTHUR AV, ws, 27.8 n 179th, runs n100.3xw 190 to Lafontaine av xs75.3xe95x25xe95 to beg, vacant; Frank F Russell, aux admr— Louise Thomas et al; Bassett, Thompson & Gilpatric (A), 277 Bway; Lewis L Delafeld, Jr (R); due, \$25,011.75; T&C, \$429.88; Jos- eph P Day. LAFONTAINE AV, es, 27.8 n 179th; see Arthur av, ws, 27.8 n 179th. WESTCHESTER AV, 690, ss, 190.2 w Wales av, runs s124.11xsw30.2xw22.3xw131.11x45 to beg, vacant; Frank F Russell, aux admr—

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Inc—Ernst Keller Constn Co et al; Mortimer G Brown (A), 76 William; Wm H Steinkamp (R); due, \$10,095.49; T&C, \$2,214.72; sub to a prior mtg of \$48,000; Chas A Berrian.

JULY 1.
No Legal Sales advertised for this day.

JULY 2.
PLIMPTON AV, 1329, ws, 75 s 170th, 22.7x100, 2-sty & b bk dwg; Jas S Alexander, gdn—Margt Kuntz et al; Paine & Harrision (A), 2 Rector; Chas C Marrin (R); due, \$7,671.62; T&C, \$397.20; Chas A Berrian.

JULY 3.
No Legal Sales advertised for this day.

JULY 6.
FOREST AV, 963-7; see 3 av, 2537.
3D AV, 2537, swc 138th (No 260), runs w57.2 xs36.4xc74xn43.11, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, abt 210 n 163d, —x—, 3-3-sty fr tnnts & strs; Sheriff's sale of all right, title, &c, which Austin Carr had on Dec 28 '12, or since; Almon C Kellogg (A), 30 Broad; Jas F O'Brien, sheriff; Anthony V Caggiano.

Brooklyn.

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

JUNE 27.
No Legal Sales advertised for this day.

JUNE 29.
COFFEY ST, nes, 40 nw Richard, 20x80; Minnie Anderson—Nellie Duncan et al; Emil Nothiger (A), 215 Montague; Louis J Moss (R); Nathaniel Shuter.

KENT ST, ns, 250 e Manhattan av, 25x100; Margt L Fleming—Wm Kelly et al; Wm F Clare (A), 135 Bway; Geo F Lewis (R); Wm H Smith.

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

WALDORF COURT, ns, 140 w E 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (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.

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

JUNE 30.
HANCOCK ST, ns, 30 w Lewis av, 18x100; Mary E Danvers—Frances M Stein et al; Ephraim Byk (A), 350 Fulton; Wm A Fischer (R); Nathaniel Shuter.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carabba (R); Wm P Rae.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; same—same; Action 3; same (A); Paul Jones (R); Wm H Smith.

REEVE PL, nec Prospect av, 41.1x109.10; Fred H Pouch et al—Louis Ratner Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.

E 9TH ST, es, 140.3 n Av T, 20x100; Ida E Davis—Henry E Moore et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.

E 9TH ST, es, 330 n Av Q, 30x100; Cath A Ketcham—Marie Waller et al; Arthur W Ladd (A), Lefferts & Atlantic avs, Richmond Hill; Jno E Ruston (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.

72D ST, sws, 240 se 8 av, 20x100; Adrian V Cortelyou et al—H-A Improvement Co et al; Chas H Edwards (A), 46 Cedar, Manhattan; Elmer C Spedick (R); Wm P Rae.

79TH ST, nes, intersec nws 11 av, 340x100; Haley Flske—Paul B Pugh & Co et al; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Peter F Huberty (R); Wm H Smith.

E 96TH ST, ws, 123.11 n Av F, 30x130; Jno H Ireland et al—Benj Van Houten et al; Coombs & Wilson (A), 260 Bway; Henry D Strack (R); Jas L Brumley.

E NEW YORK AV, ss, 40 e New York av, 20x100; Mary Madden—Maria A D'Amato et al; Henry J Davenport (A), 375 Pearl; Wm A Bacher (R); Chas Shogood.

HAMILTON AV, nes, 43.7 nw Woodbull, 25x88.8x irreg; Herman M Roth—Alice M Kjekstad et al; Hirsh & Newman (A), 391 Fulton; Jas G Stevenson (R); Wm P Rae.

UTICA AV, ws, adj land Michl Boscow, 20x100 x40x100; also UTICA AV, ws, adj land of Ephraim Gressel, 20x100; Hamilton Investing Corp—Philip Schmitt et al; Harrison C Glore (A), 391 Fulton; Julian V Carabba (R); Nathaniel Shuter.

JULY 1.
ELTON ST, es, 124.5 n Liberty av, 25x90; Kips Bay Brewing & Malting Co—Domenico Casano et al; Thos F Keogh (A), 90 W Bway, Manhattan; Herbert B Brush (R); Wm H Smith.

6TH ST, nes, 251 se 8 av, 22x90; Franklin Trust Co—Gussie Kaiser et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; David Hirschfeld (R); Wm H Smith.

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.

BLAKE AV, swc Crescent, 20x90; Fredk W Holmes—Emma C Guggolz et al; Robt Haskell (A), 44 Court; Albt Tameling (R); Wm H Smith.

NEW JERSEY AV, ws, 136.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; Max Monfried (A), 299 Bway; Jas A Nolan, Jr (R); Nathaniel Shuter.

NEW JERSEY AV, ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming—Purdy Constn Co et al; Max Monfried (A), 299 Bway, Manhattan; Sigismund Trapani (R); Nathaniel Shuter.

JULY 2.
HIMROD ST, nws, 130 sw St Nicholas av, 25x100; Abr Klein—Isaac Klein et al; Benj Rich (A), 320 Bway; Marcus B Campbell (R); Wm P Rae.

WINTHROP ST, ss, 1,640.6 e Main Plank rd, 26x122.6; Alice Aston—Asbury Improvement Co; Jno MacCrate (A), 861 Manhattan av; Forest S Chilton (R); Wm P Rae.

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

BLAKE AV, sec Stone av, 100x20; also MEL-ROSE ST, ses, 250 ne Bway, 25x100; Saml Josephs—Abr Telsey et al; Sheriff's sale of all right, title, &c, which deftd had on July 24 '13, or since; Lewis M Swasey, sheriff; Wm P Rae.

NEW UTRECHT AV, nwc 58th, 68x116; M Edw Kelley—Adam C James et al; Isaac S Heller (A) 35 Nassau, Manhattan; Wm W Wingate (R); James L Brumley.

JULY 3.
HEWES ST, swc S 2d, 120x150; Gustave A Gardner et al—Isotta Realty Co et al; Leopold Levy (A), 816 Bway; Bertrand Ettinger (R); Nathaniel Shuter.

MARTENSE ST, swc Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also CHURCH AV, ns, 122.1 w Rogers av, 25x122.10; Link Realty Constn Co—Public Constn Co et al; Grover M Moscovitz (A), 189 Montague; Marcus B Campbell (R); Nathaniel Shuter.

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.

NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; Max Monfried (A), 299 Bway, Manhattan; Jas A Nolan, Jr (R); Nathaniel Shuter.

JULY 6.
No Legal Sales advertised for this day.

FORECLOSURE SUITS.

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

Manhattan.

JUNE 20.
PARK ROW, 3, 13-21; ANN ST, 13; two actions, People of the State of N Y—Park Row Realty Co et al; action to sell mtge; T Carmody (A).

JUNE 22.
MERCER ST, 235; N Y Savgs Bank—Clarence M Busch et al; Webber & Webber (A).
SUFFOLK ST, 24; Public Bank of N Y City—Chas Malawista et al; Stroock & Stroock (A).

96TH ST, 170 E; St Luke's Home for Aged Women—Fanny Gruen et al; Nash & Jones (A).

99TH ST, ns, 150 w 3 av, 25x100.11; Citizens' Savgs Bank—Milton C Henley et al; Pirsson & Beall (A).

PRESCOTT AV, ec Bolton rd, 114.2x128.6x irreg; Trustees of the Dyckman Library—Geo B Hayes et al; B G Bain (A).

1ST AV, swc 96th, 25.8x80; Emile Lams—Dora Siminowitz et al; Mandelbaum Bros (A).

2D AV, 1911; Excelsior Savgs Bank of the City of N Y—Israel Jacobson et al; amended; J C Gulick (A).

JUNE 23.
CLINTON ST, 97; Philip Klein et al—Morris Meltzer et al; F E Klein (A).

46TH ST, 344-6 E; J Frederic Kernochan et al—Alex Herzog et al; H F Miller (A).

112TH ST, ss, 125 e Lexington av, 25x100.11; also 112TH ST, ss, 270 w 3 av, 25x100.11; two actions; German Savgs Bank in the City of N Y—Edw G Zoellner et al; M Auerbach (A).

5TH AV, nwc 113th, 100.11x120; Ella A McCarthy—Pierre G Carroll et al; Guggenheimer, Untermeyer & Marshall (A).

JUNE 24.
58TH ST, ss, 175 w 7 av, 25x100.5; Simson Wolf et al—Ninth Real Estate Co et al; S Kohn (A).

91ST ST, ss, 148 w 3 av, 27x100.8; Henry McC Bangs—Mary E McCormack et al; Cary & Carroll (A).

134TH ST, 19 E; Emma Davidson—Mary Diamond et al; H B Davis (A).

AMSTERDAM AV, sec 106th, 47.10x100; Postal Life Ins Co—W F Burns Realty Co et al; C C Lockwood (A).

MOUNTAIN RD, cl, 60 n 208th, runs w— to ws Mountain rd, x—485.4 to Hudson River, xn 203.2 to 209th, xes33xs—xs199.11 to beg, containing 2 acres and 310 one thousandths of an acre; LOTS 5, 6 & 7, parts of, map of property of Saml Thomson, 12th ward; Postal Life Ins Co—Ursula C Burns et al; C C Lockwood (A).

JUNE 25.
CLINTON ST, 97; Philip Klein et al—Rachel Melzer et al; amended; F E Klein (A).

JONES ST, 9; Jno L Tonnele—Ferdinand W. Fey et al; J N Tonnele (A).

21ST ST, 137 E; Union Trust Co of N Y—Annette Pascal et al; Miller, King, Lane & Trafford (A).

100TH ST, ns, 375 e 2 av, 25x100.11; Helen A Kudlich—Alfred Rose et al; H C Kudlich (A).

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Foreclosure Suits Manhattan, Continued.

1ST AV, swc 96th, 25.8x80; Emilie Lams—Dora Siminowitz et al; amended; Mandelbaum Bros (A).
3D AV, ws, 25 n 127th, 24.11x100; Jno D Hass—Adolf H Landecker et al; C A Flammer (A).
11TH AV, es, 98.9 s 29th, 98.9x100; Euphemia S Coffin—Henry Behr et al; E Coffin (A).
JUNE 26.
MONROE ST, 188-94; three actions; Alfred M Heinsheimer et al—Nathan Isenberg et al; Cary & Carroll (A).
SOUTH ST, 84-5; Edw de C Chicholm et al—Owners Bldg Co et al; Dutton & Kilsheimer (A).
28TH ST, 150-2 W; also 28TH ST, ss, 56.11 e 7 av, 93.5x78.2x irreg; two actions; Tillie Wacht—28th St & 7th Av Realty Co et al; Arnstein & Levy (A).
31ST ST, ss, 450 e 10 av, 23x82; Jno Burns—Jno H McGuckin et al; L S Goebel (A).
101ST ST, ns, 342.6 w 1 av, 28.6x100.11; Minnie Cohen—Wm Cuff et al; W A Ferguson (A).
102D ST, 211 E; Benj F Blair—Barney Meyers; Fletcher, McCutchen & Brown (A).
113TH ST, 76 E; Otto Timme—Paul Gross et al; L J Langbein (A).
134TH ST, 311 W; Jas Devlin—Simon Nachtigall et al; B Zwinge (A).
133D ST, 209 W; U S Trust Co of N Y—Geo Doctor Co et al; W M Powell (A).
AMSTERDAM AV, 1487-9; two actions; City Real Estate Co—Hermann Realty Co et al; H Swain (A).
5TH AV, 396; also 8TH ST, 109 W; two actions; Ellen M McClellan—Fredk M Patten et al; G M Cumming (A).

Bronx.

JUNE 19.
HOME ST, 981-5; Margt Knox—First Preferred Realty Corp et al; A Knox (A).
TAYLOR AV, es, 200 n Gleason av, 16.6x100; Annie F Smith—Mary Walpole et al; Hirleman & Vaughan (A).
LOT 130 A Map of bldg lots in the 24th ward, nr Williamsbridge sta of the N Y & Harlem River R R; Frank Gass (Inc)—Francesco Cebrone; A J Wolf (A).

JUNE 20.
HUGHES AV, ws, 41.9 n 179th st, 32.8x85.7; Chas P Buckley—Mary E John et al; W W Buckley (A).
LOT 315 A, Map of Unionport; David L Gluck—Ellen Corrigan et al; E A Karlesen (A).
LOT 73, Map of prop belonging to Wm Ogden Giles, Kingsbridge Heights, 24th ward; Railroad Co-Operative Bldg & Loan Assn—Ellsworth L Mills et al; E J Crandall (A).

JUNE 22.
CLINTON PL, 31; Albert Schaefer—Felix Krupp et al; A Jeseppsson (A).
STEBBINS AV, es, 175.9 s Freeman, 53x110; Thos Hooker—Robert Garcewich et al; T Hooker (A).

JUNE 23.
141ST ST, ns, 757 e Willis av, 18.9x100; Fredk R Coudert—Jennie A Powis et al; Coudert Bros (A).
202D ST E, sec Grand Blvd & Concourse, 44.3x100; Emma M Libraire—Hugh Reilly; Karl & Stumpf (A).
HUGHES AV, es, 20 n 188th, 24.8x87.6; Geo F Martens—Pasquale D'Auria et al; T J Farrell (A).

JUNE 24.
JENNINGS ST, nwc Charlotte pl, 34.9x100.2; Israel Karp et al—Jos Krinsky et al; J L Bernstein (A).
BASSFORD AV, ws, 85.5 n 182d, 56.7x71.8; Harlem Savgs Bank—Corgil Realty Co, Inc; E S Clinch (A).
HUGHES AV, es, 49.10 n 183d st, 50x50.2; Grace C Marvin—Ann McGuire et al; Martin & Howe (A).
E S OF LANDS now or formerly belonging to Baxter Estate, 142 s of road from Westchester to Pelham, (2); EASTERN BLVD, nwc Arnow av, 3xirreg; Barbara Rosenberg—Saml Cohen et al; H Joseph (A).

JUNE 25.
JUNE 25.
137TH ST, ns, 620.10 e Willis av, 16.8x100; Eliz Stenard Burrill—Lydiard Horton et al; Worcester, Williams & Saxe (A).
BAILEY AV, 3422-4; Geo Singer—Sellitto Constn Co et al; A & H Bloch (A).
CRESTON AV, ws, 124.7 s 198th, 25x100.3; Hudson Trust Co—Paul J Exner Co et al; Holm, Whitlock & Scarff (A).
CRESTON AV, ws, 149.7 s 198th, 25x100.3; same—same; same (A).
CRESTON AV, ws, 99.7 s 198th, 25x100.3; same—same; same (A).
RAILROAD AV, es, 54.7 s 153d, 54.7x109.6; Maude E Cooke—Alfd C Michaud et al; Miller & Bretzfelder (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

June 18.
119TH ST, ss, 202 e 6 av, 17x100.11; Helena D K Hulst—Fannie Epstein et al; Leach & Williams (A); Gustave S Drachman (R); due.....12,633.33
122D ST, ns, 208 e Morningside av E, 16x100.11; Kath C Harper—Jno I Delany, adm, &c; Cary & Carroll (A); Augustine R McMahon (R); due.....10,697.83
JUNE 19.
16TH ST, ns, 575 w 5 av, 25x92; Maurice D Barry—Solomon L Pakas; Henry M Bellinger, Jr (A); Powell Crichton (R); due.....33,897.78
128TH ST, ss, 153 w 2 av, 26x99.11; Valentine E Macy et al—Morris Landsberg; Davison & Underhill (A); Emanuel Jacobus (R); due.....15,497.28

JUNE 20.
No Judgments in Foreclosure Suits filed this day.
JUNE 22.
46TH ST, ns, 500 w 9 av, 25x100.5; Bertha Wolf—Annie M Jones; Diamond & Abrahams (A); Chas L Cohn (R); due.....2,210.98
95TH ST, ns, 110 w 1 av, 100.8x—; Harriet B Morse et al—Robt Smolka et al; Martin, Fraser & Spier (A); Chas E Heydt (R); due.....21,125.00
JUNE 23.
56TH ST, 244 W; Annie E Copeland—Rudolph A Rodel et al; Lewkowitz & Schapp (A); Leo L Leventritt (R); due.....6,805.00
JUNE 24.
OLD BROADWAY, es, 45 s 130th, 40x100.1; also OLD BROADWAY, sec 130th, 45x100.1; Helen O Zurich—Fleischmann Realty Co; Eisman, Levy, Corn & Lewine (A); Wm H Wood (R); due.....18,966.13
119TH ST, ss, 300 w 1 av, 18.9x100.10; Elias J Marsh et al—Josephine Noroum; Cary & Carroll (A); Tim A Leavy (R); due.....6,883.32
121ST ST, 157 W; Helen B Rennell—Rosa Haft; Dutton & Kilsheimer (A); Morris Cooper (R); due.....15,454.16

Bronx.

June 18.
No Judgments in Foreclosure Suits filed this day.
JUNE 19.
141ST ST,** ss, 821.6 e Willis av, 37.6x100; Elza Dunham—Lena Joseph; W B & G F Chamberlin (A); Warren Leslie (R); due.....29,559.42
JUNE 20, 22, 23 & 24.
No Judgments in Foreclosure Suits filed these days.
**Recorded in N. Y. County.

LIS PENDENS.

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

Manhattan.

JUNE 20.
131ST ST, ss, 190 e 8 av, 15x99.11; Iphigenia Z Place—Jas J Ryan et al; Wells & Snedeker (A).
163D ST, 442 W; Emigrant Industrial Savgs Bank—Johanna Strack et al; R & E J O'Gorman (A).
3D AV, 957; Saml L Wolff—Stevenson Towle et al; Seligsberg & Lewis (A).
JUNE 22.
57TH ST, 218-249 E; Lillian E Bates—Caroline S Stetler et al; action to cancel two deeds; A M Montegriffo (A).
JUNE 23.
No Lis Pendens filed this day.
JUNE 24.
FULTON ST, 216, and other property in Ulster & Kings counties; in the matter of Saml B Corning, an alleged incompetent; action to appoint commission, &c; G R Hawes (A).
SPRING ST, swc Sullivan, 25x75; M Groh's sons—Gerardo Santarsieri et al; action to restrain transfer of lease, &c; T F Keogh (A).
ST NICHOLAS AV, 454; Rachel Silverman—Fredk Frenz et al; specific performance; D J Gladstone (A).
JUNE 25.
JANE ST, 28; Kasimir J Rybicki—Fredk D Backus et al; action to foreclose mechanic's lien; E Rosenthal (A).
2D AV, 655; Isaac Gevertz—Alexander Beitelman et al; partition; J A Seidman (A).
6TH AV, 92; J Harsen Purdy—Chas C Tilghman et al; Bowers & Sands (A).
JUNE 26.
ST MARKS PL, ss, 100 e 3 av, 26x120; Jacob Shaprio—David Wasser et al; specific performance; H J Rubenstein (A).
PARK ROW, 3 & 13-21; also ANN ST, 13; People of the State of N Y—Park Row Realty Co et al; two actions to sell mtg; T Carmody (A).

Bronx.

JUNE 19.
LOT 3, Plot 417, Map of Unionport; Danl J White—Anna B Buckley et al; action to foreclose tax lien; W C Daly (A).
JUNE 20.
BOSTON RD, 1061; Max Oppenheimer—Saml E Jacobs; action to declare a deed null and void; H Silverman (A).
LOT 11, on Bullard Map, in 24th ward; Helen Seinfel—Chas G Hodge et al; action to foreclose tax lien; T I Schwartzmann (A).
JUNE 22.
LOT 71, Map of prop belonging to J J Gleason, Westchester; (2) WASHINGTON AV, ss, 25.3 w Butler pl, 25x109.7; (3) LOT 57, Map of Cebrie Park, 24th ward; Anna McGivney—Anna McGivney et al; partition suit; J L Lyttle (A).

Bronx.

JUNE 23.
No Lis Pendens filed this day.
JUNE 24.
No Lis Pendens filed this day.
JUNE 25.
POTTER PL, ns, 75.2 e Villar av, 26x98.7; Antonia Natole—Angelo Funingello; action to set aside deed; N Vidaver (A).
CONCORD AV, es, 51.3 n 151st, 50x94; Anna Sasma—Antonio Behaty et al; action to declare conveyance void; Hymes, Woytisek & Schaap (A).

Brooklyn.

June 18.
BERRIMAN ST, es, 190 n Pitkin av, 100x110; Edw Taunay—Berrilen Realty Co & ano; A Feinstein (A).

JEWEL ST, ws, 100 s Meserole av, 25x100; Green Point Savgs Bank—Emily J Bryant et al; C & T Perry (A).
JEWEL ST, ws, 150 s Meserole av, 25x100; same—same; same (A).
JEWEL ST, ws, 125 s Meserole av, 25x100; same—same; same (A).
JEWEL ST, ws, 175 s Meserole av, 25x100; same—same; same (A).
McDONOUGH ST, nwc Throop av, 49.6x100; Jno Mettler—Chauncey G Cozine et al; R L Haskell (A).
STERLING ST, ss, 180 e Rogers av, 20x100; Oneida Savgs Bank—Kath B Florance et al; T F Redmond (A).
WITHERS ST, ns, 22 w Union av, 22x100; Jno F Clark—Gaetano Calandriello et al; H F Cochrane (A).
E 2D ST, ws, 380 s Av J, 20x125; Title G & T Co—Jacob Eisenberg et al; T F Redmond (A).
N 8TH ST, nes, 125 se Berry, 25x100; Gussie Lelkowitz—Andrew Lukats et al; M A Rabinovitch (A).
E 15TH ST, ws, 134.4 n Church av, 60x100; Mrs Frank Leslie—Grace L Brown et al; H J Davenport (A).
50TH ST, svs, 150 se 6 av, 25x200.4; Ray Gilbert—Thos E Oates et al; G W Pearsall (A).
71ST ST, ss, 329.1 w 14 av, 18.1x100; Methodist Book Concern—Agnes H M Post et al; T F Redmond (A).
ATLANTIC AV, ss, 300 w Underhill av, 20x100; Robertson Marshall—Walter C Jones et al; H L Thompson (A).
CLASSON AV, es, 97.10 s Pacific, 24.4x88; Jno H Seed—Christina Palliser et al; to create a title; J O'Neill (A).
FT HAMILTON PKWAY, nws, 161.10 ne 60th, 20x70; Harriet A Brainerd—Israel J Rosenstein et al; J O Ball (A).
KNICKERBOCKER AV, nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford—Mnocenza Livoti et al; A P Bachman (A).
LAWRENCE AV, ns, 107.10 e Bergen la, 36x100; Title G & T Co—Chas F Mathews et al; T F Redmond (A).
MARCY AV, 434; Jos Saladino—Henriette Jacoby; specific performance; J Ricca, Jr (A).
PITKIN AV, ns, 160 e Chester, 20x64.5; Michl J McQuade—Saml Palley et al; T F Redmond (A).
SUTTER AV, nwc Barrett, 49.11x100; Title Guar & Trust Co—Max A Finkelstein et al; T F Redmond (A).
18TH AV, ws, 642 n Bath av, 58x96.8; Chas H Stubbe—Emma Ball et al; B B Christ, Jr (A).
PLOT begins 30.4 s Av L & 137.9 w E 17th, runs s26.7xsw2.8xne27.6 to beg; L I Ice Co—Delia A Manley; specific performance; F E Johnson, Jr (A).
PLOT begins 470 n Pitkin av & 80 e Hopkinson av, runs e20xnl19.6xsw21.1xsl12.8 to beg; Oswego City Savgs Bank—Rosie Fishman et al; T F Redmond (A).

JUNE 19.

BRISTOL ST, ws, 292.11 s Pitkin av, 25x100; Title G & T Co—Formans Bottling Co et al; T F Redmond (A).
HART ST, nec Marcy av, 28x100; Paul Finkelstein—Louis Slutsky et al; I F Greene (A).
KENT ST, ss, 132.11 e Franklin, 22.1x95; Thos F Magner—Jno Gillies Co et al; A Firman (A).
WATKINS ST, ws, 80 s Blake av, 20x75; Title G & T Co—Frank Lippman et al; T F Redmond (A).
WATKINS ST, es, 150 s Dumont av, 25x100; Title G & T Co—Robt Rivkin et al; T F Redmond (A).
50TH ST, svs, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; T F Redmond (A).
66TH ST, ns, 400 e 14 av; 43x100; Hugo J Panzer—Frank U Musacchio et al; A Madoe (A).
73D ST, ss, 256.3 w 11 av, 31.3x100; Patk Cherry—Lillian B Koepke et al; Cary & Carroll (A).
AV K, 2303; Julia A Watson—Cath V Dickinson et al; W J Lamey (A).
BEDFORD AV, ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; People's Trust Co—Fannie Dreyfuss et al; Wingate & Cullen (A).
DUMONT AV, ss, 39.10 e Chester, 20x50; Home Life Ins Co—Baruch Silberzweig et al; T F Redmond (R).
HOPKINSON AV, ws, 221.4 s Hegeman av, 20.2x100; Gertrude Marmur—Sadie Danzig & ano; Buchler & Levy (A).
PARK AV, ss, 360 w Tompkins av, 20x100; Christina Yung—Jas Moffett et al; F E Yung (A).
ROCKAWAY AV, ws, 690.6 s Pitkin av, 20x100; Geo A Chapman—Abr H Rudolph et al; T F Redmond (A).
STONE AV, ws, 125 s Dumont av, 25x100; Sophie V Minasian—Saml Klein et al; G A Minasian (A).
WESTMINSTER RD, ws, 160 n Av P, 40x100; Title G & T Co—Ida N Fentrick et al; T F Redmond (A).
WILLIAMS AV, ws, 170 n Hegeman av, 60x100; Bessie Wisch—Square Bldg Co et al; S L Orlinger (A).
1ST AV, nwc 68th, runs ne146.10xnw134.5xsw146.6xse146.11 to beg; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; H E Almborg (A).
1ST AV, nwc Bay Ridge av, 202x291.1x226.7x290; also 1ST AV, nec Bay Ridge av, runs se3.4xne—xnw33xse—to beg; also 1ST AV, nwc 68th, runs ne146.10xnw134.5xsw146.6xse146.11 to beg; also 68TH ST, nes, 146.11 nw 1 av, 50x146.6x50x146.4; also NARROWS AV, es, 160 n 75th 40x100; same—same; same (A).
4TH AV, sec Wyckoff, 20x82.2; Wm F Brown—Brown Realty Co et al; C A Clayton (A).
15TH AV, 5504; Paul Hirsch—Ethel M Kallil; specific performance; Abramson & Rose (A).
JUNE 20.
ELDERT ST, ses, 125 sw Hamburg av, 25x100; Henrietta B Lighte—Chas Tagg et al; F P Trautmann (A).
VARET ST, ns, 245 e Bushwick av, 25x100; Saml Rosenblum—Kath Sterdinger et al; Levy, Gutman & G (A).

E 22D ST, ws, 204.11 n Foster av, runs w100xn 20.9xn33.10xe70.2xs40 to beg; also FLAT-BUSH AV, es, 83.6 s Farragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J H Lack (A).

JUNE 22.

ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9; Germania Savgs Bank—Mary F Jeffarde et al; Wingate & Cullen (A). BUTLER ST, snc Bond, 25x100; also BUTLER ST, nec Bond, 30x50; Max Goebel—Carrie L Ronk et al; O Hammann (A).

SACKMAN ST, es, 275 s Sutter av, 25x100; Wm Slottman—Lena Greenbaum et al; M S Feller (A). VAN BUREN ST, 506; Saml Gordon—Mortimer L Hinchman et al; N D Shapiro (A).

E 4TH ST, snc Av J, runs w20xsl38.5xnel73.5 xn13.2 to beg; also AV J, ss, 120 w E 4th, runs sl38.5xsw4.1xn141.7xe3 to beg; Grace Williams—Jane E Rank et al; H J Davenport (A).

DIVISION AV, snc 64.8 nw Bway, 43.1x76.2x 42x86.1; also THROOP AV, es, 83 n Gerry, 20.9x119; also THROOP AV, es, 62.3 n Gerry, 20.9x119; also PROP, begins 50.3 ne Throop av & 103.9 nw Gerry, runs nec8.9xnlw1.3xs— to beg; also THROOP AV, es, 103.9 n Gerry, runs e50.3xn—xe76.2 x n21.7 x w190.7 x s22.3 to beg; also THROOP AV, ws, 25 s Wallabout 25x100; also MYRTLE AV, ss, 50 w Tompkins av, 50x100; also PARK AV, nwc Summer av, runs n25xw75xn25xw25x50xe100 to beg; Fanny Storch—Jos Storch; to set aside dower; H S & C G Bachrach (A).

DUMONT AV, ss, 60 e Bristol, 20x75; Henry L Armstrong—Abram Krauss et al; T F Redmond (A). DUMONT AV, snc Chester, 20x75; Title G & T Co—Dora Lutwinsky et al; T F Redmond (A).

RIVERDALE AV, ns, 40 e Bristol, 20x75.3; U S Life Ins Co—Sam Green et al; T F Redmond (A). JUNE 23. BROWN ST, es, at int land of Kath W Fisher, 160x500x160x—; Edmund W Voorhies—Jos F Dennis & ano; M B Campbell (A).

LOUIS PL, ws, 128.8 s Herkimer, 15.4x97.6; Lucy O Embury—Barbara Widmann et al; Wherry & Nygatt (A). McDONOUGH ST, ns, 195 e Summer av, 20x 100; Jas D McGann—Mabel B Kirby; W C McGann (A).

SULLIVAN ST, snc Van Brunt, 25x90; Henrietta Bertsch—Katie Nane et al; H M Bellinger, Jr (A). E 10TH ST, ws, 100 n Av N, 80x100; also AV N, es, 80 e E 8th, 40x100; also E 9TH ST, ws, 100 s Av N, 40x100; also E 9TH ST, es, 140 s Av N, 40x100; also AV N, ss, 40 w E 10th, 40x100; also AV N, sec E 10th, 60x100; Herman Klenske—Emma Klenske; to create a title; H A Sperry (A).

E 12TH ST, es, 301.8 n Westminster rd, 40x 100; Emma F Huhn—Gertrude Gibson & ano; H L Thompson (A). 52D ST, ss, 160 w 6 av, 20x100.2; Leila P Cowhill—Bertram J Cooper et al; C F Corner (A).

58TH ST, ns, 153.4 w 4 av, 26.8x100.2; Chas Meinken—Jno E Sullivan Co et al; Manning & Buechner (A). 74TH ST, sec New Utrecht av, runs sl11.4xse 70.4xne100xnlw119.4 to beg, excepting certain portions thereof; Peoples Trust Co—Builders & Traders Realty Co et al; Wingate & Cullen (A).

AV N, nec E 18th, 50x100; also OCEAN AV, ws, 60 n Av N, 140x125.9; also AV N, ss, 50 e E 18th, 50x120; also AV N, snc E 19th, 50x120; also E 19TH ST, sec AV N, 100x 125.9; M E Hospital—Manor Realty Co & ano; H L Thompson (A). BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel—Wm A A Brown et al; M Hertz (A).

BLAKE AV, ss, 100 e Bristol, runs s—xse— xn203xw10 to beg; Emma Rockmore—Chas Purden; partition; A Rockmore (A). GREENWOOD AV, ns, 120.4 e E 4th, 16x90; Chas B Walsh—Rose A L Caton et al; C S Skinner (A).

LIBERTY AV, ss, 52.6 e Ashford, 25x100; Pauline Frost—Fannie L Sihrs et al; T Burgmyer (A). VERNON AV, ss, 210 e Marcy av, 20x100; Max Moscovitz—Benj Robinson et al; J S Gross (A).

2D AV, 3903; Jno J Carlin—Joanna F Carlin et al; M F McGoldrick (A). 15TH AV, ws, 40 n 74th, 40x90; Aug J Chabot—Richd Melville et al; H J Davenport (A). JUNE 24. BAINBRIDGE ST, ss, 250 w Lewis av, 20x100; Danl W Rantine—Kingshire Realty Co et al; Foley & Martin (A).

CHAUNCEY ST, ns, 250 w Lewis av, 20x100; Danl W Rantine—Kingshire Realty Co et al; Foley & Martin (A). CRESCENT ST, sec New Lots rd, runs sl8xe60 xn20.1xw51.6xw8.9 to beg; Julia L Condam—Jno Fitzgerald et al; S Green (A).

KEAP ST, es, 75 s Ainslie; 25x75; J Roberts Brundage—Edw S McVey et al; J F Dempsey (A). LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Huits—Josephine Elliott et al; Kiendl, Smyth & G (A).

73D ST, ns, 140 w 3 av, 40x100; Victoria C Beck—Harry Cohn et al; A A Spear (A). BAY RIDGE AV, nwc Bay; runs ne290xw—x n206.2xw—xs—xe— to beg; Dime Savgs Bank—Jeremiah E Tracy et al; Dykman, Oeland & K (A).

8TH AV, ses, 33.4 ne 7th, 16.8x97.10; J Hull Browning—Cath H McCormack et al; M F Johnson (A). PLOT begins 591.6 s Av Z & 58.3 w W 11th, runs se76.1xse—xsw55.1xsw81.6xw—xne181.3 xne417.1xnl18.4 to beg; Frank Bailey—Laura E Fitzgerald & ano; partition; E M Perry (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 20. BROOME ST, 316; Natl Sash & Door Co (Inc)—Friedland & Levine Bros; N Zwerling (62) 35.00

35TH ST, 27 W; Jos Stern—Jno T Willets; B Rosenberg; Goldman Co. 93.00 45TH ST, 121 W; Simon B Eisenrath et al—Jas Hebron; Frank N Riley (61) 1,200.00

MORNINGSIDE AV, 171; Chas Bjorkgren—Jennie Lederer (60) 527.50 MORNINGSIDE AV, 56; Celia Cohen—Estate Fredk Beck; Goldman & Rosenberg (63) 6.90

JUNE 22. 140TH ST, 151-159 W; Louis Napoleon—Moore-Simon Realty Holding Corp; Philip Simon (64) 175.00

JUNE 23. HOUSTON ST, 158 E; Morris Specter—Danl Spitzer, Isaac Stang, Baratz & Hechter, Inc & Roumania Cafe & Restaurant (66) 76.00

HOUSTON ST, 160 E; same—Aaron A Mendel, Baratz & Hechter, Inc & Roumania Cafe & Restaurant (67) 117.00 185TH ST, 507 W; Caldi & Colombi—Nellie Dugan (65) 140.45

MORNINGSIDE AV, 56; Frank C DeGraw—Est of Fredk Beck & Rosenberg-Goldman Co (68) 97.80

JUNE 24. 45TH ST, 7-11 W; Empire City Iron Works—45th St Realty Co; Fleischmann Bros Co (70) 1,240.90

137TH ST, 259 W; Louis L Goldbaum—Laura Oppen (75) 49.50 201ST ST, ss, 300 e Academy, 200x550; Eugene J McVey—United Electric Light & Power Co; A Schwoerer & Sons, Inc (72) 1,674.83

BWAY, sec 81st, —x—; Pietrowski & Konop Co—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer, trsts, &c; Fulton Bldg Co; Fleischmann Bros Co (73) 5,358.20

SAME PROP; Gaites, Pease & Co—same (74) 1,000.00 BWAY, 2248-58, and 21ST ST, 210-220 W; Hoffman & Elias—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer, trsts, &c; Fulton Bldg Co, Inc; Fleischmann Bros Co (71) 4,567.83

BWAY, sec 81st, 102.1x220.4; N Reisler Iron Works, Inc—Estate of Adolph Bernheimer; Fulton Bldg Co, Inc; Fleischmann Bros Co (69) 6,363.00

JUNE 25. ORCHARD ST, 81-83; Jos Tine & Co—Manhattan Holding Co; Fleischmann Bros Co (87) 61.68

16TH ST, 43-47 W; Leo F Walter—Wilfred Callahan Co, Inc; Louise C O'Reilly (76) 89.55 50TH ST, 224-226-230 & 232 W; Milton L Cornell—Delphos Realty Co, Inc (83) 105.50

45TH ST, 7-11 W; United Metal Covered Door & Sash Co—Jas Keene & Rosenberg-Goldman Co (89) 60.00

56TH ST, 10 E; United Metal Covered Door & Sash Co—Haas Bros & Rosenberg & Goldman Co (90) 89.00

56TH ST, 10 E; Silverman Bros—Wm H Wickham; Haas Bros, lessees; Rosenberg & Goldman Co (97) 76.06

AV B, 246; Jacob Seidman—Ignatz Block; I Block (92) 85.00 BWAY, 2248-2258; Julius Rosenstein—Fulton Bldg Co, Inc; Tolkow & Co (93) 65.00

5TH AV, nwc 38th, 148.1x260xirreg to 39th; Harry E Campbell Co—Frank V & J Howard Burton; Lord & Taylor; E Brooks & Co (96) 13,268.90

JUNE 19. HOME ST, 936; Mulgers Iron Works—Keilbert Constn Co (15) 508.80

KELLY ST, ws, 100.4 s 165th; 25x100; Mulgers Iron Works—Keilbert Constn Co (16) 324.00

JUNE 20. No Mechanics' Liens filed this day. JUNE 22. CROTONA PKWAY, nec Elsmere pl, 110x100; Louis Greenberg—Defender Constn Co (18) 2,736.83

ELSMERE PL, ns, 100 ft e Crotona pkway; same—same (19) 2,243.58 3D AV, es, 52.8 s 153d (known as lot No 50, Block 2362, Section 9); Apex Damp Resisting Paint Co (Inc)—Jas O'Toole Co (17) 10.00

JUNE 23. SUMMIT AV, 914; Salvatore Casolare—Alema Realty Exchange Co & M Frade (20) 30.00

VILLA AV, ws, 188.3 s Van Courtlandt av, 100x100; Isidore Schwartz—Aleha Realty Co, Albt E Hartcorn, Aleha Realty Co, Albt E Hartcorn & Saml Alkoff (21) 492.33

JUNE 24. 3D AV, 2962-64; U S Vault Light Co—Harry Weaver; Simpson, O'Toole Co (22) 150.00

PROSPECT AV, 1919-25; Henry G Volkmar—Anna Barthold (24) 85.60

ROMBOLTS AV, nwc Conner av, 303.8 x89.10; Domenico De Filippo—Truro Constn Co, Inc; Vincenzo Serritella (23) 836.00

JUNE 25. 174TH ST, 517; Marks Bros—Jno Doe & Golden & Goldsmith (25) 98.62

Brooklyn. JUNE 18. CARROLL ST, ss, 20 e Albany av, 140x 100; Kings Co Plumbing Co—Heights Bldg Co & Wm H Fleming 75.00

LINCOLN PL, ss, 187.6 w Franklin av, 60x192; R L Williams—Pkway Bldg Co 50.00

KENILWORTH PL, 142; H Marcovitz—Rose A Frazer 55.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing mechanics' liens in Manhattan with columns for date, description, and amount.

Table listing mechanics' liens in Manhattan (continued) with columns for date, description, and amount.

Table listing mechanics' liens in Manhattan (continued) with columns for date, description, and amount.

Table listing mechanics' liens in Manhattan (continued) with columns for date, description, and amount.

Table listing mechanics' liens in Manhattan (continued) with columns for date, description, and amount.

Table listing mechanics' liens in Manhattan (continued) with columns for date, description, and amount.

Bronx.

Table listing mechanics' liens in Bronx with columns for date, description, and amount.

Brooklyn.

Table listing mechanics' liens in Brooklyn with columns for date, description, and amount.

Table listing mechanics' liens in Brooklyn (continued) with columns for date, description, and amount.

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Table listing mechanics' liens in Brooklyn (continued) with columns for date, description, and amount.

Table listing mechanics' liens in Brooklyn (continued) with columns for date, description, and amount.

Discharged by deposit. Discharged by bond. Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan with columns for date, description, and amount.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan with columns for date, description, and amount.

Brooklyn.

Table listing mechanics' liens in Brooklyn with columns for date, description, and amount.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan with columns for date, description, and amount.

Bronx.

Table listing building loan contracts in Bronx with columns for date, description, and amount.

ORDERS.

Brooklyn.

Table listing orders in Brooklyn with columns for date, description, and amount.

DEPARTMENTAL RULINGS.

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

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

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

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

Week Ending June 20.

MANHATTAN ORDERS SERVED.

Table listing Manhattan orders served with columns for location, description, and amount.

Clinton st, 66—Sol Henig et al.....E
 Coenties slip, 21—Frederick Kammerer.....G
 Columbia st, 120—Est Bertha Harris.....E
 Delancey st, 64—Catherine A Hammerschlag.....C
 Duane st, 62-4—Robert Hoe Est Co.....C-B
 East Broadway, 123—Chas Lipschinsky.....I
 East Houston st, 97-103—Mt Aetna Realty Co.....D
 East Houston st, 97-103—International Tailoring Co.....C-D
 East Houston st, 97-103—The Rosenthal Mfg Co.....D
 East Houston st, 435 E—Aron E Livermore.....E
 Elizabeth st, 45-7—The American Flag Co.....C-D
 Franklin st, 175—Ferdinand Gutmann & Co.....H
 Fulton st, 58—Schonbar Printing Co.....G
 Grand st, 258-60—Eclipse Light Co.....E
 Grand st, 385—Antonio Minaldi.....E
 Grand st, 387—Samuel Friedman.....E
 Grand st, 494-98—Meyer London.....E
 Greene st, 72-76—Reliable Underskirt Co.....C
 Greene st, 72-76—Marvin & Abrahams.....C
 Greene st, 72-76—Barg & Cooperstein.....C
 Greene st, 72-76—Richard Krause & Son.....D
 Greene st, 72-76—Philip Nathan.....C
 Greene st, 72-76—Feldman & Schwartz.....C
 Henry st, 142-44—Wm Simon.....C-I-G
 Lafayette st, 64—Fred Rohmeling.....D
 Lafayette st, 64—New York Edison Co.....D
 Leonard st, 23—Adolph Hauptman.....E
 Mercer st, 149—Est Geo Ponsot.....C
 Mercer st, 149—Forest Box & Lumber Co.....G
 Mercer st, 233—Est Chas F Hitchings.....C
 Park pl, 72-6—Est Geo W Bassett.....C
 Ridge st, 89—Lazarus Levy.....E
 Ridge st, 110—Emma C Orr.....E
 Ridge st, 145—Walter J. Moore.....E
 Rivington st, 56—Royal P Hameerschlag.....B
 Rivington st, 119—Adolph Teitelbaum.....C
 Rutgers pl, 1—Hyman Rosenlinsky.....C
 Rutgers st, 43—Est Israel Block.....C
 Sheriff st, 49—Solomon Feiner.....E
 Sheriff st, 66-8—Max Green et al.....E
 Sheriff st, 71—Wolf Sprung.....E
 Stanton st, 184-6—Karolina Reis.....C
 Vesey st, 20—New York Evening Post.....H-A
 Water st, 250—A Vaccaro.....A
 Water st, 341—Elizabeth F Harper.....G-C
 Willett st, 25—Henry C Reed.....SS-E

Numbered Streets.

4th st, 66-8 E—Dora Levy.....G
 7th st, s w c Lewis st—Jacob Klingler.....H-G-A-L
 8th st, 16 E—Sailors' Snug Harbor.....C
 18th st, 50-8 W—Nissin Algrant.....E
 18th st, 157-9 W—18th Street Garage.....A-G-C
 19th st, 47 E—Rudolph A Hayes.....G-A
 19th st, 47 E—Frank Mandel.....I-G
 19th st, 47 E—August H Tennis.....G
 19th st, 47 E—Morris Olarsky.....G-I-A
 19th st, 47 E—Edward V Z Lane.....F
 23d st, 204-8 E—Fred W Seybel.....SS
 23d st, 235 W—Kalem Co.....K-C
 25th st, 107-13 W—Jacob & Julius Fleischhauer.....A
 26th st, 141-43 W—Mayer Edelman.....G
 26th st, 141-43 W—Harry Goodman.....G
 26th st, 151-53 W—Hyman Levin.....C-D
 26th st, 515-19 W—Harris H Uris.....C
 26th st, 525-31 W—Harris H Uris.....C
 27th st, 45-7 W—Andrew J Bastine.....C-A-SS
 27th st, 45-7 W—Elias Gelbwaks.....G-A-I
 27th st, 45-7 W—Abr Freundlich Co.....G
 27th st, 45-7 W—Karp Bros.....A-L
 27th st, 45-7 W—Holstein-Hirschberg Co.....C-L
 27th st, 45-7 W—Nathan Levy.....G-C-I
 27th st, 45-7 W—Jerome Frank Co.....A-I-C-G
 27th st, 45-7 W—Schroeder Co.....C-A-G-I
 27th st, 45-7 W—Pritchard A Collins.....G
 27th st, 45-7 W—Harry S Fertel.....G
 28th st, 145-7 W—Gross Realty Co.....SS
 28th st, 145-7 W—Harry Cooper & Jos Grapes.....G
 28th st, 145-7 W—Louis Mayers Co.....G
 28th st, 145-7 W—Rosia Berg.....G
 28th st, 145-7 W—Rosenblatt Bros.....G
 28th st, 145-7 W—Isaac Lefkowitz.....G
 28th st, 145-7 W—Italian Herald.....G
 28th st, 549-55 W—W & J Sloane, Inc.....E
 30th st, 18 W—He Chang Yum Co.....A-H-G
 30th st, 151-55 W—International Shoe Supplies Co.....G
 32d & 33d sts & 6th av—Gimbel Bros, Inc.....E-F
 33d st, 33-43 E—33 East 33d St Realty Co.....C
 34th st, 600-6 W—Fleischmann Co.....A
 36th st, 225-27 W—The Gorham Co.....A
 37th st, 4-6 W—Cozy Grey.....D
 37th st, 4-6 W—Midville Realty Co.....D
 37th st, 4-6 W—Albert F James.....D
 37th st, 221-3 W—Dan S Dryer.....H-A
 37th st, 301 W—M A McAuliffe.....L-H-A-C
 37th st, 512-14 W—Peter White.....G-D-C
 40th st, 102 E—Robert Graves.....H-A-G
 42d st, 224 E—Louis B Schoup.....F-D-C-I
 42d st, 224 E—Asa G Candler.....B-C
 42d st, 437-39 W—Gaetano W Giannini.....C
 42d st, 437-39 W—Cutting Estate.....C
 43d st, 311 W—Arthur H Scribner.....A
 48th st, 19 E—Alfred O'Donovan.....F-A-B
 49th st, 207 E—Est Geo A Haggerty.....SS
 49th st, 536-8 W—Patrick J Frawley.....G-J
 49th st & 8th av—Yellow Taxicab Co.....L-C
 51st st, 143 W—Clark & Kendrick.....H-A-D-C
 52d st, 624 W—James J McGuire.....H-A
 53d st, 303 W—Galloway & Wagner.....C-O
 54th st, 203-7 W—West Side Hotel Co.....E
 55th st, 245 W—Jesup Equipment Co.....H-A-G-D
 55th st, 407 E—Peter Doelger Brewing Co.....L
 55th st, 420 W—Chas W Cavanagh.....L-C-A
 56th st, 114 W—Wm S Luckert.....L-H-G-K
 59th st, 430-32 E—Joseph Hrouda & Co.....G-A
 65th st, 214-16 W—John D Cogan.....A-G-C
 79th st, 231 E—Lucy Spiro.....C
 80th st, 9 E—Frank W Woolworth.....C
 88th st, 451 E—Ernest Baehr.....H-A-G-C
 90th st, 431 E—Fred Arfman.....H-A-G
 106th st, 420-40 E—J & J W Stoltz.....G-A
 109th st, 112 E—Robert J Armstrong.....C
 115th st, 17 E—Philip Lowenthal.....C
 130th st, 79 E—B S McKean.....H-G-A-C
 137th st & Madison av—John S Conaber.....H-A-K

Named Avenues.

Bowery, 143—Nathan Radus.....L
 Bowery, 143—Mary B Baker Est.....C-B-F-SS
 Bowery, 143—Lyons Hotel Co.....E
 Broadway, 35-9—Est Augustus Hemenway.....SS
 Lexington av, 658—C Alfred Capen et al.....C
 Madison av, 1585—Clemens J Kracht.....G
 Park av, 1489—Progressive Cleaners & Dyers.....H-L-C

West Broadway, 249—Abe Berry.....A
 West Broadway, 511-13—Annie Cohn.....C-G
 West Broadway, 511-13—James Hesketh.....A-C
 West Broadway, 511-13—Frank Grieco.....C

Numbered Avenues.

1st av, 1474—Adolph Neurad.....H-A
 2d av, 156-58—Rosenfeld Realty Co.....C
 2d av, 156-58—Cafe Boheme Co, Inc.....G
 3d av, 2236—John H Degelman.....C
 4th av, 343-61—Theo Tiedeman & Sons.....I-C
 4th av, 395-401—Abr S Ierson.....C
 4th av, 395-401—A Gusson & Co.....C
 4th av, 395-401—Hewitt Realty Co.....D
 6th av, 693—Giovanni P Maresi.....C
 8th av, 2430—Wm B Riker & Son Co.....A
 9th av, 159—Wolf Blau.....G-C-I
 9th av, 159—Nora Drasner.....G-C-I
 10th av, 297—James Allen.....F-A
 10th av, 297—David Stevenson Brewing Co.....D-C-B
 11th av, 455-7—Terence McKegney.....C

BRONX ORDERS SERVED.

Numbered Streets.

136th st, 920-60 E—John Shipway & Bros.....C
 161st st, 831 E—Bernard Bernstein.....H-A-O-G

Named Avenues.

Grand blvd, 2437—James W Yaple.....A-D-L-G-C
 Melrose av, 667—John Schwenker.....C
 Walker & Frisby avs—Bronx Gas & Electric Co.....A-G-H
 Westchester av, 967—Joseph Gold.....A-G

Numbered Avenues.

3d av, 2505—Isaac Boehm.....F-D
 3d av, 2505—Mrs Regina Honig.....C-A-F-D
 3d av, 2505—Ida Krieger.....A
 3d av, 2505—Standard Gas Light Co.....A
 3d av, 2883-85—Central Union Gas Co.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 231-33—Congregation Beth Israel.....C-M
 Boerum st, 250—Geropsky & Udah.....G
 Bozart st, 100—Wood Packing Box Co.....G-A
 Charles st, 7—John J Monck.....A
 Clinton st, 85—B H T Stoney.....A-H
 College pl, 22—Zerega Garage Co.....A-K
 Cook st, 108—Abraham Coheret.....L
 Court st, 316—Philip Nehrbas.....K
 Cumberland st, 344—Schaap Auto Co.....A
 Dean st, 455—Safety Rubber Tire Co, Inc.....A-C
 Dean st, 665—Wm K Voorheas Grain Co.....A
 Delevan st, 56—Barclay Naval Stores Co.....H-A-C
 Douglass st, 297—W. B. McVicker Co.....A-G
 Douglass st, 2088-2090-2096-2100-2102-2104-2194—Douglass Building Co.....C
 Eckfort st, 316—S Melter.....L-H-A-C
 Ellery st, 44—Alex M Katsky.....A
 Ellery st, 52-62—Brodie Mfg Co.....A
 Front st, 195-215—Hanan & Co.....G
 Fulton st, 478—John M Rider.....C-G
 Fulton st, 766—W E Williams.....H-A
 Garden st, 27—Henry Rauch Co.....A
 Grove st, 64—Henry Houston.....C
 Guernsey st, 102-6—Isidor Leibowitz.....H-C-A-F-G
 Hall st, 240-46—Sloan Engineering Co.....A
 Herkimer st, 316—Dubois Watch Case Co.....A
 Hicks st, 1—Eusibo Ghelardi.....C
 Humboldt st, 760-70—Isaac Goodman.....G-A
 Jackson st, 175—Geo H Hinck, agt.....G
 Jay st, 61-65—Wm H Porce Co.....H-A
 Jay st, 331—Jos Russo & Co.....A
 Jefferson st, 12—Hermann J Gans.....A
 John st, 78—John W Masury & Son.....A-L-K
 Linden st, 162-64—Barbara Fishline.....C-G
 Lorimer st, 55—Hyman Landinberg.....M-C
 Lorraine st, 243—Frank E Clarke.....A
 Lynch st, 69—Fred J Duvack.....H-A
 McKibben st, 287-301—Est G B Heidt.....A
 Madison st, 449-53—High Ground Dairy Co.....L-A
 Meserole st, 101—Bklyn Union Gas Co.....C
 Meserole st, 101—Isidor Brownstein.....A-G
 Meserole st, 101—Frank Risalvato.....G-C
 Middleton st, 133-5—A Ludwig.....A
 Milton st, 75—Hindley & Pendleton Co.....L
 Monroe st, 107-9—Chas B Grossman.....L-A
 Montague st, 108-110—Est Sarah R O'Rourke.....C-M

Moore st, 169-71 & 173-75—Shetland Co.....C
 Morton st, 22-30—Bklyn Factory & Powers Co.....C
 Pacific st, 345—Solomon Tonteff.....M-C
 Pacific st, 712—U S Motor Cab Co.....A
 Pacific st, 1070-8—David McMeekam Mfg Co.....H
 Pier 35, Atlantic Basin—New York & Porto Rico S Co.....A
 Pierrepont st, 161—Edward Fox.....H
 President st, 480—Domenico Montemarano.....A-G
 Prospect st, 59-61—Rich L Cutbert.....G
 Raymond st, 108-18—W Randall & Sons, Inc.....A
 Russell st, 223-35—Amer Coopperage Co, Inc.....F-A-L
 Sackett st, 617-19—W W Vredenburg, Inc.....M-G-A
 St Edwards st, 74—J J Latterman.....A-G
 St John's pl, 1074-76—Haskins Construction Co.....C
 St John's pl—1078-80—Haskins Construction Co.....C
 St John's pl, 1082—Missionary Soc M E Church.....C-B
 Scholes st, 51—Missionary Soc M E Church.....C-B
 Scholes st, 51—Bella Saltzman.....G-A
 Seigel st, 221-23—Church Our Lady of Pompeii.....E-C
 Seigel st, 221-23—Bklyn Union Gas Co.....C
 Tillary st, 14-16—Frederick Looser Est.....C-B
 Tompkins st, 398—Geo Weeks.....A
 Wallabout Market, 6—B J Tritt Co.....B-A-F
 Wallabout st, 89-91—Newport Novelty Mfg Co.....A-L-C-SS
 Wallabout st, 233-35—The Frank Brewery Co.....L
 Warren st, 442—Salvatore Eposito.....L
 Watkins st, 298—Julius Friedman.....H-A
 Whale Creek & Freeman st—The Texas Co.....A
 Willoughby st 366-8—Antonio Pellizi.....L

Numbered Streets.

1st st, 56-60 N—Sargoy Bros.....C
 1st st, 99-101 N—Samuel Brenner.....H-A
 1st st, 240 S—John Kovacs.....C
 3d st, 2766 W (rear)—Louis L Richman.....C
 5th st, 135-7 N—Max Robbe.....C
 8th st, 125—Royal Metal Furniture Co.....A
 10th st, 47-49 N—Anthony Materson.....E-A-H
 23d st, ft of—Valvoline Oil Co.....L
 34th st, 33—The Omega Chemical Co.....A

55th st, 171—Fred W Bechtold.....G
 60th st, 1184—Arthur F Graziane.....G
 66th st, 2028-30-60-64-66-70-76-80—Alco Building Co.....C
 73d st, 644—Mary & Charles H Ludwig.....M
 83d st, 1256—Kings County Lighting Co.....C
 84th st, 1255—Kings County Lighting Co.....C
 99th st, nwc Ft Hamilton av—Kings County Lighting Co.....C

Named Avenues.

Atlantic av, 129—Sheppard & Hellott.....A-H
 Atlantic av, 775—Wm Maseglia.....A-H
 Atlantic av, 1255—Lewis F Hewlett.....L-A
 Atlantic av, 1382—B & L Co.....A
 Atlantic av, 1752—Jas A Bostwick.....G
 Bath av, 1632—Andrew Weeks.....C
 Bedford av, 1120—Frank J Bryan.....H-G
 Bedford av, 1410—I S Remsen Mfg Co.....L-C
 Broadway, 490—Christian H Brockmann.....A
 Broadway, 628-30—Joseph Storch.....C-M
 Broadway, 628-30—Morris Blumbers.....M
 Broadway, 1449-55—Wm A Whiting.....B-C
 Broadway, 1657a—Michael Nathan.....H-A
 Central av, 334—Wm Grimm.....A
 Classon av, 212—The Fleischman Co.....H-A
 Classon av, 325-43—Geo W Baker Shoe Co.....D
 Clermont av, 462-4—Alex Campbell Milk Co.....H-A

Columbia Heights, 50-54—De Haven Mfg Co.....D
 Columbia Heights, 58-60—Berger & Worth, Inc.....A
 Cortelyou rd, 1814—Cong Chapel of Redeemer, Baptist.....C
 De Kalb av, nec Raymond st—Bklyn Hospital.....E-C
 Driggs av, 97—Francis J Canavan.....A
 Flatbush av, 61—Detroit-Cadillac Motor Car Co.....L
 Flatbush av, 987—Geo B Johnston.....A-H
 Flushing av, 854-6—John G Schultze.....A-H
 Gates av, 516—The Industrial Home for the Blind.....B-A
 Glenmore av, 245—Shapiro & Aronson.....A
 Graham av, 196—Isaac D Richter.....C
 Grand av, 161-5—Self Winding Clock Co.....G-A
 Greene av, 242-8—Materich, Eyre & Co, Inc.....G
 Greenpoint av, 200—W & M C Sheehan.....A
 Greenpoint av, 425—Nassau Oil Works.....C-H-A
 Hamilton av, 120—Mary J Rose.....C
 Hopkinson av, 434—Samuel Green & Joseph Hameroff.....C
 Howard & Dumont avs—Bklyn Hebrew Home for Aged.....D
 Keut av, 272-4—P J Mount & Bro.....A
 Manhattan av, 399-407—Peter Schwartz.....C-F-A-H
 Manhattan av, 428-36—Stephen Jerry & Co.....I-A-H

Market av, 236—Robert Terrill.....D-A-F-B
 Morgan av & Stagg st—Morris M Solomon.....F-A
 Myrtle av, 1046-54—Louis Towbin.....A-E
 Neptune av, 508-10—Phillip Perry.....M
 Neptune av, 508-10—Day & Night Screens.....C
 Norman av, 139—Henry Tiedman.....C
 Ocean pkway, nwc Foster av—Ocean Pkway Methodist Church.....A
 Ocean pkway & Kings highway—Hall & McLaughlin.....L-H-A-G-C
 Park av, 235-53—Manhattan Shoe Trimming Co.....A
 Park av, sec Clinton av—W A Reynolds Co.....H-A
 Pitkin av, 1691—Isaac G Goldberg.....A-H
 Reid av, 265—Thos G Gryther.....L
 Ridge blvd, es, bet 81st & 82d sts—Kings County Lighting Co.....C
 Ridgewood av, 295—Alfred Adams.....K-L
 Rocky rd to Dublin, ns Surf av—Jas J Byrne, Treas.....A
 Shore rd, bet 83d & 85th sts—Kings County Lighting Co.....C
 Throop av, 193—Jos Zimmerman.....H-A
 Union av, 214-18—Carl Sander.....C-H-A-K
 Union av, 270—Estey Bros Co.....H-A-G
 Wallabout Market, 38—M B Juditsky & Son.....H
 Washington av, 167—P Stallknecht.....A
 Waverly av, 11-15—Henry Van Glahn.....C
 Waverly av, 462-64—Alex Campbell Milk Co.....A
 Wortman av, bet Barbey & Jerome sts—Israel C Newman.....C-D-A-H-L-J

Numbered Avenues.

2d av ws, bet 90th & 91st sts—Kings County Lighting Co.....C
 4th av, 4913-15—St Andrew's P E Church.....G
 4th av, 9002—Kings County Lighting Co.....C
 4th av & 51st st—Peter Lythgoe.....L
 5th av, 534—Dr Eugene C Lack.....C
 5th av, 3904—Henry Krefchel.....M-C
 5th av, 3906—James D Scheffer.....C
 13th av, ws, bet 57th & 58th sts—Kings County Lighting Co.....C

QUEENS ORDERS SERVED.

Numbered Streets.

10th st & Vernon av (L I City)—J S Heyman.....A
 Bergen av, 12 (Jamaica)—Stewart & Knerr.....A
 Broadway, 110—Flushing A M E Taxicab Co.....K-A
 Broadway (Little Neck)—A Wrought & Son.....K
 Cooper & Metropolitan avs (Middle Village)—Robert Burton.....A-L-G
 Ft Elizabeth av (Arverne)—Valvoline Oil Co.....L
 Fresh Pond rd, 858—Louis Polkman.....A-H
 Jackson av, 270 (L I C)—Jas A Stevenson Co.....A-E
 Jackson av & 50th st (Corona)—John Heidemayer.....G-A-L
 Jackson av & Honeywell st (L I C)—Penn R Co.....L-A
 Junction av, 88 (Corona)—Nells Martin.....D-A
 New Broadway, 12 (Far Rockaway)—S F Kleinberger.....H-A-G
 Newton rd & Anderson av—County Railway Co.....G-A-C
 Ocean pkway, 227—Thos D Waterbury.....A-G
 Thompson av, sec Fiske av—National Aviators, New York & Queens.....L
 West Bourne blvd & Mott av (Far Rockaway)—Robert M Gibson.....A

RICHMOND ORDERS SERVED.

Named Streets.

Bank st (New Brighton)—National Export Co.....A-G
 Stuyvesant pl, 105 (N Brighton)—James Crabtree.....G

Named Avenues.

New York av, 119—Michael M Bacci.....C

BUILDING MANAGEMENT

MANUFACTURING LOFTS AS AN INVESTMENT

By CHARLES F. NOYES, President Charles F. Noyes Co.

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

A FIELD of building activity that has, until recently, been neglected is the construction of modern loft buildings. During the last few years, however, modern loft buildings suitable for heavy manufacturing, printers, lithographers, publishers and other manufacturing lines, have been constructed in various parts of the city, and in each section the buildings have been erected to meet the demands of a particular line of business for which the neighborhood was suited. These structures have been uniformly successful, and are proving to be most satisfactory investments for the owners.

Ten years ago there were probably not over a half dozen modern manufacturing buildings leasing large floor space to tenants. Even the few buildings that were then constructed offered the tenants floors with a carrying capacity of only 125 to 150 pounds to the square foot; elevators 5 x 6; and very few had modern power plants enabling the tenant to get day and night power service.

For a number of reasons which have subsequently been overcome, builders did not find it easy to finance these large operations and but comparatively few investors cared to construct such buildings. This has led a number of prominent firms to erect their own buildings with a view to occupying space and sub-leasing that portion not required. Each building was quickly rented at satisfactory figures, and as the demand was demonstrated other similar structures were erected.

New Field Opened.

One of the first buildings to be erected by a tenant owner was the ten-story Schieren Building, covering a plot of 10,000 square feet at 30-38 Ferry street. The success of this building encouraged Charles A. Schieren to construct the ten-story Chapel Court Building adjoining in Cliff street, and subsequently he increased his real estate holdings by purchasing the J. E. Linde Paper Co. Building in Beekman street. This operation was followed by the construction of the eleven-story McGraw Building, 231-249 West 39th street; the Iron Age Building, occupying the block front on 11th avenue from 36th to 37th streets, and the Monahan Express Building, 216-222 West 18th street.

After the start was made, the construction of this type was commenced throughout the city, and some of the newer buildings are as follows: Scribner Building, 313-319 West 43rd street; the Pictorial Review Building, 222-228 West 39th street; the Art Color Building, 211-219 West 38th street; the Graphic Arts Building, in 25th street; the enlarged Rhinelander Building, at William, Duane and Rose streets, and the Marmac Building in West 37th street. More recently: the H. S. & V. Building, at 26th street and Ninth avenue, and the McKeon Building, 424-438 West 33rd street, were erected. All of the buildings referred to will average not less than 100 x 100 feet in size and twelve stories in height, and each building represents an average investment of from \$500,000 to \$700,000.

Structures of this type are now going up very rapidly, and among the most recent are the twelve-story Bradstreet Building, at the northwest corner of Lafayette and Howard streets, just completed, and probably the best type of modern loft building in lower New York; the twelve-story Inverness Building, at the southeast corner of



CHARLES F. NOYES.

Lafayette and Howard streets, and the Aberdeen Building at 150-156 Lafayette street.

Notable Operations.

The crowning triumph, however, in the construction of this type of building is the Hill Building, at the northwest corner of 36th street and Tenth avenue, a twelve-story building covering a plot of 17,500 square feet from plans of Goldwin Starrett, and the Hallenbeck-Hungerford Building, a sixteen-story structure now in course of construction in Lafayette street, from Franklin to White streets.

The Hill Building is costing about \$1,200,000 to construct, and the Hallenbeck-Hungerford Building about \$2,000,000. These structures represent the very last word in modern construction. The latter named structure is the only sixteen-story building of its type in New York and is being erected by the Hungerford Brass & Copper Co. and Harry C. Hallenbeck from plans of William E. Austin, and the builder is the George A. Fuller Company. The carrying capacity is 300 pounds to the square foot, the elevators are extra large and powerful; and in addition there are loweraters, paper chutes, etc.

Most buildings of this type have been successful and profitable. The reason that a very few buildings have not been profitable—and the percentage is less in this type of building than in any other class—is because the owners did not in the beginning take into their confidence practical real estate men and obtain architects thoroughly familiar with this particular type of building. A real estate office specializing in the renting of buildings of this character, and there are comparatively few offices in New York that have—understands better than anyone else the requirements of the tenants. In planning the steel work wide spans are essential; high ceilings are necessary; heavy carrying capacity essential; and the elevator arrangement, power conditions and lighting conditions, must be carefully studied. No owner can possibly have

as much information as a broker who has actively worked for hundreds of manufacturing tenants, and no architect is as useful as the one who has erected several similar buildings. Let the experienced architect and real estate man work together, and the best results are accomplished at the lowest price.

An Essential Feature.

It is also essential that the owner secures the services of a mechanical engineer to solve certain mechanical problems that always develop in buildings of this character. Such matters as vibration, heating, power plants or power connections must be carefully studied out, and there are one or two experts who specialize entirely in this work. One of the most prominent engineers is Walter S. Timmis, who for twenty years has specialized in the handling of printers' and publishers' requirements and who is employed by the tenant as well as by the owner.

From the investment view point, the reason these heavy manufacturing buildings are proving to be such desirable investment properties is because there is less changing of tenants in this type than in any other, and experience has shown that the financial responsibility of the tenants in these buildings is far above the average.

Manufacturing tenants must invest more heavily in machinery and fixtures than those in other lines of business, and it is more difficult for them to move. For this reason, when a concern of this type moves into one of these modern buildings, it figures that the move is for life, and it is not looking around for new quarters every three, five or ten years. Then again, tenants in buildings of this type do not call upon the landlord for repairs or improvements, and the only expense that the landlord has to meet are taxes, insurance on the building (and the insurance rate is very low), the operation of the elevators, and the power used for operating the elevators and steam heat. Usually the power costs the owner practically nothing, as there is enough profit in selling power to tenants to make up the comparatively small cost of the power he requires for elevator service.

These buildings, being the most rigid and of the heaviest type of fireproof construction, if properly constructed, are built for all time. If such buildings are well located, preferably on corner plots, the income is certain, the depreciation small, and for a permanent investment yielding from 7 per cent. to 9 per cent. on a substantial equity there is probably no better type of investment property on Manhattan Island.

An Improved Hydromaze.

Constant inhalation of sewer gases carried into buildings through drainage pipes is responsible for many of the infectious and contagious diseases that affect communities. Science for years has tried to find a means of eliminating this danger and it seems that such a device has at last been perfected. It is known as Hyde's improved hydromaze and is an appliance by which an unbreakable seal is formed in every water trap to which it may be attached. It is especially adaptable to sewer inlets to buildings. Practically all traps are imperfect. The company is making a demonstration of this device at 27 Cedar Street. Evaporation cannot destroy the seal in these traps.

NATURE AND COST OF WINDOW GLASS

Defects and Merits to Look For—Difference Between American and Foreign Made Glass—Points About Quality and Strength.

NOTHING adds more to the attractive appearance of a building than a fine window glass kept clean and bright. It is the purpose of this article to inform building managers concerning the nature and costs of window glass.

Hand-blown glass is better than the machine-drawn; it is tougher and better able to withstand the expansion and contraction of heat and cold. Tank-made glass is better than that melted in pots, as it is made with a salt-cake base, and is not liable to fade in course of time as pot-melted glass is. Dipped glass is glass that has been dipped in hot water and acid hot from the lehr, thus removing all sulphur stains. Natural glass makes the best glass, as it does not carry an excess of carbon, as coal does. There is no danger of the glass being burnt or having small particles of coal adhering to it.

Thicknesses and Grades.

American window glass comes in two thicknesses and in several grades of quality designated by the letters A B C, etc. American "single" averages one-tenth inch and weighs about twenty ounces to the square foot; it is safe to use against ordinary wind pressure in sizes up to 28 by 34 inches. Double strength glass is about one-seventh inch thick and weighs about twenty-six ounces. This quality or strength is procurable in sizes whose sum makes 120 inches; that is to say, 60 by 60 inches, 40 by 80 inches, or anything within these limits. It is not safe to use double-thick glass above 40 by 44 inches in situations where there is at times great wind pressure nor in movable sash. This should be remembered when you wish to save on the cost of plate glass and use double-thick window glass, using such only in protected situations and where the glass is stationary.

The dealer usually carries in stock about 75 per cent. B quality and 25 per cent. A quality. Also about the same proportions in single and double strength glass. The ordinary building specifications fall within these limits.

The difference in cost between A and B quality throughout the lists will average about 10 per cent. for ordinary sizes in single thicknesses, with more in the larger sizes and for double thickness. It is allowable for B quality to contain some defects, as "cords" or "strings," small blisters resulting either from melting or poor workmanship, small burnt patches caused by gas flame of the flattening oven adhering to the sheet. But such defects should not be too evident, nor should the glass pass if it contains stone, surface cords, furnace scratches, pipe blisters, or is improperly flattened; nor if, as occasionally happens, small broken bits of glass become attached to the surface. Such defects are not easy of removal, they look bad and may injure the window cleaner.

For use in warehouses and cheap buildings, etc., B quality is usually specified, remembering that the smaller the size the less the price; but the cost of the sash is more for small panes, of course.

The ordinary A glass is the best quality above B grade, as very little selecting is done above A grade. If AA is ordered the dealer will usually open a few boxes of A and pick out the best panes he can find, and these will be your AA purchase. There should be no cords allowed in the A quality unless it be the occasional small "blib" caused by the melting, or the very fine dust blisters, nor any panes that are wavy enough to distort the vision.

For the best window glass of American make select that which is tank-made, hand-blown, natural gas and dipped brand, whether single or double strength glass.

Next to American glass in quality comes the Belgian, more commonly called French, which usually runs about 25 per cent. better than corresponding American grades. But it is lighter in weight, single being usually one-tenth inch thick and weighing seventeen ounces to the square foot, the double about one-eighth inch thick and weighing about twenty-one ounces. In the small sizes, up to 10 by 15 inches, the Belgian or so-called French glass usually sells at about the same price as the corresponding American glass, and the difference in price is not very great up to 16 by 24 inches. Above this size freight charges, breakage and the tariff make a difference of four or five cents a square foot.

Plate Glass.

In plate glass the American is most commonly specified. What is known as "silvering" quality is a better grade, while the very best is the French "silvering," this being the acme of perfection in plate glass making. It is as near perfection as can commercially be made. It is almost silver-white in color, while the American plate is rather greenish, as one may see by looking at the glass edgewise. French plate may be had in any size or thickness for special purposes, the usual thickness being about one-quarter inch, the weight three and a half pounds per square foot. The only defects to be found in any plate glass are bubbles and now and then a gray spot, showing imperfect polishing. If these defects exist in any considerable quantity then the glass should be rejected by the buyer.

Common window glass is made from silica, soda and lime. Crown glass is a form of window glass of better quality, it being produced by a different manipulation of the blow pipe. It has greater luster and beauty, but as only very small panes can be cut from it, it is superseded by the more common form of glass. Plate glass is made from sand, soda, lime, arsenic and charcoal. It is rolled on a table, it is ground and polished, and exceeding care taken with it to make it a perfectly flawless sheet of glass, and the process is laborious and expensive.—A. A. Kelly in the Painters' Magazine.

On the Depreciation of Buildings.

Industrial buildings are planned for certain specific purposes. The organization of the plant is first worked out, the departments arranged most economically, then the walls and roof put over the whole.

Under proper conditions, buildings will last for hundreds of years, but with factory buildings the conditions are such that it is not expected to have a building last much beyond a certain limited time, owing to the change in methods. It is noticeable, however, that the buildings for manufacturing purposes of recent years are more substantially built than they were 50 years ago.

In looking over the records of existing textile industries, buildings in use which are over 50 years old are not very numerous; there is a larger number of those 40 years old, and a rapidly increasing number in comparison as the age diminishes. The old buildings are wholly unsuited for modern practice. In fact, many buildings built 25 years ago are not suitable for a proper arrangement of modern machinery.

Henry K. Powell of Boston gave it as

his opinion in an address before the American Society of Mechanical Engineers that with better built machinery and stronger and better made buildings it is possible that the depreciation will not be so rapid as it has been in the past. To a very large extent depreciation is due more to rapid advance in the mechanical arts than to age and wear. The proper maintenance of a plant can retard the depreciation due to age and wear very materially. Depreciation due to advance in the arts is one of the essential factors to be considered in the use of reinforced concrete buildings, as this type of building is not so readily adapted to be modified or changed over to meet new conditions as is the regular mill construction type. It may be, however, that radical changes are not so likely to come in the future as they have been in the past, but this seems a short-sighted view.

In depreciating factory buildings, a rate of about 2 per cent. a year does not seem excessive, compared with the useful life of the older type of building, while about 1 per cent a year may be large enough to allow for the depreciation of modern buildings.

Keeping in Touch.

One of the secrets of a successful business in handling real estate loans is the keeping in touch with the investing public. The loan broker who is satisfied to maintain an established clientele of customers and does not seek to enlarge his field, finds that eventually he must face a proposition of waking up and going after new business, says a writer in Bonds and Mortgages. While it is true that investors in real estate loans are usually those who wish to continue such form of investment for many years and have no desire to negotiate their securities, yet naturally changes occur, and when a mortgage is paid off it is not always that the money is replaced through the same agent.

So the loan broker is under the necessity not only of keeping his regular customers heartily in touch with his business and its offerings, but he must endeavor to reach those who have not had experience in this sort of security. Some must be reached through personal solicitation, but usually it is printer's ink which counts, and loan brokers who have been most successful through a period of years have been those who have never ceased to present their securities through financial journals and other means of attracting the attention of investors.

New generations come, and each must have education if it is to take the place of that which has passed away. Estates are handed down from one generation to another, and new ideas are developed regarding advantages in investing, so that this education must be continuous. Keeping in touch with the investment field is the only policy that will make a broker permanently successful.

The Edison Company's Cinder Catcher.

Not a little interest has been manifested by the public in the new cinder-catching device now being installed on the boilers of the Edison Company's Waterside generating stations. By means of this invention, it is promised that the "smoke nuisance" can be abolished. With the cinders removed, the chimneys discharge into the air entirely inoffensive vapors.

With the installation of this invention, gases leaving the fire-bed are carried through a flue and driven against a movable damper which deflects them toward the bottom of a smoke chamber from which they are carried by the tall stacks. The bottom of the smoke chamber is filled with water, which flows into it in an unbroken sheet down the face of the damper. The gases pass through the narrow opening which leads to the smoke chamber at a velocity of fifty feet per second. This precipitates the cinders and dust into the water, while in addition to this some of the cinders and dust are caught on the damper as they strike the water flowing over it.

USEFUL APPLIANCES

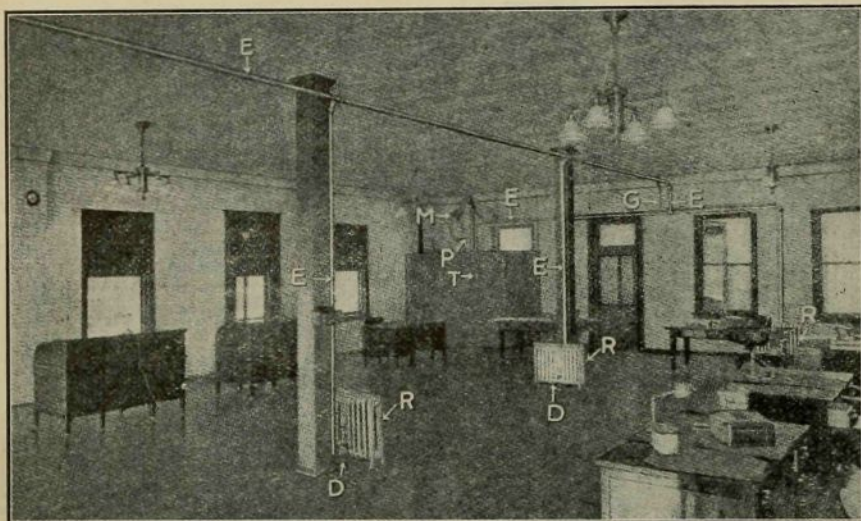
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Heating Buildings by Gas.

INNOVATIONS in heating systems have just been made public. The improvements involve the use of gas as a heating fuel in lieu of electricity, steam or hot air. The system includes entire operation by gas, except the use of an electric motor for drawing off the burned gases from radiators.

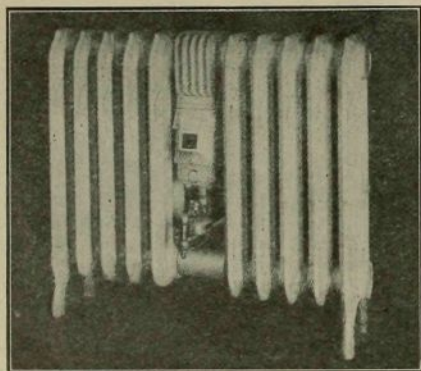
The system as installed in an office building is shown in the accompanying cut, published through the courtesy of Gas Age and the following key explains the heating system as installed in the case cited:

M represents the motor and fan, for drawing off the burnt gases from the radiators. P—exhaust port or flue, where the burnt gases are exhausted



out of the room or building. E—Exhaust pipe, through which the burnt gases are drawn from the radiators. G—Gas pipe. T—Thermostat, for controlling the temperature of the room. R—Rector radiators, through the coils of which are drawn the burnt gases from the burnt box in the center. D—Drip pipe, for draining off the water condensed from the burnt gases, condensed because the burned gases are reduced by the radiation to room temperature before being exhausted out of the radiator, thus showing the high radiating efficiency of the system.

The heart of the Rector System of Heating is the principle by which gas is burned in a partial vacuum. The advantage of this is said to be threefold: It insures better combustion of gas; removes the waste products of combus-



tion, and introduces fresh air into the room. Thus at one stroke gas is brought to a high efficiency and at the same time two of the most vital objections to gas for heating purposes are removed.

The Rector System of heating by gas, just like any other system of heating on a large scale, is a unit. It consists of as many radiators as may be needed, distributed in as many rooms as desired, all connected together by an exhaust pipe in much the same way as a single

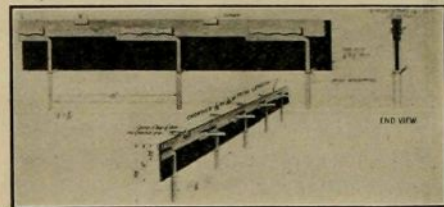
gravity steam system is connected. But here the resemblance ends; for in the Rector system, unlike any other, each radiator is an independent and self-sustaining unit.

Each radiator is equipped with a Rector burner in an air-tight combustion chamber which, as may be seen in cut, is located between the sections of the radiator. Gas is burned in each radiator according to the individual needs of each room; and the vacuum to operate all of the radiators is secured by means of a small fan which is located in some out of the way place, usually in the cellar.

Gas enters the radiator, by means of the supply pipe in the rear. After passing through the inlet valve, which is automatically controlled and which is designed to take care of any variation in pressure, the gas goes to the burner located in the combustion chamber. Here the gas burns in a vacuum; and it is here that the three functions, briefly mentioned, are performed. By the application of the vacuum, it is stated, the molecules of the gas are torn apart so as to give a complete mixture with the

erician Society of Civil Engineers. The joint plate is made of open hearth soft steel which wears down at the same ratio as the concrete, forming a perfect protection for concrete edges.

No installation device or machine is required. The legs are bent down and the side tongues bent outward by means of a piece of short pipe, this operation



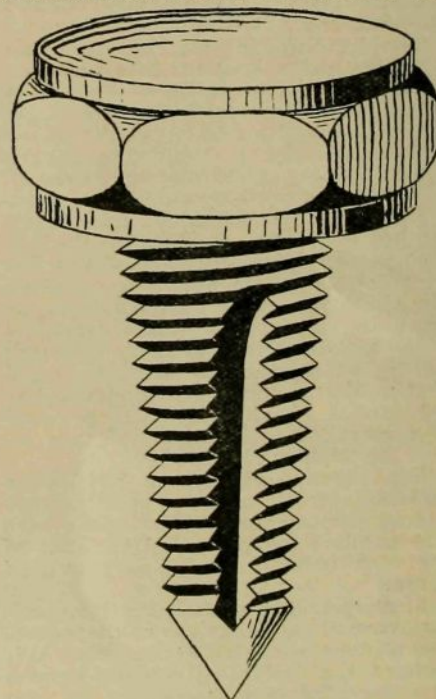
being done on the job. They are then wired together and clamped with tar paper in between. The legs are driven in the sub-base of the wood so that the top of the plate will be at a level with the top of the finished concrete, made certain by using a duplicate of the template which will be used in crowning the concrete. The template is merely set in the side frames and the plate hammered down until the bottom of the template rests accurately on the top of the plate.

Smoke Prevention by Steam Jets.

OBSERVATIONS recorded by the late Lord Armstrong, proved that steam issuing from an orifice in a boiler is electro positively charged. Use of this principle for the dispersion of smoke has been the subject of experiments by G. B. Burnside, of the University of Glasgow, Scotland. In the course of this work aqueous vapor was projected from nozzles placed in the center of the chimney. The steam, in its passage through the nozzles, was electrified by friction and also partially condensed. In this way a cloud of aqueous vapor, electrically charged, was obtained in the chimney. The particles of aqueous vapor acted as a center of attraction, which fell down the chimney by gravity. In an experiment with a large school chimney, 220 pounds of soot were collected in one month.

Quick Pipe Repairing.

WHEN a pipe develops a leak in a building prompt action is required. A few minutes lost may result in a great deal of property damage. It is called the rapid tap plug and is a device for repairing small holes in cast or wrought iron pipes, tanks and fittings. The device consists of a nut at the head of a sharp pointed spindle made of tempered steel, which has machined threads with a milled slot



giving it a cutting edge. If a leak occurs an emergency repair may be affected by driving the point into the hole and then with a wrench screwing the nut down tight upon the pipe, thus effectually closing the hole. They are manufactured by the Wolverine Brass Works, of Grand Rapids, Michigan.

air which is sucked in through the Bunsen. This insures complete combustion, resulting in the hottest flame known to science—the violet flame.

With the burning of the gas comes the usual breakdown into carbon dioxide, carbonic acid, minute traces of sulphur dioxide, sulphuretted hydrogen and water. In fact for every 1,000 cubic feet of gas consumed there is invariably deposited a considerable amount of water. It has always been one of the knotty problems of gas heating to get rid of these products of combustion without losing a good proportion of the heat of combustion up the chimney. In fact the conservatism of the heat of combustion is one of the vexing problems of all systems of heating; and in the case of coal particularly, it is a notorious fact that considerably over 60 per cent. of the heat of combustion is lost up the chimney. An ideal system would be one in which the refuse gases were discharged up the flue at atmospheric temperature.

In the Rector system no combustion products are discharged into the air of the room or house. Instead, the hot refuse gases are sucked through the loops of the radiator, by means of the vacuum, in much the same way that steam or hot water travels through a radiator, imparting their heat to the radiator, and are then conducted by the exhaust pipe, which is usually installed out of sight, to the outside atmosphere. And it is a remarkable fact, that the temperature of the exhaust gases discharged at the flue approximates closely that of the atmosphere. In other words practically 100 per cent. of the heating value of the gas is radiated into the room through the medium of the radiating coils or sections before the refuse gases are exhausted out of the room.

A New Joint Construction Plate.

A NEW type of joint construction plate that is said to protect concrete edges from spalling has been invented by Albert Moyer, of 200 Fifth avenue, an associate member of the Am-

CURRENT BUILDING OPERATIONS

TWO NEW WEST SIDE LOFT PROJECTS

Structure Being Erected in 37th Street Involving About \$300,000—Similar Improvement in 38th Street to Cost \$200,000.

In West 37th and 38th streets, the heart of the city's new midtown loft building center, two new structures have recently been started. The blocks between 30th to 40th streets, Madison and Seventh avenues, are being improved with a number of high-class loft buildings and the buildings are being tenanted by concerns doing a light manufacturing business, as well as those only in need of wareroom and showroom space. They are attracting tenants who desire to be near the new shopping district, although not necessarily in it.

The Alan Realty Company, A. E. Lefcourt president, is erecting a modern twelve-story loft building with stores in West 37th street, from plans by George

Hinkle Iron Company, 543 West 26th street, has the contract to supply and erect the structural steel and ornamental iron. Elevators, including the electric sidewalk lift, has been awarded to the Otis Elevator Company, of 26th street and 11th avenue, and the installation of all electric work has been awarded to Van Wagoner-Linn Construction Company, 1133 Broadway. The building will cost more than \$300,000.

Another Operation.

At 57 to 61 West 38th street, the Antler Realty Company, Inc., Joseph D. Goldberg, president, is building the foundation for a twelve-story loft building which will also include stores on the first floor. This project is being erected from plans and specifications prepared by Rouse and Goldstone, architects, of 40 West 42d street. The building will cover a plot 55 x 88 feet and will be somewhat similar in layout and general equipment to the one under construction in 37th street, although it will cover a smaller plot. It will cost about \$200,000 to erect.

Brick, limestone and terra cotta are the materials being employed in the construction and the building will have all the modern appliances for the protection of life and property from fire as required by the provisions of the present law. Elevator equipment will consist of three cars, two passenger and one freight, and one electric sidewalk lift.

The building is being erected by the owners under the supervision of the architects, who are awarding separate contracts for the various branches of the work. The contract for the structural steel has been awarded to the Passaic Steel Company, of 30 Church street. This is practically the only contract that has been let at the present time, the owners taking estimates on other sub-contracts.

Five Years of Building in Queens.

The following interesting statement is given in the June number of the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens, showing the number of buildings which have been constructed in the various sections of Queens Borough in the years 1911, 1912, 1913 and the total number for the five years since 1908:

	1911	1912	1913	T ^l since 1908
Arverne	34	152	70	373
Bayside	138	178	48	523
Broadway (Flushing) ..	41	36	15	245
Bushwick Junction, ..				
Maspeh & Mid. Vil. ..	242	173	304	1,094
College Point.....	42	125	137	453
Corona	372	391	458	1,855
Douglaston	33	53	17	165
Dunton		225	153	378
Edgemere	28	25	43	121
Elmhurst	165	149	228	692
Far Rockaway.....	45	35	40	381
Floral Park.....		18	25	43
Flushing	291	290	315	1,368
Forest Hill.....	113	171	73	386
Glendale		67	82	149
Hollis	100	39	40	332
Jamaica	701	700	500	2,931
Kew	7	40	75	153
Laurel Hill.....	9	13	4	40
Little Neck.....	20	10	6	49
Long Island City.....	357	409	352	1,628
Malba	21			57
Morris Park	325	228	24	687
Queens	29	86	17	262
Ramblersville		14	19	33
Richmond Hill.....	527	375	227	1,856
Rockaway Beach.....	393	440	326	2,056
St. Albans.....	11	41	8	76
Springfield.....	51	29	39	246
Whitestone	45	118	39	327
Winfield	36	34	14	132
Woodhaven (Sect.)....	387	367	275	1,806
Woodside	16	14	6	71
Totals.....	4,529	4,955	3,979	20,968

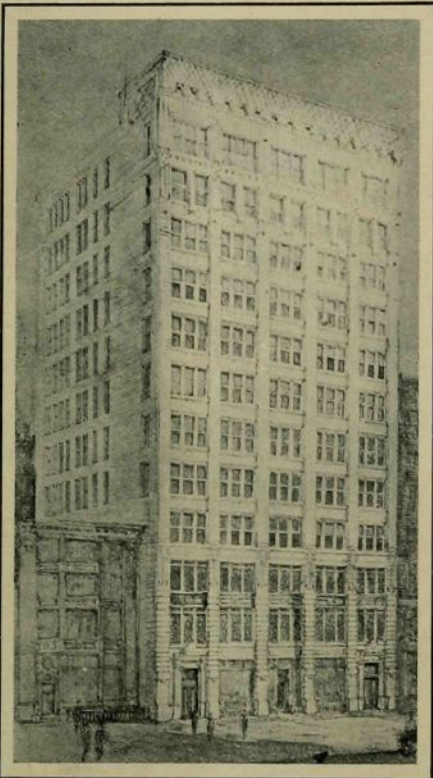
From 1898, when Queens became part of New York City, through the year 1914, there have been a total of 47,533 new buildings constructed in Queens.

TRY TO BETTER CONDITIONS.

Campaign Started to Educate Dwellers in Tenements to Improve Health.

Tenement House Commissioner John J. Murphy last Monday opened the city's new campaign for social work, carrying out Mayor Mitchel's policy with regard to the socializing of city departments. This was in the issuance of an educational pamphlet containing the things that people who live in tenement houses need to know for their own protection, safety and health. New York is the first city to take up work of this kind.

Ultimately a copy of this pamphlet will be placed in the hands of every tenement house dweller in the Greater

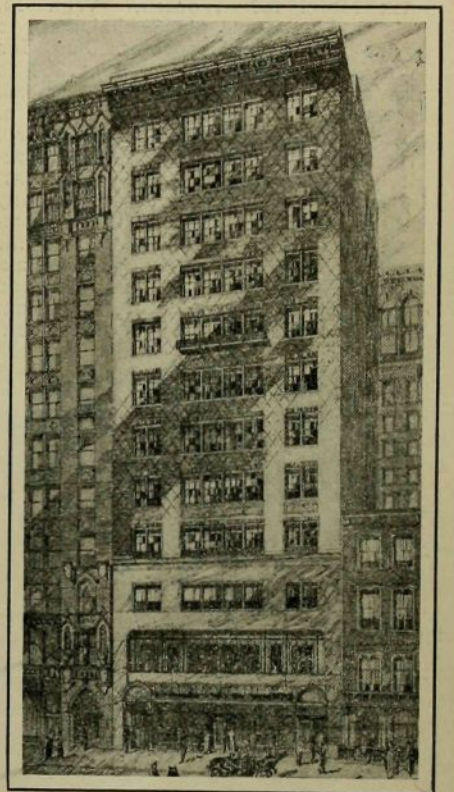


Geo. and Edward Blum, Architects.
134-142 WEST 37TH STREET.

and Edward Blum, architects, 505 Fifth avenue; Theodore G. Bloomberg, electrical engineer. The building is being erected at 134 to 142, covering a plot 93x100 feet. Granite, Indiana limestone and brick are the materials being used, and the building will be fireproof in every sense of the word. The building will have two separate stair wells, and in addition a smokeproof fire tower will be provided. All window frames and sash, door and trim will be kalamein or of hollow steel construction. A sprinkler equipment and other fire-fighting and preventative devices will be installed for safeguarding the lives of tenants and employees and protection of property from fire hazard.

Four electric elevators will be installed, two passenger cars, with a lifting capacity of 2,500 pounds each, and two combination freight and passenger cars, each with a lifting capacity of 4,000 pounds. Entrance hall and corridors will be wainscoted in rich marbles and corridor floors will be of marble.

The owners have charge of building operations and are letting the work in separate contracts. J. E. Dutton, of 42 East 23d street, is supplying the granite, and Edward F. Roach, 60 West 90th street, is doing the mason work. The



Rouse & Goldstone, Architects.
57-61 WEST 38TH STREET.

City. At the first, however, its distribution is to be limited to one or two districts of the city where the need in the summer months is greatest; that is, the districts where there is a congested population. Several districts on the lower East Side have been chosen, another on the upper East Side, and several on the west side.

A woman inspector has been detailed by the Commissioner to undertake this work. Block by block, house by house, from door to door she will go, visiting each family and leaving a pamphlet with the mother of the family, taking time enough to sit down with her and explain why the pamphlet has been issued and how it will help her and her family.

The first edition has been printed only in English, but later on it is expected that editions will be printed in Yiddish, Italian and German.

The pamphlet has been prepared jointly by the Tenement House Committee of the Charity Organization Society and by the officials of the Tenement House Department and is issued in their joint names.

Before the year is out it is expected that more than one million of these pam-

phlets will be distributed by the Tenement House inspectors. An interesting thing about this movement is that it is one which will be welcomed by the landlord and the tenant alike.

While it is intended primarily to benefit the tenant, it at the same time benefits the landlord, and every progressive and intelligent landlord will welcome this work on the part of the Tenement House Department, for it means that tenants will learn not only their rights but their duties, and it should help the landlord greatly in keeping his house clean and in repair.

Civic Associations, Visiting Nurses, Settlement Houses, Neighborhood Associations, Little Mothers' Leagues and other public-spirited organizations, are all to be asked to combine in this movement.

The next step in bettering housing conditions is plain. The dirty neighbor, the irresponsible tenant, the careless match thrower, the fire-escape obstructor, the indifferent janitor, we have always with us. No department can make inspections frequently enough to restrain them. Tenants must be taught their responsibility.

Irvin Hotel for Women.

Jackson, Rosencrans & Waterbury, architects, 1328 Broadway, have been retained by the building committee of the "Irvin Hotel for Women," Wm. M. Baldwin, 17 Battery place, chairman, to prepare plans and specifications for the new hotel to be erected at 308 to 312 West 30th street. The building will be twelve stories in height, built of brick, limestone and terra-cotta and will cover a plot 66 by 100 feet. A large assembly hall will be included in the project and the building will have many features of a modern Y. W. C. A. structure. The hotel will be designed for women guests exclusively, as was announced recently in the Record and Guide. The building will cost about \$250,000 to erect, exclusive of furnishings.

New Automobile Plant.

Fountain & Choate, 110 East 23d street, have received the general contract for the erection of a factory building for the manufacture of automobiles. The building will be located in South Fulton street south of 8th street, Mt. Vernon, and will be owned by the Ward Motor Vehicle Co., Concord avenue and 143d street, New York City. The plans and specifications were prepared by C. B. Comstock, architect, 110 West 40th street. The building will be one story in height and cover a plot 152 by 300 feet. Brick and reinforced concrete are the materials to be used in construction, and the cost will be in the neighborhood of \$200,000.

Another Brooklyn Factory.

Frederick Gretsck Manufacturing Co., manufacturers of musical instruments, 110 South 4th street, Brooklyn, has retained William Higginson, architect, 21 Park Row, to prepare plans for a new factory building. The structure will be located at the northwest corner of South 5th and Berry streets and will cover a plot 75 by 120 feet. It will be built of reinforced concrete, seven stories in height and is estimated to cost nearly \$200,000.

A Delayed Improvement.

Through the efforts of Commissioner Robert C. Wood of the Public Service Commission, an arrangement has been made with the Interborough Rapid Transit Co. to make certain changes in the station at 149th street and Third avenue, to relieve the congestion at that point. The commission has requested the company to widen the easterly platform and erect a stairway from this platform; also to erect an additional stairway from the present mezzanine floor. The company has notified the commission that it will proceed immediately to make the desired changes.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—James P. McDermott, care of McDermott & Hanigan, 103 Park av, contemplates the erection of three 5-sty flats on the east side of Summit av, 75 ft. north of 162d st. An architect will be selected about July 15.

BROOKLYN.—The Standard Rolling Mills, I. I. Shonberg, 363 Hudson av, Brooklyn, contemplates the erection of a 2-sty brick factory, 30x 30 ft., to cost about \$15,000. No architect selected.

ROME, N. Y.—The city of Rome, Board of Education, George G. Bailey, 901 North George st, president, contemplates the erection of a \$25,000 grade school. No architect selected.

NEWBURGH, N. Y.—Jacob D. Genter, 23 Montgomery st and 2 Water st, Newburgh, contemplates the erection of a 2½-sty residence in North Liberty st, near Nicoll st. No architect selected.

ROME, N. Y.—The Oneida County Hospital, Dr. R. L. Bartlett in charge, Floyd av, contemplates the erection of a 2-sty brick nurses' home on Floyd av, to cost about \$23,000. No architect selected.

FAIRPORT, N. Y.—The Village of Fairport, James Commars, president, is receiving competitive sketches for a public library in Perrin st, to cost about \$11,000. Andrew Carnegie, 2 East 91st st, Manhattan, donor.

BUFFALO, N. Y.—James C. Berkey, care of Larkin Co., 663 Seneca st, contemplates the erection of a 2-sty residence at Fairfax and Orchard Park drive. No architect selected.

ROME, N. Y.—Rev. Father James J. Carson, pastor, St. Peter's R. C. Church, 127 Stanwix st, contemplates the erection of a frame parsonage in East Liberty st, near James st, to cost about \$5,000. No architect selected.

HICKSVILLE, L. I.—Jones Institute, Brookville, Chas. Berner, president, building committee, is receiving competitive sketches for a dormitory about 1½ miles east of Hicksville, to cost about \$60,000. Competition closes June 30. J. W. O'Connor, 3 West 29th st, Manhattan, I. B. Baylis, 55 Main st, Hempstead, L. I., S. J. Stammers, Sea Cliff, L. I., Charles M. Hart, Bayshore, and Fred H. Briggs, Plandome, L. I., are among those competing.

MOUNT VERNON, N. Y.—The city of Mount Vernon, Board of Education, E. L. Ford, 10 South 3d av, contemplates the erection of a brick addition to School 9, to cost about \$50,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The Valhalla Corporation, 3153 3d av, owner, is taking bids on subs for two 5-sty apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, from plans by Moore & Landsidel, 148th st and 3d av. Cost, about \$100,000.

53D ST.—William Emerson, 281 5th av, has completed plans for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av, for Mrs. William Emerson, 6 East 70th st. Cost, about \$75,000. Bids will be taken on subs about July 15.

BANKS.

UPPER MONTCLAIR, N. J.—Bids will close June 29 for the 2-sty bank building opposite the Upper Montclair station, for the First National Bank of Montclair, 596 Valley rd, C. N. Bethell, president. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

DWELLINGS.

80TH ST.—George Wood, 103 Park av, has completed plans for alterations to the 5-sty brick residence, 25x60 ft., at 19 East 80th st for Emily W. Robbins, Southampton, L. I. Cost, about \$20,000.

BROOKLYN.—Edward R. Strong, 8715 Foster av, owner, is taking bids for a 1-sty frame residence, 41x35 ft., at the southeast corner of Dorchester rd and Ocean av, from plans by Slee & Bryson, 154 Montague st. Cost, about \$6,500.

FACTORIES AND WAREHOUSES.

WEST BROADWAY.—C. P. H. Gilbert, architect, 25th and Broadway, will take bids on the general contract about July 8 for alterations to the warehouse at West Broadway, Franklin and Hudson sts, for Francis H. Leggett & Co., 13th av and 27th st, John C. Juhring, president. Cost, about \$80,000.

MANHATTAN ST.—Preliminary estimates are in for the 9-sty reinforced concrete warehouse, 50x100 ft., in the south side of Manhattan st, west of Broadway, from plans by Henry C. Pelton, 8 West 38th st. Owner's name for the present withheld.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Plans are being figured for the 5-sty brick and limestone day nursery, 50x 100 ft., at 240 East 84th st for St. Ignatius Loyola Church, Rev. Father David W. Hearn, pastor, 980 Park av. W. Weissberger, Irving pl and 15th st, architect. Thomas E. Murray, Irving pl and 15th st, steel engineer. Cost, about \$75,000.

PUBLIC BUILDINGS.

ORANGE, N. J.—Bids will close July 10 at 3 p. m. for the 1-sty brick and limestone post office, 90x90, for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Bids will close July 1 for the 3-sty stucco and hollow tile store and office building, 20x100 ft., at the southwest corner of Madison av and 76th st for the Tailfer Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about \$40,000.

SANDS ST.—Slee & Bryson, 154 Montague st, have completed plans for a 4-sty office building with stores in the north side of Sands st, 131 ft. west of Bridge st, for Ralph Cohn, 139 Sands st. Cost, about \$18,000. Bids will be taken by the architects about June 26.

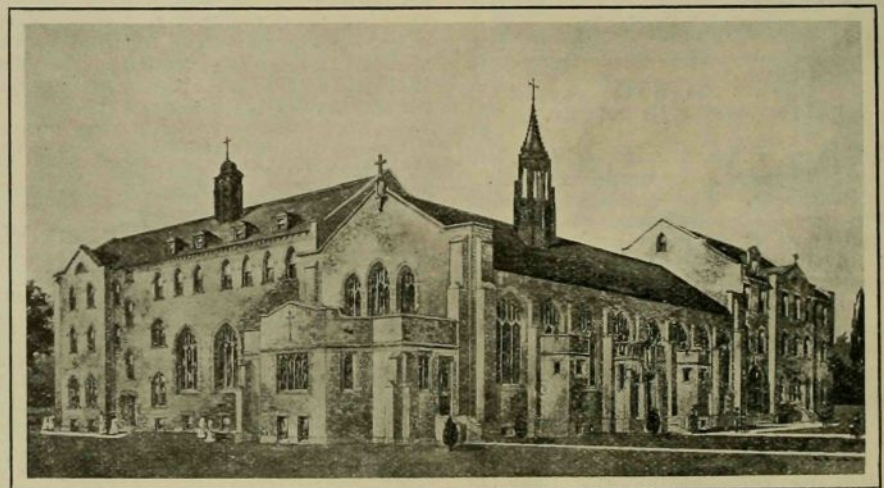
MANHATTAN.—Edward L. Larkin, 80 Maiden lane, architect, is taking bids to close about June 30 to July 5 for the 13-sty loft building, 75x98 ft., at 344-348 West 38th st for George Kern, 496 9th av. Cost, about \$275,000. Theodore Starrett Co., 103 Park av, is figuring.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
MOTT ST.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a

TO ERECT CONVENT IN WEST HOBOKEN



Henry Spann, Architect.

ESTIMATES have recently been taken for the construction of a convent and chapel to be erected at the corner of Hill and Morris streets, West Hoboken, N. J. The plans and specifications have been prepared by Henry Spann, architect, 38 Ardmore street, Buffalo, N. Y., and the building will be erected under his supervision. The convent will be known as the Convent of

the Perpetual Rosary, and will be in charge of the Dominican Sisters. The building will be built of limestone, granite and brick, and will cover a plot about 40 x 90 feet. This building is one of a religious group contemplated for West Hoboken, the other buildings to be erected at a later date. The scheme as proposed includes a church, school and college, convent and the necessary service buildings.

6-sty tenement, 60x95 ft., at 33-37 Mott st, to cost about \$60,000. Owner's name for the present withheld.

175TH ST.—Foundations are under way for two 6-sty apartments, 175x100 ft., at the northwest corner of 175th st and Audubon av for the 175th St. Holding Co., David Zipkin, president, 180 Broadway. Sommerfeld & Steckler, 31 Union sq, architects. Mason Construction Co., 661 Tinton av, mason work. Cost, about \$130,000.

170TH ST.—George F. Pelham, 30 East 42d st, has completed plans for two 6-sty apartments northeast corner of 170th st and Audubon av for the F. M. & S. Corp., 117 West 119th st. Cost, about \$120,000.

PARK AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment southeast corner of Park av and 54th st for the Horatio Realty Co., 299 Madison av. Cost, about \$350,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 56x100 ft., at 355-359 West 51st st, for the 48th Street Co., Henry Claman, president, 325 West 43d st, owner and builder.

52D ST.—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for alterations to the tenement 102 East 52d st for the Montana Realty Co., 30 East 42d st. Cost, about \$6,000.

4TH ST.—M. J. Harrison, 230 Grand st, has completed plans for alterations to the 3-sty tenement 347 East 4th st for Isidor Zippert and Jos. Joachin, 351 East 4th st.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids June 22 for alterations to P. S. 11. Duncan Stewart low bidder at \$1,298.

STABLES AND GARAGES.

92D ST.—Delano & Aldrich, 4 East 39th st, are preparing sketches for a private garage, 50x100 ft., at 160-162 East 92d st, for Willard D. Straight, 17 East 70th st. Plans will probably be completed about July 20.

STORES, OFFICES AND LOFTS.

5TH AV.—Excavating is under way for the store, loft and office building at 481-485 5th av for Rogers, Peet & Co., owner of building and lessee of ground. Oceanic Investing Co., 49 Wall st, owner of land. Townsend, Steidle & Haskell, 47 West 34th st, architects. Pattison Bros., 1182 Broadway, electrical engineers. Nygren, Tenny & Ohmes, 1182 Broadway, steam engineers. Irons & Todd, 101 Park av, general contractors. Fullam Construction Co., 103 Park av, mason. Lieberman & Sanford Co., 623 West 57th st, have the ornamental iron work. Cost, about \$500,000.

37TH ST.—Excavating is under way for the 12-sty store and loft at 134-142 West 37th st, for the Alan Realty Co., A. E. Lefcourt, president, 48 West 25th st. George & Edward Blum, 505 5th av, architects. Edward F. Roach, 60 West 90th st, mason. J. E. Dutton, 42 East 23d st, granite. Otis Elevator Co., 11th av and 26th st, sidewalk lift.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—C. B. Meyers, 1 Union sq, is pre-

paring plans for two 5-sty tenements, 44x100 and 63x129 ft., at the northeast corner of 176th st and Crotona pkway, for the S. O. Construction Co., 574 St. Nicholas av (Barney Saltz). Cost, about \$125,000. The owner will take bids.

182D ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments in the north side of 182d st, between Valentine and Ryer avs, for the Phelan Bros. Construction Co., 2046 Ryer av, owner and builder. Frank S. Phelan, president. Cost, about \$80,000.

GERMAN PL.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements at the southeast corner of German pl and 157th st for Hubener & Escher, 156th st and Melrose av. Cost, about \$90,000. Owner will be ready for all sub bids about July 6.

INTERVALE AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 50x100 ft., on the west side of Intervale av, 222 ft. south of 165th st, for the Angel Construction Co., Carmine Cioffi, president, 1228 Hoe av, owner and builder. Cost, about \$50,000.

150TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty tenements at the southwest corner of 150th st and Tinton av for the Mason Construction Co., 661 Tinton av, Hyman Glic, president, owner and builder. Cost, about \$90,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids June 22 for the general construction of the Evander Childs High School. All bids were laid over.

BRONX.—Bids were opened by the Board of Education June 22 for alterations and repairs at

Morris High School. W. H. Quinn low bidder at \$2,269.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SCHERMERHORN ST.—Slee & Bryson, 154 Montague st, are preparing plans for alterations to the 4-sty bachelor apartments, 35 Schermerhorn st, for Ellen Samuel, care of architect. Cost, about \$8,000.

LAWRENCE AV.—W. T. McCarthy, 16 Court st, is preparing plans for four 2-sty tenements, 25x72 ft., at Lawrence av and 3d st, for the Ralph Henry Building Co., 43 Cedar st, Manhattan, owner and builder. Cost, about \$21,000.

2D ST.—Plans have been completed by Nast & Springsteen, 21 West 45th st, Manhattan, for a 6-sty tenement, 50x102 ft., in the south side of South 2d st, 100 ft. west of Hooper st, for Chas. Lehrian, 207 Hooper st. Cost, about \$40,000.

15TH ST.—B. F. Hudson, 319 9th st, is preparing plans for a 4-sty tenement, 40x88 ft., in the west side of East 15th st, 340 ft. east of Av J, for A. J. Raymond, 26 Court st, owner and builder. Cost, about \$30,000.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x84 ft., on the west side of Miller av, between Belmont and Pitkin avs, for the Ducey Realty Co., S. Bernstein, president, 2086 Douglass st, owner and builder. Cost, about \$50,000.

PROSPECT PL.—James F. Bly, 422 St. Marks av, is preparing plans for a 4-sty apartment, 24x95 ft., on the south side of Prospect pl, near Classon av, for James Bowers, 626 Park pl. Cost, about \$25,000.

L. S. Bing, President

A. M. Bing, Treasurer

Bing & Bing Construction Co., Inc.

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Contemplated Construction, Brooklyn, (Cont'd)

MILLER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x84 ft., on the west side of Miller av, between Belmont and Pitkin avs, for the Ducey Realty Co., S. Bernstein, president, 2086 Douglass st, owner and builder. Cost, about \$50,000.

LIBERTY AV.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for a 3-sty tenement, 55x80 ft., on the south side of Liberty av, 25 ft. east of Shepherd av, for Frank Catafano, 770 Liberty av, owner and builder. Cost, about \$20,000.

HART ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for eleven 3-sty tenements, 26x69 ft., in the north side of Hart st, 20 ft. west of Cypress av, for the Woldruck Construction Co., 16 Court st, owner and builder. Cost, about \$77,000.

DWELLINGS.

CARROLL ST.—B. F. Hudson, 319 9th st, is preparing plans for four 2½-sty brick residences, 20x40 ft., in the north side of Carroll st, 200 ft., east of Brooklyn av, for Edward T. Dickenson, builder, 1139 East 19th st. Cost, about \$6,500.

13TH ST.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for a 2½-sty frame residence, 18x43 ft., in the west side of East 13th st, 510 ft. south of Av I, for Glenn H. Frost, 849 East 12th st, Brooklyn, owner and builder.

71ST ST.—J. C. Wandell, 4 Court st, is preparing plans for three 2-sty brick residences, 17x40 ft., in the south side of 71st st, 108 ft. west of Hamilton av, for H. J. Wolf, at site. Cost, about \$3,500 each.

HIMROD ST.—F. J. Dassau, 1373 Broadway, is preparing plans for two 3-sty brick residences, 20x60 ft., at Himrod st and Grandview av for Frank Reichert, Myrtle av and Harmon st, owner and builder. Cost, about \$10,000.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, will have plans ready about July 10 for a 4-sty hospital at the southeast corner of Brooklyn av and President st for the home of St. Giles the Cripple, Garden City. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

PACIFIC ST.—R. F. Almirall, 185 Madison av, Manhattan, has been commissioned to prepare plans for a parochial school at Pacific st and Vanderbilt av for St. Joseph's R. C. Church, Rev. Wm. T. McGuirl, pastor.

CRANBERRY ST.—The Plymouth Church, Rev. Newell Dwight Hillis, pastor, 23 Monroe pl, contemplates the erection of a 3 or 4-sty brick educational building at 50 Cranberry st, from plans by William Higginson, 23 Park Row, Manhattan. Cost, about \$50,000.

BROOKLYN.—Bids were opened by the Board of Education June 22 for alterations to P. S. 34. B. Diamond low bidder at \$1,859.

STABLES AND GARAGES.

4TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick stable, 25x100 ft., in South 4th st, near Hooper st, for the Tion Realty Co., 905 Lafayette av, owner and builder. Cost, about \$5,000.

RUGBY RD.—W. M. Dunn, 408 Stratford rd, has completed plans for a 2-sty brick private garage and residence, 25x100 ft., at 108 Rugby rd for Harry L. Jones, on premises. Cost, about \$15,000.

THEATRES.

ATLANTIC AV.—C. Infanger & Son, 2634 Atlantic av, have completed plans for alterations to the 1-sty brick moving picture theatre, 25x116 ft., on the north side of Atlantic av, 70 ft. east of Schenck av, for August Scholl, Linwood av and Cozine av.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for a brick moving picture theatre, 40x75 ft., on the east side of Flatbush av, 30 ft. north of Dean st, for the Antonbel Realty Co., 1765 Pitkin av. Cost, about \$20,000.

KNICKERBOCKER AV.—Arthur H. Carlson, 157 Rensen st, is preparing plans for a 1-sty moving picture theatre at Knickerbocker av and Halsey st for James H. Ward, care of architect. Cost, about \$50,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 27x73 ft., in the north side of Woodbury st, 35 ft. east of Cypress av, for August Bauer, 355 Highland blvd, owner and builder. Cost, about \$10,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty tenement, 25x80 ft., on the east side of 8th av, 275 ft. north of Grand av, for Anton Doorsky, 273 Elm st, L. I. City. Cost, about \$12,000.

RIDGEWOOD, L. I.—G. Mathews, 1852 Putnam av, owner and architect, has prepared plans for a 3-sty tenement, 26x70 ft., in Madison st, 51 ft. east of Fairview av, to cost about \$7,000.

FLUSHING, L. I.—Fred Johnson, 46 Prospect st, has completed plans for a 3-sty store, apartment and garage on the north side of Jaeger av, 50 ft. south of Bradford av, for Thomas F. Stapleton, 82 State st. Cost, about \$20,000.

MASPETH, L. I.—E. Rose & Son, Grand st, Elmhurst, are preparing plans for a 3-sty brick tenement with stores, 25x45 ft., on the north side of Clinton av, 200 ft. east of Clermont av, for Julia M. Wolitsky, Clinton av.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty tenements, 27x68 ft., on the south side of Gates av, 245 ft. east of Cypress av, for August Bauer, 355 Highland Boulevard. Cost, about \$80,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 4-sty tenement, 35x90 ft., at the northeast corner of Woodbine st and Cypress av for August Bauer, 355 Highland Boulevard, owner and builder. Cost, about \$25,000.

RIDGEWOOD, L. I.—Plans have been completed for a 3-sty tenement, 27x73 ft., on the south side of Gates av, 25 ft. east of Cypress av, for August Bauer, 355 Highland Boulevard, owner and builder. Cost, about \$10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty tenements, 27x68 ft., on the north side of Gates av, 526 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about \$80,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for a 3-sty tenement, 27x75 ft., in the south side of Linden st, 25 ft. east of Cypress av, for August Bauer, 355 Highland av, owner and builder. Cost, about \$10,000.

DWELLINGS.

RICHMOND HILL.—William Chappelle, 20 Vanderveer av, contemplates the erection of two 2½-sty frame and stucco residences at the northwest corner of Manor and Brandon avs, from plans by L. J. Frank, Jr., 206 Crescent st, Brooklyn. Cost, about \$10,000.

WINFELD, L. I.—E. Rose & Son, Grand st, Elmhurst, are preparing plans for a 2-sty frame residence, 22x40 ft., on the east side of Fisk av, 100 ft. south of Columbia st, for Anthony W. Benak, 10 Worthington st, owner. Cost, about \$3,000.

ELMHURST, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame residence, 22x38 ft., in Bay 3d st, 140 ft. south of Columbia blvd, for W. R. Zimmerman, 377 13th st. Cost, about \$4,000.

BROOKLYN HILLS, L. I.—George E. Crane, Welling st, Richmond Hill, has completed plans for five 2-sty frame residences, 18x36 ft., at the northeast corner of Park and Brandon avs for H. E. Wade, 460 Guion av, owner and builder. Cost, about \$2,500 each.

KEW GARDENS, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Morris Park, are preparing plans for eight 2½-sty frame and stucco residences, 30x40 ft., on Metropolitan av, Willow and Division sts for Max Golitan, 65 West st, Jamaica, L. I., owner and builder. Cost, about \$6,500.

CORONA, L. I.—R. W. Johnson, 60 Grove st, has completed plans for eight 2-sty residences, 20x52 ft., in the west side of Randall st, 294 ft. south of Jackson av, for Thomas Daly, this place, owner and builder. Total cost, about \$40,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, Manhattan, has completed plans for a 2½-sty concrete block and stucco residence on Beech av, near Puritan av, for George J. Simonds, care of architect. Cost, about \$8,000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—C. L. Varrone, Corona, L. I., is preparing plans for a 1-sty brick store building, 25x75 ft., at the northwest corner of Kingsland and May avs for Mrs. Anna Deverman, 360 York st, Jersey City, N. J. Cost, about \$3,500.

THEATRES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, is preparing plans for a 1-sty brick moving picture theatre, 50x100 ft., at the corner of Broadway and Main st for the Janet County Co., care of architect. Cost, about \$22,000.

Richmond.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The N. Y. Dock Co., 8 Bridge st, Manhattan, Fairfax S. Landstreet, president, is ready for bids on general contract for the 7-sty reinforced concrete storage warehouse, 132x120 ft., in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, Mr. Moffit, in charge. Cost, about \$175,000.

SCHOOLS AND COLLEGES.

ROSEBANK, S. I.—St. Joseph's R. C. Church, Rev. Father A. Catoggio, pastor, 94 St. Mary's av, contemplates the erection of a 3-sty parochial school at Tompkins st and St. Mary's av, from plans by Daniel Santoro, 14 Richmond turnpike, Tompkinsville, S. I. Cost, about \$35,000.

Nassau.

DWELLINGS.

FARMINGDALE, L. I.—Smith & Beierling, Conklin st, have completed plans for a 2½-sty frame residence, 30x35 ft., for Harry Jackson, this place, owner. Cost, about \$5,000.

PEACOCK POINT, L. I.—Work has not been started on rebuilding the 2½-sty brick residence for Henry P. Davison, care of J. P. Morgan Co., 3 Broad st, Manhattan. Walker & Gillette, 128 East 37th st, Manhattan, architects. Wadley & Smythe, 491 5th av, Manhattan, landscape architects. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Cost, about \$100,000.

LONG BEACH, L. I.—George Bartlett, 103 Park av, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence for Louis Hines, care of architect. Bids will be taken about July 1.

GREAT NECK, L. I.—W. S. Layer, 301 Dyckman st, Manhattan, is preparing plans for a 2-sty brick residence, about 40x60 ft., at the corner of East drive and Beverly rd for Frederick C. Gilsey, 170 Broadway, Manhattan. Cost, about \$25,000.

Suffolk.

DWELLINGS.

LAKE RONKONKOMA, L. I.—Excavating is under way for a 1-sty frame residence, 48x65 ft., for Adolph Wiechere, 200 West 72d st, Manhattan. Percy E. MacDonald, 245 West 107th st, Manhattan, architect. A. Christiansen, this place, general contractor. Cost, about \$12,000.

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Westchester.

APARTMENTS, FLATS AND TENEMENTS.
BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 4-sty bachelor apartment on Pondfield rd for Frederick McGrath, Swain st. Cost, about \$50,000.

YONKERS, N. Y.—William F. Snyder, Getty sq, is preparing plans for alterations and additions to the 4-sty apartment and store, 50x60 ft., at 32 Prospect st for Bach & Friedman, 75 Riverdale av. Cost, about \$4,000.

DWELLINGS.

SCARSDALE, N. Y.—W. S. Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 30x50 ft., for Mrs. Clara W. Stewart, care of A. Stewart, 31 East 22d st, Manhattan. Cost, about \$15,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.)—Rubin & Marcus, 1480 Washington av, have received the plumbing contract and the A. E. See Electric Elevator Co., 220 Broadway, the elevators for the 6-sty apartment, 96x85 ft., at the northwest corner of Fort Washington av and 169th st for the 114th St. & Seventh Av. Construction Co., Max Weinstein, president. Gronenberg & Leuchtag, 303 5th av, architects. Cost, about \$130,000.

BANKS.

MANHATTAN.—Robert S. Pollock Co., 118 East 28th st, has received the general contract to erect the 1-sty building at 126 East 86th st for the Corn Exchange Bank, 13 William st, Walter E. Frew, president, Harrie T. Lindenberg, 2 West 47th st, architect.

DWELLINGS.

WEEHAWKEN, N. J.—The Clyde Construction Co., Union, N. J., has received the general contract to erect three 2-sty hollow tile residences on the north side of Liberty pl, west of the Boulevard, for the Koch Realty Co., Union, N. J. Chas. H. A. Muller, 322 15th st, West New York, N. J., architect. Cost, about \$5,000 each.

JERSEY CITY, N. J.—George Lowry, at site, has received the general contract to erect a 3-sty brick residence at William and Mallary avs for Pauline Maitner, care of architect, Nathan Welitoff, 222 Washington st, Newark. Cost, about \$9,500.

KEW, L. I.—J. F. Kendall, 1023 Beverly rd, Brooklyn, has received the general contract to erect a 2-sty frame residence, 38x30 ft., on the south side of Pembroke av, 220 ft. east of Austin st, for Caroline M. Hills, 11 East 87th st, Manhattan. N. M. Woods, 47 West 34th st, Manhattan, architect. Cost, about \$8,000.

MOUNT VERNON, N. Y.—(Sub.)—The heating and plumbing contract for the 2-sty tile residence on Winfield av has been awarded to Mullins Bros., 29 Bayard st, New Rochelle. A. P. O'Brien, 37 Clinton pl, owner, Ludwig Lindemeyer, 37 East 28th st, Manhattan, architect. Peterson Bros., 42 Woodbury st, New Rochelle, general contractors. Cost, about \$15,000.

NEWARK, N. J.—Columbus E. Bailey, Hillside, N. J., has received the general contract to erect a 2½-sty frame residence, 26x33 ft., at 833 South 11th st, for W. Frank Hopping, Bockoven Bros. Co., 132 Astor st. Cost, about \$6,000.

NEW BRIGHTON, S. I.—Wm. H. C. Russell, 518 Richmond terrace, New Brighton, has received the general contract to erect a frame parish house, 25x35 ft., for St. Mary's Protestant Episcopal Church, Davis av., Francis L. Frost, pastor, Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects.

PATERSON, N. J.—Antonia Giordonno, Clifton, N. J., has received the general contract to erect a 2-sty brick store and residence at 1327 21st st, for Salvatore & Giuseppe Gallia, Garfield, N. J. Anton L. Vegliante, 56 Passiac av, architect. Cost, about \$7,000.

GREENWICH, CONN.—J. W. Bishop, 345 5th av, Manhattan, has received the general contract to erect a 2½-sty stone residence on Dublin rd for R. C. Bolling, 71 Broadway, Manhattan. T. E. Blake, care of Carrere & Hastings, 225 5th av, architects. Cost, about \$50,000.

NORTH BERGEN, N. J.—Fred Goldberg, at site, has received the general contract to erect five stores and residences on the west side of Hudson bldv, Angeliqne to Ann sts, for Harris Goldberg, 314 Angeliqne st, West Hoboken, John G. Helmers, 814 Union st, West Hoboken, architect. Cost, about \$60,000.

SUFFERN, N. Y.—J. B. Schultz, Lake av, has received the general contract to erect a 2½-sty local stone and frame residence for W. H. Chadwick, Wayne av, owner. Wilder & White, 50 Church Manhattan, architects.

SUMMIT, N. J.—William A. Reeve, 54 Franklin pl, has received the general contract to erect a 2½-sty frame residence for A. Hyatt, care of architect, B. V. White, 110 East 23d st, Manhattan. Cost, about \$7,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Concordia Contracting Co., 44 Court st, has received the general contract to erect a 3-sty brick factory, 50x129 ft., at the northwest corner of Herbert and Monitor sts for John Kroder and Henry Reubel Co., 107 East 17th st, Manhattan, owner. Richard Berger, 309 Broadway, Manhattan, architect. Cost, about \$12,000.

MANHATTAN.—Charley Cory & Son, Inc., 286 Spring st, have awarded to P. J. Brennan & Son, 624 Madison av, the general contract for an addition to the 6-sty brick and steel factory, 290 Hudson st. R. P. Bolton Co., 55 Liberty st, architect and engineer. Cost, about \$75,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect a 1-sty addition to the factory,

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Contracts Awarded (Continued).

25x100 ft., at 63 Front st, for L. E. Waterman, 40 Fletcher st. Ludlow & Peabody, 101 Park av, architects. Cost, about \$50,000.

ALBANY, N. Y.—W. L. Crow Construction Co., 103 Park av, Manhattan, has received the general contract to erect a wholesale drug store at Broadway, Orange and Montgomery sts for Walker & Gibson, Inc., 72-74 State st, Chas. Gibson, president and treasurer. Russell & King, 602 Snow Building, Syracuse, architects. Ford, Buck & Sheldon, Hartford, Conn., consulting engineers. E. E. Palmer, Snow Building, heating, electrical and plumbing engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Columbus Circle Construction Co., American Building, 58th st and Broadway, has received the general contract to erect the store and office building on the block bounded by Columbus Circle, Broadway, Central Park West and 61st st, for the Veronica Realty Corporation, Wm. R. Hearst, president, care of Huberth & Huberth, 233 West 58th st. The number of stories has not been decided. The plot dimensions are 316x195x265x37 ft. James C. Green, 103 Park av, is architect.

MANHATTAN.—T. J. McWalters, 225 5th av, has received the general contract to alter the garage for store and loft purposes at 121 West 45th st for James Y. Hebron, care of architect, Lawrence Loeb, 37 East 28th st. Cost, about \$10,000.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, has received the general contract to erect a 2-sty theatre, 41x100 ft., at 153-155 West 49th st, for Chas. R. Hopkins, 107 East 35th st. Murphy & Dana, 351 Madison av, architects. The Hedden Construction Co., 1 Madison av, steel work. Cost, about \$35,000.

MISCELLANEOUS.

BALTIMORE, MD.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect a reinforced concrete rendering building, 200x60 ft., 2-stys and basement, and a copper shop, 2-sty and basement, 80x100 ft., for the Standard Oil Co. of New Jersey, Baltimore Division. Work will go ahead at once.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.
37TH ST, s s, 175 e 10th av, 12-sty brick factory (Printing Trade), 125x98; cost, \$345,000; owner, Elsie T. Underhill, South Orange, N. J.; architects, Hill & Stout, 299 Madison av. Plan No. 228.

STORES, OFFICES AND LOFTS.

PEARL ST, 20, 12-sty brick fireproof office building, 81x130; cost, \$450,000; owners, South Ferry Realty Co., Wm. H. Chesebrough, president, 115 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 226.

MADISON AV, 962, s w cor 76th st, 3-sty brick store and lofts, 20x102; cost, \$25,000; owners, Tailfer & Co., Jas. W. Buckner, vice-president, 225 5th av; architect, Herbert M. Baer, 665 5th av. Plan No. 230.

STORES AND TENEMENTS.

88TH ST, 343-351 West, 9-sty brick tenement, 118x82; cost, \$350,000; owners, Riverside Drive-88th St Corporation, Leo M. Klein, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 229.

141ST ST, n s, 671 e St. Nicholas av, 6-sty brick tenement, 30x86; cost, \$40,000; owners, Williams Building Corporation, 73 West 113th st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 227.

Bronx.

DWELLINGS.

231ST ST, n s, 295.6 w Laconia av, 3-sty frame dwelling, 21x27, shingle roof; cost, \$3,000; owner, M. H. Collins, 1040 East 232d st; architect, John T. Collins, 1040 East 232d st. Plan No. 313.

FORT SCHUYLER RD, w s, 300 s Dewey av, 1-sty frame dwelling, shingle roof, 25.6x31.6; cost, \$2,200; owners, Van Nest Land & Imp. Co., 68 Broad st; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 311.

ROBERTS AV, s s, 50 w Bradford av, 2 1/2-sty frame dwelling, slate roof, 20x35; cost, \$3,500; owner, John Donaldson, Grant av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 312.

PELHAM PARKWAY, 400, 1-sty frame bungalow, 60x15; cost, \$400; owner, Wm. Vincent Astor, 23 West 26th st; architect, Edw. J. L. Raldiris, 167th st and Teller av. Plan No. 321.

STORES AND TENEMENTS.

TRAFALGAR PL, e s, 74 s 176th st, 5-sty brick tenement, 50x66, slag roof; cost, \$35,000; owners, Traf Bldg. Co., John W. Dertinger, 4029 Lower pl, president; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 314.

TREMONT AV, n s, 57.0 w 3d av, 1-sty brick stores, 37x77.10, slag roof; cost, \$6,000; owner, Edw. Becker, Boston, Mass.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 317.

UNIVERSITY AV, e s, 48.7 s Burnside av, three 5-sty brick tenements, 43x55x90, slag roof; cost, \$100,000; owners, University Bldg. Co., Wm. C. Bergen, 130 West 180th st, president; architect, W. C. Martin, University and Burnside avs. Plan No. 316.

187TH ST, s e cor Crotona av, two 5-sty brick tenements, tin roof, 50x63, 50x58; cost, \$65,000; owner, Cosenzo Bldg. Co., Saverio Scalzo, 705 East 187th st; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 318.

FULTON AV, e s, 206.10 n 169th st, two 5-sty brick tenements, slag roof, 43.7x126, 43.6x133.5; cost, \$90,000; owner, John W. Cornish Const. Co., John W. Cornish, 466 East 138th st, Pres.; architect, Frank J. Scheffek, 4168 Park av. Plan No. 320.

VALENTINE AV, w s, 210 n 183d st, two 5-sty brick tenements, slag roof, 50x88; cost, \$100,000; owner, Valhalla Corp., Jacob O. Pedersen, 3153 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 319.

MISCELLANEOUS.

CABOT ST, foot of, and East River, boiler chimney, 95 ft high; cost, \$1,250; owners, Rock Plaster Co., 381 4th av; architect, Fred Pope, 366 5th av. Plan No. 315.

Brooklyn.

DWELLINGS.

AV H, s s, 25 w East 7th st, 21st frame dwelling, 18x32, shingle roof, 1 family; cost, \$3,500; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1383 Broadway. Plan No. 4239.

ATKINS AV, e s, 29 n Dumont av, nine 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$27,000; owner, Jerome Impt. Co., 454 Jerome st; architect, Harry Dorf, 614 Kcsiusko st. Plan No. 4220.

LOUISIANA AV, e s, 215 s Vienna av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$3,300; owner, Tillie Hoos, 55 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4236.

VOORHEES AV, n w c East 24th st, five 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$13,500; owner, Harriet A. Mulligan, Riverside, Conn.; architect, David Mansell, Stamford, Conn. Plan No. 4235.

13TH AV, s e c 44th st, 3-sty brick store and dwelling, 20x90, slag roof, 2 families; cost, \$11,000; owners, 20th Av Realty Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st. Plan No. 4218.

13TH AV, e s, 29 s 44th st, 3-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, \$7,500; owners, 20th Av Realty Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st. Plan No. 4219.

EAST 2D ST, w s, 100 s Av J, ten 2-sty brick dwellings, 20x35, — roof, 1 family each; total cost, \$25,000; owner, Simon Bernstein, 87 Livonia av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4145.

20TH AV, s e cor 67th st, 2-sty brick dwelling, 20x34.6, gravel roof, 1 family; cost, \$3,500; owner, Sandusky Bldg. Co., 1701 77th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 4169.

20TH AV, s s, 20 e 67th st, four 2-sty brick dwellings, 20x34.6, gravel roof, 1 family each; total cost, \$14,000; owner, Sandusky Bldg. Co., 1701 77th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 4168.

LINCOLN PL, n s, 375 e Underhill av, fifteen 2-sty brick dwellings, 20x43, gravel roof, 1 family each; total cost, \$49,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4258.

EAST 14TH ST, e s, 300 n Av X, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, \$18,000; owners, Ceegold Co., 99 Nassau st, Manhattan; architect, F. J. Dassau, 1373 Broadway. Plan No. 4269.

57TH ST, n s, 180 w 21st av, 2-sty frame dwelling, 16.6x40, tin roof, 2 families; cost, \$300; owner, Anthony Tyolkasky, 2063 57th st; architect, Chas Gallo, 60 Graham av. Plan No. 4255.

71ST ST, s s, 103 w Ft. Hamilton av, four 2-sty brick dwellings, 17x40, slag roof, 1 family each; total cost, \$12,000; owners, H. J. Wolff Construction Co., 872 71st st; architect, John C. Wandell, 4 Court sq. Plan No. 4272.

PROSPECT AV, s s, 100 w 11th av, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$20,000; owner, Michael J. Smith, 628 Prospect av; architect, Thos. N. Langan, 429 58th st. Plan No. 4270.

SHEPHERD AV, e s, 80 s Vienna av, 1-sty brick dwelling, 20x35, — roof, 1 family; cost, \$1,200; owner, Meyer Shenkin, 189 Shepherd av; architects, Cohn Bros., 361 Stone av. Plan No. 4276.

AMHERST ST, w s, 464 s Shore boulevard, 2-sty frame dwelling, 27x29, shingle roof, 2 families; cost, \$3,500; owner, W. J. Chambers, East 23d st and Voorhies av; architect, Jas. A. McCarroll, 2108 Av Q. Plan No. 4295.

BERGEN ST, s s, 71.5 e Troy av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$3,000; owner, Vittorio Slagnetta, 1731 Atlantic av; architect, Angelo Adamo, 1526 71st st. Plan No. 4291.

EAST 1ST ST, w s, 100 n Av X, 2-sty brick dwelling, 20x53.6, gravel roof, 1 family; cost, \$3,500; owner, Mrs. Caroline Derese, 2126 East 4th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4307.

EAST 23D ST, e s, 440 s Av M, 2-sty frame dwelling, 22x41, shingle roof, 1 family; cost, \$4,500; owner, Wm. H. Sawkins, 1816 Av M; architect, Willard Parker, 24 McDonough st. Plan No. 4286.

EAST 32D ST, w s, 80 n Beverley rd, two 2-sty brick dwellings, 18x40, gravel roof, 1 family each; total cost, \$6,000; owner, Wm. Herod, 222 East 21st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4281.

6TH ST, n s, 420 e 12th av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$5,000; owner, Angelina Trottole, 64th st and 14th av; architect, M. W. Del Gaudio, 421 East Tremont av, Bronx. Plan No. 4304.

EAST 93D ST, w s, 349 n Av G, four 2-sty frame dwellings, 17x39, shingle roof, 1 family each; total cost, \$11,200; owner, Frank P. Smith, 992 East 95th st; architect, same. Plan No. 4284.

BEVERLY RD, n s, 52 e East 34th st, two 2-sty frame dwellings, 18x45, gravel roof, 2 families each; total cost, \$7,000; owner, Wm. Herod, 222 East 21st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4280.

CHURCH AV, n s, 42 e Gravesend av, 1-sty dwelling, 42.8x67.5, tin roof, 2 families; cost, \$5,000; owner, Isaac Kaper, 189 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 4278.

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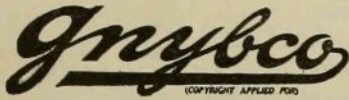
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PROPOSALS

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SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, July 14, 1914, for Contract 145, for roofing with reinforced concrete tiles 46 super-structures along the line of the Catskill aqueduct, between the Ashokan and Hill View reservoirs, a distance of approximately 92 miles. Approximately 28,900 tiles will be required under the contract. The buildings, ready to receive the tiles, are being constructed under other contracts.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President. CHARLES N. CHADWICK, JOHN F. GALVIN, Commissioners of the Board of Water Supply. W. BRUCE COBB, Secretary.

20TH AV. n s, 20 w 58th st, six 2-sty frame dwellings, 13.4x45, gravel roof, 1 family each; total cost, \$12,000; owner, Up-to-Date Bldg. Co., 154 Nassau st, Manhattan; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 4297.

PRESIDENT ST. s s, 163.6 w New York av, three 2-sty brick dwellings, 20x38, slag roof, 2 families each; total cost, \$6,000; owner, Harris Bldg. Co., on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4314.

WEST 30TH ST. w s, 140 s Mermaid av, 2-sty frame dwelling, 18x36, shingle roof, 2 families; cost, \$1,200; owner, Harry Jacobs, 235 Duffield st; architect, C. Schubert, 13th av and 86th st. Plan No. 4308.

FACTORIES AND WAREHOUSES.

HINSDALE ST. w s, 140 s Dumont av, 1-sty brick storage, 20x100, slag roof; cost, \$2,000; owners, Turner Constn. Co., 397 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4233.

NOSTRAND AV. n e c Hopkins st, 3-sty brick storage, 34.10x25, — roof; cost, \$5,000; owners, Brooklyn Varnish Mfg. Co., on premises; architect, Hans Arnold, 2134 East 17th st. Plan No. 4210.

BOERUM ST. s s, 125 w Wythe av, 1-sty brick storage, 25x83.6, — roof; cost, \$3,000; owner, H. Goldberg, 257 Boerum st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4277.

JOHNSON PL. e s, 73.9 s Church av, 1-sty brick storage, 21x50, slag roof; cost, \$5,000; owner, Robert Holcke, 250 1/2 Church av; architect, Chas. Werner, 67 Berkely pl. Plan No. 4322.

STABLES AND GARAGES.

AV F, n s, 50 w East 29th st, 1-sty frame garage, 29x18, gravel roof; cost, \$300; owner, Victor A. Olsen, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 4202.

HINSDALE ST. w s, 285.4 s New Lots av, 2-sty brick stable, 49.4x25, — roof; cost, \$1,500; owner, Saml. O. Krier, on premises; architect, L. Dananher, 370 Fulton st, Jamaica, L. I. Plan No. 4151.

OAKLAND ST. e s, 57.3 n Calyer st, 1-sty brick garage, 25.10x42, slag roof; cost, \$1,500; owner, Wayne Co. Produce Co., 221 Newell st; architect, P. Tillion, 381 Fulton st. Plan No. 4163.

ALBANY AV. w s, 100 s Union st, 1-sty brick garage, 20x45, gravel roof; cost, \$350; owner, Union Const. & Investing Co., 189 Montague st; architect, Adolph Goldberg, 154 Montague st. Plan No. 4162.

SOUTH PORTLAND AV. s e cor DeKalb av, 1-sty brick garage, 12x20, tile roof; cost, \$1,000; owner, Harold Sommers, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4164.

CARROLL ST, 1320, 1-sty brick garage, 15x21, slag roof; cost, \$250; owner, Maurice E. Connors, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 4243.

ELBERTS LA. s w cor Liberty av, 1-sty brick garage, 14x18, tar roof; cost, \$350; owner, Adam Barth, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 4250.

EAST 4TH ST, 1460, 1-sty frame garage, 15x18, shingle roof; cost, \$150; owner, Mabel Melvin, on premises; architect, Geo. Gregory, 1434 East 4th st. Plan No. 4266.

EAST 8TH ST. w s, 260 s Av J, 1-sty frame garage, 12x20; shingle roof; cost, \$250; owner, John H. Regan, 1056 East 8th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4261.

JEFFERSON AV. n s, 100 e Central av, 1-sty brick stable, 14x31.6, gravel roof; cost, \$800; owner, Gaspere Veirano, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 4254.

69TH ST, 1619, 1-sty frame garage, 20x18, tar roof; cost, \$300; owner, Samuel O. Harrison, on premises; architect, Albert E. Parfitt, 233 Broadway, Manhattan. Plan No. 4299.

SANDFORD ST. e s, 100 n Willoughby av, 3-sty brick garage, 50x97, tin roof; cost, \$10,000; owner, Cascade Steam Laundry, 835 Myrtle av; architects, Shampian & Shampian, 772 Broadway. Plan No. 4338.

EAST 15TH ST. w s, 222.7 s Caton av, 1-sty frame garage, 20x22, shingle roof; cost, \$400; owner, John D. Miller, on premises; architect, Arthur C. Carlson, 157 Remsen st. Plan No. 4324.

EAST 19TH ST. w s, 240 n Av K, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, Frank W. Fiero, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4333.

STORES AND DWELLINGS.

ADELPHI ST. s e cor Flushing av, 3-sty brick store and dwelling, 39.4x20, gravel roof, 2 families; cost, \$2,000; owner, Louis De Gandis, 76 Carlton av; architect, W. J. Conway, 400 Union st. Plan No. 4159.

ALBANY AV. w s, 100 s Union st, 3-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, \$6,500; owner, Union Constn. & Investing Co., 189 Montague st; architect, Adolph Goldberg, 154 Montague st. Plan No. 4161.

NOSTRAND AV. e s, 50.7 n St. Marks av, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$18,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4153.

NOSTRAND AV. e s, 130.7 n St. Marks av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$6,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4155.

NOSTRAND AV. e s, 110.7 n St. Marks av, 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, \$7,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4154.

CLEVELAND ST. w s, 135 s Hegeman av, 2-sty brick store and dwelling, 18x35, gravel roof, 1 family; cost, \$2,100; owner, Sam Santer, 425 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4335.

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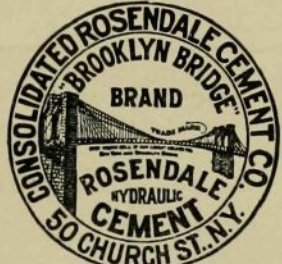
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STORES, OFFICES AND LOFTS.
5TH AV. e s, 20 n Bay Ridge av, 1-sty frame office, 12x25, — roof; cost, \$500; owner, Waller Ross, 329 73d st; architect, W. H. Harrington, 510 57th st. Plan No. 4212.

SANDFORD ST. e s, 150 n Willoughby av, 1-sty brick laundry, 50x97, slag roof; cost, \$5,000; owner, Cascade Steam Laundry, 835 Myrtle av; architects, Shampam & Shampam, 772 Broadway. Plan No. 4337.

STORES AND TENEMENTS.

S 2D ST. s s, 100 w Hooper st, 6-sty brick tenement, 50x102, slag roof, 35 families; cost, \$38,000; owner, Chas. Lehrian, 207 Hooper st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 4228.

MACON ST. n w cor Lewis av, 4-sty brick tenement, 30x86.6, slag roof, 11 families; cost, \$30,000; owner, Schoenfeld Const. Co., 197 Havemeyer st; architect, W. F. McCarthy, 16 Court st. Plan No. 4158.

SOUTH ELLIOTT PL. e s, 367 n Lafayette av, 5-sty brick tenement, 60x87.11, slag roof, 25 families; cost, \$45,000; owner, Fort Realty Co., 35 Nassau st, Manhattan; architect, Harold L. Young, 1204 Broadway, Manhattan. Plan No. 4287.

THEATRES.

VANDERBILT AV. s w cor Prospect av, open air theatre, 53.6x50, — roof; cost, \$1,000; owner, Morris Poller, 366 Ocean parkway; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4198.

SUTTER AV. n w cor Miller av, 1-sty brick theatre, 100x80, slag roof; cost, \$17,500; owner, M. Lesselbaum, 432 Ashford st; architects, Farber & Markwitz, 189 Montague st. Plan No. 4244.

Queens.**DWELLINGS.**

BROOKLYN HILLS.—Linden st, s s, 175 e Union pl, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, Louis DeLoca, 146 North st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 2056.

CORONA.—Randall av, w s, 424 s Jackson av, three 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, \$10,500; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 2040-41-42.

ELMHURST.—3d st, s s, 100 e Pettit pl, two 2-sty frame dwellings, 21x46, shingle roof, 1 family; cost, \$8,000; owners, Moran & Cunningham, 4 Toledo av, Elmhurst; architect, owner. Plan Nos. 2047-48.

ELMHURST.—Acorn st, n s, 40 e Van Dine st, 2½-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$2,800; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2046.

GLEN MORRIS.—Church st, w s, 38 s Ridge av, 2½-sty frame dwelling, 24x26, shingle roof, 1 family, steam heat; cost, \$3,000; owner, C. E. Anderson, Unionhall st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 2036.

JAMAICA.—Pulasky st, w s, 320 n Pacific st, 2-sty frame dwelling, 16x36, tin roof, 2 families; cost, \$2,000; owner, E. Ladowsky, Pulaski pl, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 2058.

QUEENS.—Campbell av, n e cor Orvington pl, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,800; owner, Mrs. L. Burns, 1408 Woodhaven av, Woodhaven; architect, Frank Gibson, 1635 Woodhaven av, Woodhaven. Plan No. 2051.

WOODHAVEN.—Ferry st, e s, 90 s Syosset st, two 2-sty frame dwellings, 17x44, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Edw. Sutterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2054-55.

WOODHAVEN.—Thrall pl, e s, 180 n Fulton st, 2-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Frank T. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 2057.

AQUEDUCT.—Alden av, s s, 20 w Hamilton st, 2-sty frame dwelling, 14x36, shingle roof, 1 family; cost, \$1,500; owner, R. F. Hackett, Brooklyn Navy Yard; architect, A. F. Moss, Aqueduct. Plan No. 2093.

BELLE HARBOR.—Washington av, n w cor Beach 131st st, 2½-sty frame dwelling, 42x38, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Mrs. Mary Fitzsimmons, Oxford av, Belle Harbor; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 2099.

ELMHURST.—Ivy st, n s, 150 e Chicago av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$3,500; owner, T. Payntar, Grove and Hanover avs, Elmhurst; architect, S. Maxon, Elmhurst. Plan No. 2100.

GLENDALE.—Dry Harbor rd, w s, 67 s Cooper av, 2-sty frame dwelling, 13x25, tin roof, 1 family; cost, \$3,000 (two houses); owner, Valentine Hoeffein, Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2094.

JAMAICA.—Washington st, e s, 286 n Atlantic st, 2-sty frame dwelling, 20x30, tin roof, 2 families; cost, \$2,500; owner, Amelia Farchio, 156 Washington st, Jamaica; architect, L. Danacher, Fulton st, Jamaica. Plan No. 2091.

KEW.—Cuthbert pl, Willow st and Beverly rd, 2-sty brick dwelling, slate roof, steam heat, 1 family; cost, \$15,000; owner, General Development Land Corp., 6th av and 42d st, Manhattan; architects, Von Vlandran & Culver, Broad and Market sts, Newark, N. J. Plan No. 2098.

ST. ALBANS.—Glenheim st, w s, 140 s Rutland st, 2-sty frame dwelling, 36x26, shingle roof, 1 family; cost, \$4,500; owner, E. H. Brown, 141 Broadway, Manhattan; architect, I. W. Ellis, 47 West 34th st, Manhattan. Plan No. 2101.

WOODHAVEN.—Park pl, e s, 265 n Broadway, two 2-sty frame dwellings, 40x43, tin roof, 2 families; cost, \$4,000; owner, F. Corban, 3948 Broadway, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan No. 2097.

WOODHAVEN.—Shoe and Leather sts, s s, 115 e Spruce st, three 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$6,000; owner, R. Merocoghiano, 3940 Broadway, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan Nos. 2095-96.

WOODHAVEN.—Ferry st, e s, 370 s Fulton st, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$5,000; owner, Locust Building Co., 12 Park av, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2090.

WOODHAVEN.—Oceanview av, e s, 147 s Fulton st, eight 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$15,200; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan Nos. 2082 to 2089.

CORONA.—45th st, w s, 200 n Burnside av, 2-sty brick dwelling, 18x49, tin roof, 2 families, steam heat; cost, \$3,500; owner, J. J. Ferguson, 145 45th st, Corona; architect, W. E. Helm, 13½ West Jackson av, Corona. Plan No. 2063.

ELMHURST.—Jennings av, s s, 100 w Toledo av, five, 2½-sty frame dwellings, 17x38, shingle roof, 1 family; cost, \$14,000; owner, John J. Froehnhoefer, 51 Gerry av, Elmhurst; architect, Lars Olsen, 88 Horton pl, Elmhurst. Plans Nos. 2064-65-66-67-68.

ELMHURST.—Ivy st, n s, 175 e Chicago av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$3,500; owner, T. Payntar, Grove and Hanover avs, Elmhurst; architect, S. Maxon, Pettit pl, Elmhurst. Plan No. 2070.

SOUTH OZONE PARK.—Alquin av, n s, 628 w Brinkmeyer av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, \$1,600; owner and architect, Elling Nansen, Alquin av, South Ozone Park. Plan No. 2080.

WOODHAVEN.—Tharall pl, w s, 140 n Fulton st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, furnace heat; cost, \$5,000; owner, Alfred J. Cobb, Digby & 6th sts, Woodhaven; architect, C. W. Wessell, 1563 46th st, Brooklyn. Plans Nos. 2078-79.

WOODHAVEN.—Huntington st, s w cor Park pl, 2-sty brick dwelling, 24x56, tin roof, 3 families, and store; cost, \$4,500; owner, Jos. Grazanella, Huntington st, Woodhaven; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 2060.

BAYSIDE.—Woodland av, e s, 65 s Lamarline av, 1½-sty frame dwelling, 20x29, shingle roof, 1 family; cost, \$2,000; owner, P. Gilmore, Vista av, Bayside; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2109.

COLLEGE POINT.—14th st, w s, 100 s 5th av, 2-sty frame dwelling, 41x53, tin roof, 2 families; cost, \$6,500; owner, Thomas Muller, 14th st and 6th av, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 2113.

CORONA.—47th st, e s, 220 s Burnside av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, \$6,000; owner, Felix Moras, 106 Grand st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2111.

FLUSHING.—Bowne av, e s, 100 s Franklin pl, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,000; owner, A. Madden, premises; architect, Chas. Spath, 123 Smart av, Flushing. Plan No. 2108.

LITTLE NECK.—Brow Vale drive, n s, 66 w Iowa st, 2-sty frame dwelling, 27x22, shingle roof, 1 family, air heat; cost, \$3,500; owner, Herman Wenzke, Little Neck; architect, J. A. Brown, Little Neck. Plan No. 2112.

RICHMOND HILL.—Willow st, w s, 54 s Williamsburg rd, 2½-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 2103.

FACTORIES AND WAREHOUSES.

MASPETH.—Nurge st, s e cor L. I. R. R. tracks, 1-sty steel storage, 40x20, tin roof; cost, \$2,400; and 1-sty pump house and tanks, 12x12; cost, \$3,100; owner, Gasoline Distributing Co., Bendrum & Tress Bldg., Pittsburgh, Pa. Plan Nos. 2038-39.

STABLES AND GARAGES.

FLUSHING.—Main st, 185, 1-sty frame garage, 18x16, tin roof; cost, \$150; owner, G. A. Smith, premises. Plan No. 2045.

GLEN MORRIS.—Hawtree av, n s, 50 w Lambert st, 1-sty frame garage, 12x16, tin roof; cost, \$150; owner, N. P. Duross, premises. Plan No. 2062.

JAMAICA.—Compton ter, n s, 251 e Warwick av, 1-sty frame garage, 14x20, shingle roof; cost, \$500; owner, S. P. Schlansky, S. Elizabeth st, New York City; architect, R. F. Mellon, 44 King st, Jamaica. Plan No. 2069.

BAYSIDE.—Warburton av, s e cor Chambers st, 1-sty frame garage, 14x9, shingle roof; cost, \$150; owner, G. Bruer, premises. Plan No. 2102.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Elliott av, s e cor Fresh Pond rd, 2-sty brick store and dwelling, 16x52, tin roof, 2 families; cost, \$8,000; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, S. J. Baumann, 51 Elliott av, Middle Village. Plan No. 2072.

JAMAICA.—Rockaway rd, e s, 66 n Atlantic av, two 2-sty brick stores and dwellings, 20x52, tin roof, 2 families; cost, \$8,000; owner, H. A. O'Brien, Rockaway rd, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 2104.

JAMAICA.—Broadway, n e cor Remington av, five 2-sty frame stores and dwellings, 100x56, tin roof, 2 families; cost, \$12,000; owner, F. W. Stokes, 1098 Gates av, Brooklyn; architect, M. B. Smith, 1138 McCormack av, Ozone Park. Plan No. 2105.

RICHMOND HILL.—Jamaica av, s s, 500 e Oxford av, two 1-sty frame stores, 29x52, tin

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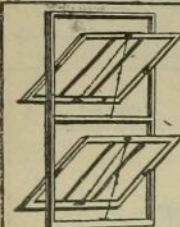
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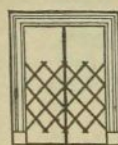
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roof; cost, \$1,400; owner and architect, E. E. Johnson, 83 Maple st, Richmond Hill. Plan No. 2106.

STORES, OFFICES AND LOFTS.

HOWARD ESTATES.—Egan av, s s, 180 e Elkhorn st, 1-sty frame office, 12x18, gravel roof; cost, \$200; owner, Louis Lilly, premises. Plan No. 2043.

SOUTH OZONE PARK.—Rockaway blvd, s e cor Goshen av, 1-sty frame office, 12x28, gravel roof; cost, \$300; owner, J. J. Davis, premises. Plan No. 2053.

UNION COURSE.—Jamaica av, s s, 200 e Shaw av, 2-sty brick office, 25x65, slag roof; cost, \$8,000; owner, Leader Observer, Jamaica av and Forest pkwy, Woodhaven; architect, S. Guilfooy, 3 Shipley st, Woodhaven. Plan No. 2057.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s e cor Academy st, 5-sty brick tenement, 25x90, slag roof, 14 families; cost, \$20,000; owner, Hugh Green, 16 Buchanan pl, L. I. City; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 2044.

L. I. CITY.—Hunter av, s s, 130 w Harris av, 2-sty frame tenement, 25x70, tin roof, 4 families; cost, \$4,700; owner, Wilhemina Golin, 163 12th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2081.

RIDGEWOOD.—Linden st, s s, 272 e Cypress av, ten 3-sty brick tenements, 28x72, tin roof, 6 families; cost, \$100,000; and Gates av, n s, 272 e Cypress av, ten 3-sty brick tenements, 27x72, tin roof, 6 families; cost, \$100,000; owner, August Bauer, 355 Highland Blvd; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 2071-72-73-74-75-76-77.

MISCELLANEOUS.

QUEENS.—Madison av, s w cor R. R., 1-sty frame shed, 40x78, tin roof; cost, \$600; owner, S. D. Woodruff, 82 Dey st, Manhattan. Plan No. 2059.

RAMBLERSVILLE.—Harvard Estate, frame signboard, 15x30; cost, \$45; owner, Howard Estates Co., 51 Church st, Manhattan. Plan No. 2092.

FAR ROCKAWAY.—Crest av, s e cor Bay av, frame bathhouse, 20x38; cost, \$500; owner, Grove Club, premises. Plan No. 2061.

FOREST HILLS.—Tennis pl, s w cor Burns st, steel reviewing stand, 16x72; cost, \$15,000; owner, West Side Tennis Club, Forest Hills. Plan No. 2107.

Richmond.

DWELLINGS.

ERASTINA PL. w s, 75 s Erastina av, Port Richmond, 2-sty frame dwelling, 19x30; cost, \$2,600; owner, N. Jones, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 540.

NEPTUNE ST. s s, 100 e Cedar Grove av, Midland Beach, 1-sty frame bungalow, 20x32; cost, \$525; owner, C. H. Ellis, Midland Beach; builder, H. M. Rae, Midland Beach. Plan No. 527.

NEPTUNE ST. w s, 200 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x27; cost, \$215; owner, S. Schiele, New Dorp Beach; builder, Thos Sanjour, New Dorp Beach. Plan No. 539.

ROCKAWAY ST. w s, 225 s Clermont av, Tottenville, 1-sty frame bungalow, 19x39; cost, \$700; owner, Walter H. Collins, Tottenville; architect, C. B. Keffer, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 530.

WALNUT PL. n s, 47 w St. Stephen's pl, New Dorp, 2-sty frame dwelling, 18x27; cost, \$2,500; owner, D. F. Rose, 288 Lexington av, Brooklyn; owner and builder, E. H. Lockhardt, Midland Heights. Plan No. 542.

1ST ST. w s, 120 s Maple av, Midland Beach, 1-sty frame bungalow, 14x11; cost, \$500; owner, A. Kerstine, Midland Beach; architect and builder, E. Larson, Midland Beach. Plan No. 546.

6TH ST. e s, 81 w Lincoln av, Midland Beach, 1-sty frame bungalow, 16x28; cost, \$380; owner, Mrs. M. Elder, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 547.

6TH ST. e s, 200 n Midland av, Midland Beach, 1-sty frame bungalow, 14x28; cost, \$350; owner, Mrs. G. Fredericks, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 550.

7TH ST. w s, 163 n Midland av, Midland Beach, 1-sty frame bungalow, 20x38; cost, \$525; owner, Mrs. M. Schultz, 1032 3d av, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 548.

COLLEGE AV. s s, 160 e New Place, Westerleigh, 2-sty frame dwelling, 28x32; cost, \$4,500; owner, Thos. Jardine Westerleigh; architect and builder, O. H. Lee, Port Richmond. Plan No. 531.

EDGE GROVE AV. w s, 500 s Jefferson blvd, Anadale, 1-sty frame dwelling, 22x28; cost, \$1,500; owner, J. R. Beinert, 333 46th st, Brooklyn; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 535.

MANN AV. e s, 1076 s Cross st, Tottenville, 1-sty frame bungalow, 10x16; cost, \$100; owner, Mrs. M. A. Reilly, Redbank, N. J.; builder, G. Schlosky, Tottenville. Plan No. 528.

MANOR RD. s s, 318 w Brooks av, West Brighton, 2 1/2-sty frame bungalow, 20x29; cost, \$2,400; owner, John McCrae, West Brighton; architect and builder, J. O. Johnson, Port Richmond. Plan No. 531.

MAPLE AV. s s, 80 e 4th st, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$400; owner, R. A. Cools, Midland Beach; architect and builder, A. Alverson, Midland Beach. Plan No. 533.

MAPLE AV. s s, 43 w 2d st, Beach Park, 1-sty frame bungalow, 14x21; cost, \$350; owner,

A. Newschwande, John st, Belleville, N. J.; architect and builder, Otto Kalsion, Midland Beach. Plan No. 529.

OLD TOWN RD. s s, 250 e Surf av, South Beach, 1-sty frame bungalow, 30x20; cost, \$700; owner, architect and builder, Sam Hopping, Rosebank. Plan No. 544.

SEAFOAM AV. e s, 400 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 16x20; cost, \$300; owner, architect and builder, W. N. Noble, 475 Central Park West, Manhattan. Plan No. 543.

SHELDON AV. n s, 480 w Jefferson av, Anadale, 1-sty frame bungalow, 16x20; cost, \$760; owner, John Bauer, 122 West 83d st, Manhattan; builder, C. Schultz, Dongan Hills. Plan No. 537.

SOUTH AV. w s, 85 s Richmond terrace, Port Richmond, 2-sty frame dwelling, 22x30; cost, \$3,445; owner, H. P. Krotwell, Port Richmond; architect, P. R. Osborn, Port Richmond; builders, U. W. Osborn & Son, Port Richmond. Plan No. 538.

WINAN AV. e s, 2500 s Boulevard, Great Kills, 1-sty frame bungalow, 24x28; cost, \$1,000; owner, W. Doerzbacher, 110 1st av, Manhattan; architect and builder, Gus Ross, 301 Madison st, Hoboken. Plan No. 532.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE. n s, 100 w Railroad, Port Richmond, 1-sty frame brass foundry, 21x30; cost, \$350; owner and builder, Staten Island Ship Building Co., Port Richmond; architect, Jas. Whitford, St. George. Plan No. 536.

STORES AND DWELLINGS.

ATLANTIC AV. e s, 180 n Marine Way, New Dorp, 2-sty brick store and dwelling, 28x33; cost, \$2,000; owner, A. Mirabella, 290 Grant st, J. C.; architect and builder, J. De Benedetto, New Dorp lane. Plan No. 541.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN PL. 13, extension to 4-sty brick dwelling; cost, \$2,500; owner, Mrs. Mary C. Foster, 13 Beekman pl; architect, Otto A. Staudt, 966 2d av. Plan No. 2310.

BEEKMAN ST. 31, new fire escapes to 5-sty brick lofts; cost, \$300; owners, Estate of Thos. A. Jaggar, Robt. E. Lawrence, exec., 45 Broadway; architect, Gustav Neubeck, 517 West 46th st. Plan No. 2403.

CANAL ST. 513, store front to 3-sty brick store and dwelling; cost, \$200; owner, John H. Wood, 337 West 51st st; architect, Geo. Mort. Pollard, 127 Madison av. Plan No. 2317.

CARMINE ST. 65, masonry, new windows and partitions to 5-sty brick store and tenement; cost, \$300; owner, Nicolo Satriani, 65 Carmine st; architect, Jno. A. Rafrano, 110 West 34th st. Plan No. 2369.

CHERRY ST. 152, new extension to 5-sty brick store and tenement; cost, \$3,500; owner, Max Zion, 336 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 2344.

COMMERCE ST. 38-40, steel beams, iron stairs, fire-proofing to 3-sty, brick garage; cost, \$1,600; owner, Clarence S. Nathan, 241-5 West 37th st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2331.

DELANCEY ST. 78, window to 4-sty brick store and lofts; cost, \$25; owner, Philip Lifkowitz, 152 Henry st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2308.

DELANCEY ST. 74-76, n e cor Allen st, masonry, steel and new store fronts to 6-sty brick tenement; cost, \$5,500; owner, Samuel Kaufman, 47 Division st; architects, Horenburger & Bards, 122 Bowery. Plan No. 2360.

DIVISION ST. 48-50, steel beams, iron columns, mason work to 5-sty brick lofts; cost, \$3,500; owner, Albert Stevane, 52 Division st; architect, Max Muller, 115 Nassau st. Plan No. 2320.

DIVISION ST. 42, new store front to 5-sty brick stores and tenement; cost, \$100; owner, Harris Hepner, 42 Division st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2390.

EAST HOUSTON ST. 144, metal flue to 4-sty brick stores and dwelling; cost, \$150; owner, Samuel Shimmel, 144 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2400.

FULTON ST. 195-197, new fire escapes to 5-sty brick store and factory; cost, \$700; owner, Mary J. Sampers, 121 East 61st st; architects, Jno. B. Snook & Sons, 261 Broadway. Plan No. 2393.

GREENWICH ST. 459-463, mason work, skylight, fireproof shaft to 6-sty brick factory; cost, \$900; owner, Estate of Henry Welsh, 465 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2332.

GREENWICH ST. 350-354, n w cor Harrison st, new stairs and carpenter work to 5-sty brick warehouse; cost, \$500; owners, Hoffman Estate, 258 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2415.

GREENWICH ST. 160, new partitions, stairs and dumbwaiter to 5-sty brick store, lofts and dwelling; cost, \$500; owners, Lillian C. and Henry Bartels, 42 Cortlandt st; architect, M. J. Harrison, 160 Greenwich st. Plan No. 2378.

GREENWICH ST. 348, s w cor Harrison st, new partitions and elevator shaft to 5 and 4-sty brick store, office and tenement; cost, \$300; owner, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, V. Hugo Koehler, 489 5th av. Plan No. 2424.

HAMILTON PL. 11-15, marquisse to 2-sty brick theatre, stores and offices; cost, \$500; owner, Domain Realty Co., 3421 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2526.

HAMILTON ST. 138, masonry and new store fronts to 4-sty brick stores and tenement; cost, \$3,000; owner, Henrietta Rosen, 393 Grand st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2388.

HESTER ST. 157-159, n e cor Elizabeth st, masonry and iron fence to 3-sty brick office; cost, \$700; owners, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 2348.

IRVING PL. 58-64, fireproof doors, mason work to 5, 6, 7, 10-sty brick factory; cost, \$7,500; owner, Huyler's Corporation, Frank DeK. Huyler, Pres., 265 West End av; architect, Alvin A. Winkler, 254 Hudson st. Plan No. 2316.

IRVING PL. 67-69, new skylight to 11-sty brick loft; cost, \$500; owner, Chas. Hirschhorn, 507 5th av; architect, Harry G. Healy, Roselle, N. Y. Plan No. 2383.

LEONARD ST. 93-99, n w cor Broadway, sprinkler tank to 9-sty brick stores and lofts; cost, \$1,500; owner, Estate of James C. Ayer, Lowell, Mass.; architect, N. J. McQuillan, 30 East 42d st. Plan No. 2340.

MULBERRY ST. 164, new store fronts to 5-sty brick store and lofts; cost, \$500; owner, Francis R. Stable, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 2364.

RIVINGTON ST. 62, metal flue to 3-sty brick store and dwelling; cost, \$100; owner, Isaac Zach, 62 Rivington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2330.

SPRING ST. 113-117, new stairs and fire escapes to 5-sty brick stores and lofts; cost, \$1,000; owner, Wm. C. Runyon, 381 Central Park West; architect, Fred P. Platt, 1123 Broadway. Plan No. 2356.

SPRING ST. 286-288, masonry and new window to 6-sty brick factory; cost, \$200; owners, Chas. Corey & Son, 286-88 Spring st; architects, Whittall & Bolton, 55 Liberty st. Plan No. 2402.

ST. MARK'S PL. 15, new store front to 5-sty brick tenement; cost, \$100; owners, Francis A. and P. Henry Dugro, 764 Madison av; architect, Max A. Simon, 144 East Broadway. Plan No. 2410.

SUTTON PL. 38-40, extension to 4-sty brick tenement; cost, \$5,000; owner, Madison Av. M. E. Church, Edw. J. Leaycraft, trustee, 311 West End av; architect, Jos. L. Hernon, 14 Wall st. Plan No. 2336.

WALKER ST. 55, fire escapes to 5-sty brick store and factory; cost, \$500; owner, Wm. H. White, 209 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2334.

WALL ST. 49-51, s w cor William st, fire proofing stairs to brick offices; cost, \$500; owner, Atlantic Mutual Ins. Co., 49 Wall st; architect, Edward I. Shire, 373 4th av. Plan No. 2354.

WASHINGTON ST. 375, new plumbing, stairs and partitions to 5-sty brick offices and warehouse; cost, \$1,500; owners, The Hills Bros. Co., 375 Washington st.; architect, Benj. V. White, 110 East 23d st. Plan No. 2342.

WASHINGTON ST. 54, new stairs to 5-sty brick store and factories; cost, \$300; owner, Lloyd Phoenix, 68 Broad st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2404.

3D ST. 46 East, new store fronts to 3-sty brick stores and tenement; cost, \$750; owner, Mares Iser, 46 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 2408.

3D ST. 135 West, tank and steel supports to 7-sty brick store and lofts; cost, \$250; owner, Mrs. Louisa Gucker, 48 West 120th st; architect, Henry H. Koch, 22 East 127th st. Plan No. 2327.

5TH ST. 323-327, mezzanine floor to 5-sty brick store and loft; cost, \$1,800; owner, Wm. W. Astor, 21 West 26th st; architect, J. Francis Barrows, 410 West 34th st. Plan No. 2391.

5TH ST. 362-364, new partitions to 12-sty brick stores and lofts; cost, \$500; owners' Estate of Mary Burton Harrison, care Frank M. Patterson, 66 Liberty st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 2398.

8TH ST. 16 East, mason work, show window, entrance to 5-sty brick loft; cost, \$250; owner, Martin E. Sturges, 17 West 32d st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2321.

10TH ST. 181 West, masonry to 3-sty brick residence; cost, \$500; owner, Wm. Benson Burk, 181 West 10th st; architect, Roland I. Markwith, 477 5th av. Plan No. 2365.

10TH ST. 35-37 East, new skylight and stairs to 7-sty brick store and lofts; cost, \$250; owners, Estate of Henry I. Barbey, 156 Broadway; architect, Jean Jaume, 37 Sullivan st. Plan No. 2407.

14TH ST. 150 East, s w cor 3d av, new partitions and plumbing to 3-sty brick store and lofts; cost, \$500; owners, Lewis & Helen R. Stuyvesant, 346 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 2343.

15TH ST. 108 West, fireproofing, partitions to 4-sty brick theatre; cost, \$500; owner, Estate of Marshall O. Roberts, 2 Wall st; architect, Jno. B. Snooks Sons, 261 Broadway. Plan No. 2312.

18TH ST. 304 East, new partitions and skylight to 3-sty brick tenement; cost, \$500; owner, Bernard W. Kelly, 308 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 2387.

22D ST. 214-224 East, sprinkler tanks to 4-sty brick milk depot; cost, \$2,100; owner, Mutual Milk & Cream Co., 214 East 22 st; architect, Maxwell Eng. Co., 146 24th st, Brooklyn. Plan No. 2425.

23D ST. 16 East, new store front to 6-sty brick store and offices; cost, \$500; owner, Wm. Post, 7 Wall st; architect, Paul C. Haan, 92 1/2 Menahan st, Brooklyn. Plan No. 2341.

23D ST. 153-157 West, alterations to 12-sty brick lofts; cost, \$2,350; owner, County Holding Co., 100 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2419.

26TH ST. 349-351 West, sidewalk vault to 5-sty brick factory; cost, \$5,000; owner, Margaret M. Hamilton, Bayside L. I.; architects, Denby & Nute, 333 4th av. Plan No. 2346.

27TH ST. 21-23 East, n w cor Madison av, new store fronts to 11-sty brick loft; cost, \$500; owner, Jno. T. Smith, 62 Madison av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2363.

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Plans Filed—Alterations—Manhattan (Cont.)

27TH ST, 102 West, store front, iron stairs to 3-sty brick stores and lofts; cost, \$400; owner, Edward J. King, 7 East 42d st; architect, Jas. Jacobs, 443 6th av. Plan No. 2335.

28TH ST, 29-33 West, new portico to 1 and 3-sty brick theatre; cost, \$3,500; owners, International Amusement & Realty Co., A. P. Keith, president, 1564-1566 Broadway; architect, Jas. J. F. Gavigan; 1123 Broadway. Plan No. 2367.

28TH ST, 108-110 West, new store front to 4-sty brick stores and lofts; cost, \$800; owner, Samuel A. French, 108 West 28th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2433.

29TH ST, 3-9 West, fireproof windows to 11-sty brick offices; cost, \$500; owner, Julien T. Davies, 32 Nassau st; architect, David Scott, 119 West 33d st. Plan No. 2347.

29TH ST, 32-34 West, remove encroachments to 4-sty brick stores and lofts; cost, \$400; owner, Clara L. Birkin, 2 West 125th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2437.

31ST ST, 108 West, iron stoop to 3-sty brick store and lofts; cost, \$150; owners, Goodale & Drew, 34 Pine st; architect, George M. McCabe, 96 5th av. Plan No. 2328.

32D ST, 228-230 East, masonry, new doors and painting to 3-sty brick dwelling; cost, \$2,700; owners, Trustees of Presentation Day Nursery, 228-230 East 32d st; architect, Joseph Marron, 823 Amsterdam av. Plan No. 2351.

33D ST, 54-58 West, remove encroachments and erect marquee to 16-sty brick hotel; cost, \$5,000; owner, Wm. R. H. Martin, Trust., 47 West 34th st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 2373.

33D ST, 2 East, new store front to 5-sty brick store, offices and lofts; cost, \$700; owner, Dr. S. A. Knapf, 16 West 95th st; architect, Jas. P. Whiskeman, 30 West 42nd st. Plan No. 2385.

33D ST, 205 West, alterations to 3-sty brick dwelling; cost, \$40; owner, County Holding Co., 100 Broadway; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2420.

34TH ST, 53 East, new boiler flue to 4-sty brick store and offices; cost, \$300; owner, Amelia A. Fox, 164 West 76th st; architects, Townsend, Steine & Haskell, Inc., 1320 Broadway. Plan No. 2371.

36TH ST, 28-30 West, new window to 12-sty brick lofts; cost, \$100; owners, Fry Realty Co., 28-30 West 36th st; architect, Adolph Balschun, 483 Willis av. Plan No. 2352.

36TH ST, 74 West, extension to 4-sty brick store and lofts; cost, \$500; owner, 72-74-76 West 36th St. Realty Co., 72 West 36th st; architect, Jacob Fisher, 25 Av A. Plan No. 2306.

38TH ST, 36 West, alterations to 4-sty brick store and dwelling; cost, \$500; owner, Jefferson Clark, 15 William st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2422.

40TH ST, 80 West, new skylight to 9-sty brick studio; cost, \$500; owner, Abraham A. Anderson, 80 West 40th st; architect and builder, James Blewett, 663 Lexington av. Plan No. 2413.

40TH ST, 36 West, alterations to 4-sty brick store and tenement; cost, \$10,000; owner, Estate of Edward G. Janeway, 131 East 60th st; architect, S. Edson Gage, 340 Madison av. Plan No. 2418.

42D ST, 17 West, new partitions to 6-sty brick stores and offices; cost, \$200; owner, State Realty Co., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2327.

42D ST, 47-61, n e cor 6th av, new partitions to 6-sty brick stores and offices; cost, \$1,000; owner, Apex Leasing Co., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2430.

42D ST, 101 West, n w cor 6th av, masonry, new partitions and plumbing; cost, \$2,000; owner Unity Fee Co., Inc., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2431.

46TH ST, 126-132 West, new partitions to 12-sty brick loft and office; cost, \$5,000; owners, Leavitt Realty Co., Louis Leavitt, president, 130 West 46th st; architect, Otto H. Taub, 130 West 46th st. Plan No. 2396.

47TH ST, 55 West, 1-sty extension to 4-sty brick dwelling; cost, \$2,000; owner, E. Harrison Griffin, 55 West 47th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2382.

48TH ST, 18 West, new partitions, plumbing and vent shaft to 4-sty brick dwelling; cost, \$5,000; owner, T. J. Oakley Rhineland, 27 William st; architect, Donald P. Hart, 3 West 29th st. Plan No. 2350.

51ST ST, 46 West, roof house to 5-sty brick residence; cost, \$1,500; owner, Dr. Wm. D. Tracy, 46 West 51st st; architect, Edgar A. Josselyn, 3 West 29th st. Plan No. 2361.

53D ST, 7 West, extension to 4-sty brick residence; cost, \$1,000; owner, Alta R. Prentice, 7 West 53d st; architects, Hering & Fitch, 132 Madison av. Plan No. 2357.

53D ST, 237 West, converting brick stable and dwelling into church, institute and dwellings, partitions, steel girders, iron columns, stairs, skylights; cost, \$10,000; owner, St. Mark's M. E. Church, Walter E. Handy, trustee, 239 West 53d st; architects, Tandy & Foster, 1931 Broadway. Plan No. 2337.

53D ST, 329-341 East, 3-sty brick extension to 5-sty brick factory, stock and office; cost, \$10,000; owner, Joseph Harthall, 10 East 22d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2381.

53D ST, 551 West, front extension to 1-sty brick and frame auto repair shop; cost, \$3,500; owner, Wm. B. Schuman, 798 11th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2439.

54TH ST, 246 East, new window and plumbing to 4-sty brick store and dwelling; cost, \$400; owners, Jacob Hoffmann Brewing Co., 211 East 55th st; architect, Chas. Gens, 905 3d av. Plan No. 2358.

57TH ST, 329 West, alter residence into 5-sty brick store and bachelor apartments; cost, \$8,000; owners, Real Realty Co., Leonard F. Whitbeck, president, 1344 West 51st st; architect, John Brandt, 271 West 125th st. Plan No. 2369.

57TH ST, 107 East, plumbing, partition, vent shaft, skylight to 4-sty brick residence; cost, \$500; owner, Geo. B. Hedges, 109 East 57th st; architect, Louis S. Weeks, 101 Park av. Plan No. 2325.

57TH ST, 440 East, masonry to 2-sty brick club house; cost, \$2,000; owner, The Abbott E. Kittredge Club for Girls, Inc., 440 East 57th st; architect, Herbert M. Baer, 665 5th av. Plan No. 2380.

57TH ST, 137-139 East, n e cor Lexington av, new extension to 5-sty brick dwelling; cost, \$600; owner, Carrie Schwade, 139 East 57th st; architect, Benj. Kasewitz, 5 Beekman st. Plan No. 2374.

58TH ST, 165 West, mason work, tile, plumbing, partitions to 9-sty brick apartments; cost, \$500; owner, Frank M. Davis, 919 7th av; architects, Buchman & Fox, 30 East 42d st. Plan No. 2322.

59TH ST, 330-38 West, removal of encroachment to 5-sty brick tenement; cost, \$1,000; owner, Pacific Realty Co., 290 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 2323.

63D ST, 121-123 East, mason work, kalamein doors, cement floor, terra cotta partitions, stairs, fire-escape to 3-sty brick private garage; cost, \$5,000; owner, De Witt Clinton Blair, 6 East 61st st; architects, Carrere & Hastings, 225 5th av. Plan No. 2319.

80TH ST, 1 East, doorways to 5-sty brick dwelling; cost, \$100; owner, Frank M. Woolworth, 1 East 80th st; architect, Chas. Gilbert, 1123 Broadway. Plan No. 2393.

81ST ST, 51-57 West, n e cor Columbus av, extend pent house to 12-sty brick hotel; cost, \$5,000; owner, Moseley Hotel Co., 51-57 West 34th st. Plan No. 2434.

86TH ST, 142 East, s e cor Lexington av, alterations to 5-sty brick stores, offices and tenement; cost, \$10,000; owners, The Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House. Plan No. 2397.

88TH ST, 316-322 East, new floors, roof and windows to 1-sty brick church; cost, \$1,000; owner, Corporation of St. James Church, 316 East 88th st; architects, Barney & Colt, 40 West 38th st. Plan No. 2395.

90TH ST, 102 East, s e cor Park av, alterations to 5-sty brick stores and tenement; cost, \$300; owner, August B. Grag, 102 East 90th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2416.

95TH ST, 156 West, iron fence to 3-sty brick dwelling; cost, \$500; owners, Julius Fishman & Sons, Inc., 18 East 41st st; architects, Schwartz & Gross, 347 5th av. Plan No. 2389.

101ST ST, 102 West, s w cor Columbus av, new windows to 6-sty brick store and lofts; cost, \$150; owner, Herman Markowitz, 43 West 25th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2401.

106TH ST, 73-75 East, new windows, partitions and plumbing to 5-sty brick stores and tenement; cost, \$2,500; owner, Max Borek, 1423 Madison av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2376.

111TH ST, 211 West, masonry and new stairs to 3-sty brick store and dwelling; cost, \$250; owner, Bella Feldman, 211 West 111th st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2353.

115TH ST, 415-417 East, steel girders and beams, iron columns, mason work to 6-sty brick stores and tenement; cost, \$1,000; owner, Sadie Price, 285 Central Park West; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 2399.

116TH ST, 209 East, fireproofing windows to 5-sty brick stores and tenement; cost, \$150; owner, Joseph Lubling, 135 West 26th st; architect, Michael Bernstein, 185 Madison av. Plan No. 2359.

116TH ST, 354 East, rear extension to 3-sty brick dwelling and store; cost, \$1,500; owner, Paul A. Vaccarelli, 354 East 116th st; architects, De Rose & Cavalleri, 2333 1st av. Plan No. 2349.

119TH ST, 200 W, s w cor 7th av, new partitions and plumbing to 5-sty brick tenement and store; cost, \$100; owner, Estate of Sigmund Rothfeld, 25 Brad st; architect, Frank Hausle, 81 East 125th st. Plan No. 2429.

120TH ST, 3 West, new partition to 5-sty brick dwelling; cost, \$25; owner, Jacob K. Levi, 3 West 120th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2339.

132D ST, 161-165 West, new extension, elevator and plumbing to 4-sty brick garage; cost, \$20,000; owner, Jas. A. Murphy, 404 Riverside av; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 2394.

148TH ST, 400 West, s w cor St. Nicholas av, new door to 5-sty brick tenement; cost, \$75; owner, Joseph E. Marx, 3607 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2375.

182D ST, 557 West, balcony, doorway, fireproof door to 1-sty brick dancing school; cost, \$275; owner, Oscar Duryea, 47 West 72d st; architect, John H. Duncan, 347 5th av. Plan No. 2307.

AV A, 1313, partitions, tile floor to 5-sty brick stores and tenement; cost, \$275; owner, Samuel Engel, 1304 Av A; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2305.

AV C, 167-169, partitions, plumbing, windows to 5-sty brick store and tenement; cost, \$5,000; owner, Adele Backhaus, 152 East End av; architect, Otto Reissmann, 30 1st st. Plan No. 2315.

AMSTERDAM AV, 1638, s w cor 141st st, new store front to 5-sty brick store and tenement; cost, \$900; owner, Sebastin Dorfmueller, 500 West 141st st; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 2423.

BOWERY, 88, s w cor Hester st, fireproof partitions to 6-sty brick stores and lodging house; cost, \$1,500; owner, Chas. Shailman, 81 Bowery; architect, Samuel Sass, 3 Union sq. Plan No. 2372.

BOWERY, 169, roof tank to 5-sty brick lofts and store; cost, \$350; owner, Estate of Henry C. Miner, Inc., 1402 Broadway; architect, Frank Wenneis, 39 Cortlandt st. Plan No. 2440.

BROADWAY, 714, sprinkler tank to 11-sty brick store and lofts; cost, \$750.

of Leopold Sinsheimer, 714 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2368.

BROADWAY, 2310-2318, removal of partition to 5-sty brick stores and tenement; cost, \$100; owner, T. Edwin Ward, 190 Riverside drive; architect, Jas. W. Cole, 403 West 51st st. Plan No. 2318.

BROADWAY, 708, tank and steel supports to 10-sty brick factory; cost, \$900; owner, Alfred V. Barnes, 708 Broadway; architect, Maxwell Engineering Co., 46 24th st, Brooklyn. Plan No. 2326.

BROADWAY, 1448-50, electric sign to 9-sty brick stores and hotel; cost, \$450; owners, 41st St Realty Co., 5 Beekman st; architect, Wm G. Browne, 220 West 42d st. Plan No. 2414.

BROADWAY, 52-56, fireproof stairs, doors and new plumbing to 12-sty brick offices; cost, \$8,000; owner, Wm. Waldorf Astor, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2409.

BROADWAY, 396-398, s e cor Walker st, new partitions to 10-sty brick stores and offices; cost, \$4,000; owner, Chas. A. Gould, 30 East 42d st; architect, Murdock Smith, 207 West 20th st. Plan No. 2435.

BROADWAY, 610-618, n e cor East Houston st, new partition, doors and stairs to 6-sty brick stores and lofts; cost, \$1,500; owner, Mutual Real Estate Co., 204 West 34th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2436.

MADISON AV, 924, install stores to brick dwelling; cost, \$7,500; owner, Daniel Karn, 1 West 70th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2355.

MADISON AV, 937, alter dwelling into 5-sty brick stores and bachelor apartments; cost, \$5,000; owner, Emma L. Smith, 1293 Madison av; architect, Edward L. Angell, 117 West 90th st. Plan No. 2366.

PARK AV, 515, s e cor 60th st, roof extension to 12-sty brick apartments; cost, \$8,000; owners, The Freeman Estates, Inc., Albert Freeman, president, 30 East 40th st; architects, Denby & Nute, 333 4th av. Plan No. 2345.

PARK AV, 25, new partitions to 5-sty brick dwelling; cost, \$1,500; owner, Dr. Chas. Chetwood, 25 Park av; architect, Alfred Edwards, 104 West 42nd st. Plan No. 2377.

WEST END AV, 565, new plumbing, elevator shaft and partition to 1-sty brick dwelling; cost, \$5,000; owner, Tillie Hochschild, 565 West End av; architects, Buchman & Fox, 30 East 42d st. Plan No. 2392.

WEST END AV, 180, n e cor 68th st, new store front to 5-sty brick stores and tenement; cost, \$1,000; owners, Chas. Yung et al, 239 4th av; architect, Eli Benedict, 1947 Broadway. Plan No. 2432.

1ST AV, 1572, new store front to 4-sty brick stores and tenement; cost, \$250; owner, Samuel Davis, 168 Lexington av, architect, Frank Straub, 25 West 42d st. Plan No. 2399.

1ST AV, 1288, alterations to 5-sty brick stores; cost, \$200; owner, David Goodman, 1288 1st av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2421.

2D AV, 481, partitions, plumbing to 3-sty brick store and dwelling; cost, \$400; owner, Margaret A. Stone, 37 Bainbridge st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2314.

2D AV, 310, store front, mason work to 4-sty brick dwelling; cost, \$200; owner, Jos. Moorhead, 101 Manhattan av; architects, Horenburger & Bards, 122 Bowery. Plan No. 2329.

2D AV, 636, alterations to 4-sty brick store and tenement; cost, \$500; owner, Alfred Hunzinger, 325 West 16th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 2417.

3D AV, 529, masonry, new plumbing and window to 4-sty brick store and tenement; cost, \$725; owner, Chas. Hoenninger, 529 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 2338.

3D AV, 777, n e cor 48th st, new partitions and plumbing to 4-sty brick tenement; cost, \$500; owner, Frank Mosher, 806 3d av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2428.

5TH AV, 657-659, new doors and fire escape to 8-sty brick lofts; cost, \$500; owner, Nathaniel L. McCready, 38 Wall st; architect, Emilie W. Granert, 36 East 23d st. Plan No. 2405.

5TH AV, 5, masonry, new skylights and partitions to 4-sty brick dwelling; cost, \$3,000; owner, Sailors' Snug Harbor, Jno. Claffin, president, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2384.

5TH AV, 561, s e cor 46th st, new store front and partition to 5-sty brick stores and offices; cost, \$500; owner, Ophelia A. Byrnes, 318 West 77th st; architect, Wm. E. Young, 1931 Broadway. Plan No. 2386.

5TH AV, 362, new partition to 12-sty brick office; cost, \$445; owner, Albert B. Ashforth, 10 East 33d st; architect, Wm. A. Hynd, 26 East 23d st. Plan No. 2379.

5TH AV, 636, fireproof pent house to 12-sty brick apartment; cost, \$5,000; owner, Estate of T. R. A. Hall, 39 East 42d st; architect, Geo. Provat, 104 West 42d st. Plan No. 2438.

6TH AV, 93-95, fire escape, stairs, fireproofing to 5-sty brick tenement; cost, \$1,200; owner, Jos. S. Rich, 489 Manhattan av; architect, Jos. Putzel, 29 West 34th st. Plan No. 2324.

7TH AV, 113, new bake oven to 5-sty brick tenement; cost, \$500; owner, John Morgan, 343 West 39th st; architect, Henry Regelman, 133 7th st. Plan No. 2406.

7TH AV, 2047-2049, masonry to 4-sty brick dwellings; cost, \$35; owner, Chas. P. Buckley, 141 Broadway; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 2411.

8TH AV, 2280, new store fronts to 4-sty brick stores and tenement; cost, \$200; owner, Thos. Walker, 158 West 122d st; architect, Henry J. Von Der Leith, 104 West 124th st. Plan No. 2412.

8TH AV, 2391, partitions, extension to 4-sty brick stores and tenement; cost, \$2,000; owner, Jas. Butler, 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2311.

8TH AV, 485-487, masonry, new stores and plumbing to 5-sty brick store and apartments; cost, \$6,800; owner, Richard Smith Clark Estate, Washington I. Clark, trustee, 19 Liberty st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 2370.

9TH AV, 527, store front to 4-sty brick store and tenement; cost, \$300; owner, Leopold Leicht, 9 6th st, Weehawken, N. J.; architect, Jesse Acker, 1045 Hoe av. Plan No. 2313.

Bronx.

FREEMAN ST, s w cor Bryant av, new partitions to 4-sty frame store and tenements; cost, \$100; owner, Anna Ehlers, 978 Freeman st; architect, Anton Pirner, 2069 Westchester av. Plan No. 347.

ITTNER PL, n s, 90 w Park av, new stairs, new partitions to 2-sty brick factory; cost, \$500; owner, Jacob Leitner, 836 Westchester av; architect, Wm. Koppe, 830 Westchester av. Plan No. 346.

183D ST, 710, 1-sty frame extension, 30x19½, to 3-sty frame stores and dwelling; cost, \$60; owner and architect, Gustav Kaestner, on premises. Plan No. 344.

217TH ST, n s, 86.2 w Barnes av, raise to grade 2-sty frame dwelling; cost, \$200; owner, Mrs. E. Schneider, 769 East 217th st; architect, Henry Schneider, 769 East 217th st. Plan No. 337.

CLAREMONT PKWAY, s e cor Park av, new girders, new partitions to 1-sty brick stores; cost, \$3,500; owner, Louis E. Kliban, 1714 Crotona Park East; architect, Maximilian Zlpkes, 229 5th av. Plan No. 343.

CLAY AV, w s, 81.5 n 169th st, 2-sty frame extension, 12.9x10.6, to 2-sty frame dwelling; cost, \$1,500; owner, Annie Liss, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 345.

HOLLAND AV, 3646, new toilet, new partitions to 1½-sty frame dwelling; cost, \$75; owner, Andrew Angoloro, on premises; architect, P. S. Crosier, 223d st and White Plains av. Plan No. 341.

McGRAW AV, 1851, 2-sty brick and frame extension, 15x16.6, to 1-sty frame storage and studio; cost, \$250; owner, Emma Hilbring, 581 Union av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 335.

MORRIS PARK AV, n e cor Muliner av, new foundation, new partitions to 3-sty frame dwelling; cost, \$3,000; owner, Chas. Gillis, 853 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 342.

ST. ANN'S AV, e s, 150 s 137th st, new partitions to 6-sty brick store and tenement; cost, \$100; owner, Geo. S. Runk, 1511 3d av; architects, B. H. & C. M. Whinston, 3d av and 148th st. Plan No. 336.

ST. RAYMOND'S AV, s s, 23 e Rowland st, 2-sty frame extension, 6x36 to 1½-sty frame dwelling; cost, \$800; owner, Joseph Schneider, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 339.

SYCAMORE AV, e s, 350 s 254th st, new roof to 1-sty frame garage; cost, \$2,000; owner, Wm. M. Harris, on premises; architect, John G. Kleinberg, 1831 Marmion av. Plan No. 348.

TREMONT AV, n e cor Bathgate av, 2-sty frame extension, 8x22, new store fronts, new partitions to 3-sty and attic frame stores and offices; cost, \$3,000; owner, Fred Heinz, Mt. Kisco; architect, Chas. S. Clark, 441 Tremont av. Plan No. 333.

WASHINGTON AV, n w cor 176th st, 4-sty brick extension, 50x100 to 1-sty brick church, school and parish house; cost, \$75,000; owners, Trinity Congregation Church, Rev. Wm. Milton Hess, on premises, rector; architects, Stoughton & Stoughton, 96 5th av. Plan No. 334.

WASHINGTON AV, e s, 200 n 171st st, remove projections to 6-sty brick tenement; cost, \$500; owner, Mrs. M. E. Kirchner, 80 West 22d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 340.

WEBSTER AV, 1352, new flue to 3-sty frame tenement; cost, \$200; owners, Kinderman Bros, 1360 Webster av; architects, Moore & Landseid, 148th st and 3d av. Plan No. 338.

Brooklyn.

LERGEN, st, 1297, extension to 3-sty dwelling; cost, \$3,000; owner, Gustave E. Callmander, 572 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4179.

COFFEE ST, 174, interior alterations to 2-sty tenement; cost, \$300; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4211.

CONGRESS ST, 115, plumbing to 3-sty tenement; cost, \$100; owner, Cath. R. Simpson, 159 Congress st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4197.

DEAN ST, 632, interior alterations to 2-sty dwelling; cost, \$200; owner, Peter F. Reilly, 538 Carlton av; architect, H. J. Dangler, 215 Montague st. Plan No. 4190.

ELTON ST, 82, interior alterations to 2-sty dwelling; cost, \$300; owner, Mrs. Adelia Collings, on premises; architects, S. Millman & Son, 1780 Fitkin av. Plan No. 4231.

FULTON ST, 1782, interior alterations to 3-sty dwelling; cost, \$400; owner, John Lyon, Portchester, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 4262.

HICKS ST, 470, interior alterations to 4-sty tenement; cost, \$300; owner, Saml. D. Neill, 419 75th st; architect, David A. Lucas, 98 3d av. Plan No. 4222.

INGRAHAM ST, 213, extension to 1-sty factory; cost, \$1,000; owner, Eugene Trotter, 602 Johnson av; architect, Robt. Teichman, 22 Williams st, Manhattan. Plan No. 4248.

JOHNSON PL, 24, extension to 1-sty garage; cost, \$500; owner, Peter Dennett, on premises; architect, Willard Parker, 24 McDonough st. Plan No. 4285.

MOORE ST, 104, extension to 3-sty synagogue; cost, \$500; owner, Isaac Nishman, on premises; architect, W. A. Gorman, 108 Alburts av, Corona, L. I. Plan No. 4167.

NELSON ST, s w cor Hicks st, interior alterations to 3-sty school; cost, \$1,200; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4319.

PENN ST, 185, interior alterations to 2-sty dwelling; cost, \$200; owner, Morris Isaacson, 202 Haywood st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4273.

SACKETT ST, 140, interior alterations to 3-sty tenement; cost, \$400; owner, Teresa Bruno, 145 Sackett st; architect, John Burke, 22 Tompkins pl. Plan No. 4331.

SMITH ST, 29, interior alterations to 3-sty dwelling; cost, \$2,400; owner, Sam Yerskowitz, 126 Smith st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4156.

N 5TH ST, 142, extension to 4-sty store and tenement; cost, \$2,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampain & Shampain, 772 Broadway. Plan No. 4184.

WEST 5TH ST, w s, 150 s Surf av, interior alterations to 1-sty station; cost, \$1,900; owner, City of New York; architect, S. S. Bradley, Litchfield Mansion, Prospect Park. Plan No. 4208.

SOUTH 10TH ST, 40, interior alterations to 2-sty dwelling; cost, \$1,800; owner, Annie Mashter, 285 Spring st; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 4132.

EAST 29TH ST, 251, extension to 1-sty garage; cost, \$3,500; owner, Jas. Nolan, 258 East 21st st; architect, Robt. T. Schaefer, 1526 Fulton st. Plan No. 4262.

WEST 30TH ST, 2924, extension to 1-sty dwelling; cost, \$500; owner, Harry Jacobs, 235 Duffield st; architect, C. Schubert, 13th av and 86th st. Plan No. 4300.

38TH ST, 1250, extension to 2-sty dwelling; cost, \$150; owner, Louis Kaufman, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4135.

41ST ST, 1279, extension to 3-sty store and dwelling; cost, \$450; owner, Henry Pomeranz, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4193.

47TH ST, 319, interior alterations to 2-sty synagogue; cost, \$150; owner, Congregation Ngudalk Achim Talmud, of Bay Ridge; architect, F. W. Stork, 7416 3d av. Plan No. 4192.

ATLANTIC AV, 356, plumbing to 3-sty dwelling; cost, \$150; owner, Frank Ricco, on premises; architect, Jos. J. Giannetto, 1518 61st st. Plan No. 4201.

ATLANTIC AV, 394, extension to 3-sty dwelling; cost, \$800; owner, Abr. Susman, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4221.

ATLANTIC AV, 2851, interior alterations to 1-sty theatre; cost, \$2,000; owner, Jos. Scholl, Linwood st and Vienna av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4121.

CHRISTOPHER AV, 159, extension to 3-sty tenement; cost, \$800; owner, Barnet Cohen, 1660 Washington av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4312.

DRIGGS AV, 142, interior alterations to 3-sty dwelling; cost, \$300; owner, Johanna Gaffrey, 142 Driggs av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 4275.

HAMBURG AV, 141, extension to 3-sty tenement; cost, \$300; owner, Giovannia Migliore, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 4265.

HARRISON AV, 45, interior alterations to 2-sty stable; cost, \$500; owner, Wm. Newman, 309 Rutledge st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4234.

HUDSON AV, 279, interior alterations to 3-sty tenement; cost, \$800; owner, Agnes Simon, 683 President st; architect, John Galvin, 122 Cumberland st. Plan No. 4330.

JOHNSON AV, 189, interior alterations to 3-sty dwelling; cost, \$250; owner, Leonardo Guardino, 226 Lynch st; architect, C. Gallo, 60 Graham av. Plan No. 4264.

KENT AV, 375, interior alterations to 5-sty factory; cost, \$1,500; owner, F. W. Wurster, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 4209.

LAFAYETTE AV, 109, interior alterations to 2-sty club; cost, \$12,000; owner, University Club, on premises; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 4260.

MANHATTAN AV, 109, store front to 3-sty dwelling; cost, \$300; owner, Mrs. Sadie Harris, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 4227.

METROPOLITAN AV, 352, extension to 3-sty tenement; cost, \$250; owner, Paul Longone, 352 Metropolitan av; architect, Albert C. Kunzi, 182 Harmon st. Plan No. 4257.

NASSAU AV, 137, extension to 2-sty offices; cost, \$200; owner, Wm. Cosby, on premises; architect, Emil J. Messinger, 394 Graham av. Plan No. 4229.

NOSTRAND AV, s e cor Halsey st, interior alterations to 3-sty school; cost, \$2,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4318.

PROSPECT PARK WEST, store front to 3-sty hotel; cost, \$1,500; owner, Mrs. Muller, 92 Cumberland st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4143.

ROCKAWAY AV, 434, exterior alterations to 2-sty dwelling; cost, \$3,000; owner, Benj. Rowe, on premises; architect, L. Danacher, 370 Fulton st, Jamaica, L. I. Plan No. 4148.

STONE AV, 416, interior alterations to 2-sty dwelling; cost, \$2,800; owner, Sigmund Spiro, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4251.

Plans Filed—Alterations, Bklyn. (Continued).

SURF AV, 505, interior alterations to 2-sty dance hall; cost, \$1,000; owners, C. I. & Bklyn. R. T. Co., Coney Island; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 4182.

THATFORD AV, 475, extension to 2-sty dwelling; cost, \$500; owner, Abraham Makransky, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4206.

5TH AV, 5116, exterior alterations to 3-sty dwelling; cost, \$2,000; owner, Saml. Fisher, 5116 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4183.

5TH AV, 5413, interior alterations to 3-sty store; cost, \$650; owner, Michael Girardi, 163 Houston st, Manhattan; architect, Henry Luning, 68 Leggett av. Plan No. 4189.

5TH AV, 9325, plumbing to 2-sty tenement; cost, \$150; owner, Peter Hartman, on premises; architect, Jos. Rosenthal, 6948 3d av. Plan No. 4296.

6TH AV, 610, extension to 3-sty store and dwelling; cost, \$800; owner, Peter McGovern, on premises; architect, Chas. Baun, 459 41st st. Plan No. 4242.

7TH AV, s w cor Prospect pl, interior alterations to 3-sty school; cost, \$1,600; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4317.

12TH AV, 3555, move 2-sty dwelling; cost, \$1,100; owner, Michael Abbazzi, 977 40th st; architect, Chas. Braun, 459 41st st. Plan No. 4150.

Queens.

ACQUEDUCT.—Park row, w s, 150 w Hawtree Creek rd, 1-sty frame extension, 11x13, front, dwelling, tin roof; cost, \$300; owner, J. Brandstetter, premises. Plan No. 1344.

ARVERNE.—Wygand pl, 8, 1-sty frame extension, 18x18, rear dwelling, new plumbing; cost, \$350; owner, B. Hersch, premises. Plan No. 1353.

BROOKLYN HILLS.—Freedom av, s e cor Tulip st, new plumbing, school; cost, \$200; owner, City of New York, Manhattan. Plan No. 1347.

COLLEGE POINT.—13th st, e s, 66 s Louisa st, new store front; cost, \$100; owner, J. Hallock, premises. Plan No. 1345.

COLLEGE POINT.—3d av, s e cor 10th st, interior alterations to factory; cost, \$300; owners, U. S. Metal Products Co., premises. Plan No. 1314.

CORONA.—Jackson av, 448, interior alterations, dwelling; cost, \$600; Sophia A. Marsac, premises. Plan No. 1339.

CORONA.—Jackson av, n s, 60 w 44th st, new foundation to dwelling; cost, \$500; owners, Maresca Bros, premises. Plan No. 1355.

EAST WILLIAMSBURG.—Cypress av, 1260, 1-sty frame extension, 20x12, front, dwelling, interior alterations; cost, \$600; H. Kalber, premises; architect, D. A. Lucas, 98 3d st, Brooklyn. Plan No. 1337.

FLUSHING.—Barclay st, 271, extend porch on dwelling; cost, \$100; owner, J. P. Eadie, premises. Plan No. 1330.

FLUSHING.—Cypress av, n s, 135 w Central av, plumbing, dwelling; cost, \$90; owner, F. Valentine, premises. Plan No. 1362.

FLUSHING.—Prince st, e s, 200 n Broadway, 1-sty frame extension, 12x16, rear dwelling, tin roof; cost, \$150; owner, J. Norris, premises. Plan No. 1363.

FLUSHING.—Percy st, e s, 61 n Elm st, plumbing to dwelling; cost, \$70; owner, E. H. Gates, premises. Plan No. 1361.

JAMAICA SOUTH.—Summit st, s s, 175 w Park av, new foundation to dwelling; cost, \$75; owner, A. D. Martin, premises. Plan No. 1366.

JAMAICA.—Fulton st, 343, interior alterations, store and dwelling; cost, \$1,600; owner, Javson Realty Corporation, premises. Plan No. 1331.

L. I. CITY.—Hamilton st, s e cor Pierce av, interior alterations to factory; cost, \$3,000; owners, Prospera De Nobila Cigar Co., premises. Plan No. 1313.

L. I. CITY.—Boulevard, w s, 350 s Freeman av, 1-sty frame extension, 10x10, rear dwelling, new plumbing; cost, \$350; owner, E. Stubbings, 135 Elm st, L. I. City. Plan No. 1354.

NEWTOWN.—Graham av, n e cor Prospect st, new store front to dwelling; cost, \$300; P. Ott, premises. Plan No. 1356.

OZONE PARK.—Ocean av, e s, 300 n Broadway, interior alterations to dwelling; cost, \$80; owner, S. Vizzo, premises. Plan No. 1332.

RICHMOND HILL.—Briggs av, e s, 400 s Jerome av, plumbing, school; cost, \$400; owner, City of New York, Manhattan. Plan No. 1346.

RICHMOND HILL.—Wyckoff av, w s, 45 n Jerome av, plumbing to dwelling; cost, \$85; owner, F. Williams, premises. Plan No. 1335.

RICHMOND HILL.—Willow st, w s, 148 s Desmond av, plumbing, dwelling; cost, \$250; owners, Kew Gardens Corp., premises. Plan No. 1317.

RICHMOND HILL CIRCLE.—Bergen Landing rd, 1-sty frame extension, 12x24, rear dwelling; cost, \$100; owner, G. L. Wilson, premises. Plan No. 1323.

RICHMOND HILL.—Walnut st, e s, 140 n Ridgewood av, new plumbing to dwelling; cost, \$75; owner, J. H. Liebler, premises. Plan No. 1338.

RICHMOND HILL.—Walnut st, e s, 100 n Ridgewood av, new plumbing in dwelling; cost, \$75; owner, H. N. Streckman, premises. Plan No. 1357.

RIDGEWOOD.—Dill pl, 59, 2-sty frame extension, 7x18, rear dwelling, tin roof; cost, \$100; owner, C. Hand, premises. Plan No. 1325.

RIDGEWOOD.—Seneca av, 970, interior alterations to tenement; cost, \$300; owners, G. & B. Hoehn, 45 Lotus av, Glendale. Plan No. 1320.

RIDGEWOOD.—Linden st, 332, 1-sty frame extension, 16x24, rear dwelling, tin roof; cost, \$200; owner, K. Townsen, premises. Plan No. 1329.

ROCKAWAY BEACH.—Wainwright pl, w s, 75 n L. I. R. R., new plumbing to dwelling; cost, \$200; owner, W. Leyport, premises. Plan No. 1328.

ROCKAWAY BEACH.—Washington av, 319, interior alterations to dwelling; cost, \$100; owner, C. Gonig, premises. Plan No. 1351.

WHITESTONE.—10th av, e s, 200 s 14th st, plumbing, dwelling; cost, \$100; owner, C. Larschmann, 91 10th av, Whitestone. Plan No. 1340.

WHITESTONE.—22d st, 33-35, plumbing, 2 dwellings; cost, \$240; owner, S. Sparen, premises. Plans Nos. 1341-42.

WINFELD.—Madison av, s e cor Franklin st, 2-sty frame extension, 15x19, rear dwelling, tin roof; cost, \$900; owner, St. Marys R. C. Church, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1350.

Richmond.

BEACH ST, n w cor, and water front, Richmond Valley, general repairs to frame garage; cost, \$94; owner, D. F. Copetsky, Tottenville; builder, W. H. Dazzetta, Tottenville. Plan No. 244.

BRIGHTON ST, e s, 275 n Depew av, Tottenville, new porch to frame dwelling; cost, \$200; owner, J. Wolfolk, Jersey City; builder, C. O. Peterson, Tottenville. Plan No. 247.

ROCKAWAY ST, e s, 50 s Clermont av, Tottenville, new porch and shingle roof to frame dwelling; cost, \$600; owner, James Connor, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 246.

SIMONSON PL, w s, 75 s Castleton av, Port Richmond, 2-sty addition, plastering to frame stable; cost, \$400; owner, Mrs. Cameron, Port Richmond; builder, J. O. Johnson, Port Richmond. Plan No. 249.

ANDROS AV, w s, 48 n Cedar st, Mariners' Harbor, new plumbing to brick school, No. 23; cost, \$900; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 253.

FRESH KILLS RD, e s, 400 n Sharrott rd, Kreischerville, partitions, novelty siding, etc., to frame stable; cost, \$550; owner, M. L. Storer, Kreischerville; builder, H. M. Madsen, Tottenville. Plan No. 250.

HARBOR RD, e s, 259 s Railroad, Mariners' Harbor, 1-sty addition, plastering to frame store and dwelling; cost, \$300; owner, D. Coffa, Mariners' Harbor; builder, M. Martino, Mariners' Harbor. Plan No. 245.

PHENE AV, e s, 75 s Steuben st, Concord, concrete floors and new plbg. to frame School No. 12; cost, \$1,100; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 255.

RICHMOND TURNPIKE, 53, Tompkinsville, new store front to frame store; cost, \$200; owner and builder, Jos. Tripolio, Rosebank. Plan No. 256.

NORTHERNTRY, s w, near Coventry, Dongan Hills, 1-sty addition, stucco, to tile dwelling; cost, \$500; owner, A. Chadwick, Municipal Building; builders, Henry Spruck & Son, Stapleton. Plan No. 251.

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 20. The location is given, but not the owner's address:

NEWARK.—Richard F. Mattia, 37 Crane st, 4-sty brick, \$12,000; Joseph Gozelenk, 22 Frederick st, 3-sty frame, alteration, \$400; Mary A. Pariso, 386 Chestnut st, 3-sty brick, \$5,000; Lillian A. Vreeland, 435 Central av, 3-sty brick, \$14,000; Vincenzo Andriacelo, 97-99 McWhorter st, 3-sty brick, alterations, \$2,000; Paul Wolf, 17-19 Lillie st, 4-sty brick, \$18,000; Luigi Giordano, 59 Madison st, 4-sty brick, \$8,000; Teresa V. Vriani, 13 Sheffield st, 3-sty frame, alteration, \$2,000; Rose Lynch, 20 School st, 3-sty frame, alteration, \$800; Gaetano Palante, 139 High st, 4-sty brick, \$9,000; Natale De Giese, 176 Newton st, 3-sty frame, alteration, \$1,000.

PATERSON.—Zefferino Pavana, 204-208 East 18th st, 2-sty brick, \$6,000.

ROSELLE PARK.—Vincenzo Sabio, n e c Westfield and Faltoute avs, 3-sty brick, \$5,000.

CLIFFSIDE PARK.—Alexander Filipowicz, s side Park pl, near Palisade av, 3-sty brick, \$6,000.

ELIZABETH.—Antonio Iacynio, 331 Magnolia av, 3-sty brick, \$7,000; Theresa and Antonio Shimpani, 224 Niles st, 2-sty brick, \$5,000.

PERTH AMBOY.—Joseph Zapyzialka, e s Grant st, between Smith and Market sts, 2-sty brick, \$4,000; Cely Wolpiansky, 687 State st, 3-sty brick, \$10,000.

WEST NEW YORK.—Harry Otis, e s Bergenline av, 25 s 12th st, 3-sty brick, \$11,000.

WEST ORANGE.—Abrham Hauptman, n e c High st and Ridge av, 3-sty frame, \$5,000.

TOWN OF UNION.—Elizabeth Golsong, 411 Kossuth st, 3-sty frame, alteration, \$1,000.

PASSAIC.—Pasquale DePaola, 72 Dayton av, 3-sty brick, \$7,000.

BAYONNE.—Joseph Oxe, 508 Broadway, 3-sty frame, alteration, \$500.

ORANGE.—Giulia Angiveli, n s Frankford st, 63 e Lincoln av, 3-sty brick, \$7,000.

EAST ORANGE.—Essex Real Estate & Construction Co., w s Cambridge st, 280 n Central av, 3-sty frame, \$4,000.

JERSEY CITY.—James Castello, 17 Union st, 3-sty frame, alteration, \$400.

APARTMENTS, FLATS AND TENEMENTS.

ORANGE, N. J.—N. A. Norelli, Orange Bank Building, has completed plans for a 4-sty brick apartment, 45x70 ft., on Park pl, near Bark av, for T. Kelly, Bell st. Cost, about \$30,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty apartment, 25x83 ft., at 35 North 9th st for M. Polakoff, 291 18th av, Newark. Cost, about \$18,000.

NEWARK, N. J.—Foundations have been completed for the 3-sty frame flat, 24x53 ft., at 30-32 Cedar av for Adam Poh, Jr., 34 Cedar av, owner. A. G. McCully, 3 Belmont av, architect. Herman C. Schneider Building Co., 514 South 14th st, general contractor. Cost, about \$6,500.

CHURCHES.

MONTCLAIR, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has been commissioned to prepare plans for a brick and stone church at Claremont and Midland avs, for The Central Presbyterian Church. Albert French, 54 South Montclair av, and B. V. Morrison, 41 South Montclair av, are members of the Building Committee.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, is preparing plans for a 1 and 2-sty factory, 114x125x115 ft., on the plot bounded by N. J. R. av, King and Miller sts, for the Newark Poster Advertising Co., 42 Lafayette st, Samuel Pratt, president. Cost, about \$30,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—H. V. & J. J. King, Union Building, are completing plans for alterations to the hospital ward building and morgue on Fairmount av, for the Common Council of the City of Newark, Patrick O'Brien, City Hall. Cost, about \$70,000.

MUNICIPAL WORK.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has been commissioned to prepare plans for a 3-sty municipal building at 16th st and Taylor pl for the Town Council of the town of West New York. O. L. Auferheid, mayor. Cost, about \$15,000. Plans will probably be completed about July 15.

TOWN OF UNION, N. J.—Joseph D. Lugosch, 408 Kossuth st, has been commissioned to prepare plans for a 2-sty brick fire house at 3d st and Palisade av for the Committee of the Town of Union, Emile Baus, town clerk. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing plans for a 3-sty brick parochial school at 2d and Erie sts for St. Mary's R. C. Church, Rev. Father B. Henry Terwoert, 246 2d st, Jersey City. Cost, about \$100,000.

PERSONAL AND TRADE NOTES.

W. J. ASCHENBACH, architect, has moved his offices from 137 Springfield av to 238 Washington st, Room 702, Newark, N. J.

M. J. NADEL, architect, has recently received his license to practice architecture and has opened offices in the Union Building, Newark, N. J.

RICHARD CARVEL CO., general contracting, will move its offices from 103 Park av to 139th st and Southern Boulevard, Bronx. Telephone, Melrose 2386.

P. E. HAYNES, formerly connected with the Department of Gas and Electricity, Chicago, has resigned and will undertake research work for the Linde Liquid Air Company, N. Y. C.

CHARLES NEILSON, formerly general manager of the Cincinnati, Hamilton & Dayton Railway, has opened offices at 30 Church st, where he will practice as a consulting engineer.

ALLAN WALLACE, formerly connected with the traffic department of the Grand Trunk Railway, has recently been appointed traffic manager of the A. W. Johns-Manville Co., New York City.

WESTON E. FULLER, of the firm of Hazen & Whipple, consulting engineers, New York City, has been awarded the graduate Fuertes Medal of the College of Civil Engineering, Cornell University, for his paper on "Flood Flows," presented to the American Society of Civil Engineers last February.

PHOENIX ELECTRIC LAMP COMPANY, INCORPORATED, 253 36th st, Brooklyn, N. Y., has absorbed the United Electric Lamp Company. Arrangements are being made to establish an office in New York. J. H. Rees, former manager of the United Electric Lamp Company, has been appointed general manager of the Phoenix Electric Lamp Company, Incorporated.

HENRY O. RAFF, M. Am. Soc. C. E., has resigned his position as principal designing engineer with the Concrete-Steel Engineering Co. and opened an office as consulting engineer in the Park Row Building, New York, where he will make a specialty of designing and supervising the construction of reinforced concrete work. Mr. Raff has been engaged in this branch of engineering for more than eleven years. Edwin Thatcher, M. Am. Soc. C. E., is associate engineer with Mr. Raff.

I. M. DE VARONA, seventy-two years old, for more than thirty years in the service of the city, has resigned as chief engineer of the Department of Water Supply, Gas and Electricity. Mayor Mitchell has signed an application of Mr. De Varona for a pension. He is entitled to retire on an annuity of half his salary of \$10,000 a year. After working as an engineer for various railroads he turned to hydraulics, and became an assistant engineer in the Water

Department of the old city of Brooklyn. In 1902 he became a chief engineer in charge of the Brooklyn office under consolidation. In 1905 he became chief engineer of the entire department. Commissioner Williams has not as yet selected Mr. De Varona's successor.

OBITUARY

HERMAN PORTER KIMBALL, a member of the Standard Underground Cable Co., 50 Church st, died at his home, 119 Elm st, New Rochelle, N. Y., Wednesday, June 24. He was forty-nine years old and is survived by his widow and a daughter.

JAMES J. MCINTYRE, a lumber inspector, died of a complication of diseases at his home, 227 West 122d st, Monday, June 22. He was fifty-four years of age and is survived by his widow and one daughter.

CHRISTIAN PHILIP ROOS, chief designer of the Robert Graves Company, manufacturers of wall papers, died at his home, 176 Prospect pl, Brooklyn, Monday, June 22. He was born at Aurbach, Germany, sixty-one years ago and had been connected with the Robert Graves Company for thirty-five years. He received his art education at Boston and his reputation as a designer of wall papers extended throughout the United States. He is survived by his widow, two sons and a daughter.

JAMES MOORE SWANK, vice-president and general manager of the American Iron and Steel Association, died of a complication of diseases at his home in Philadelphia, Sunday, June 21. He was eighty-one years old and had been for years a strong advocate of a protective policy. Mr. Swank recently retired from active control of the American Association but retained his office and interest. He became connected with the association in 1873, and assumed the duties of vice-president in 1885. He was the author of a number of books dealing with protective tariff policies.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FORESTRY ASSOCIATION will hold its midsummer meeting at Chautauqua, N. Y., July 9-10.

AMERICAN SOCIETY OF ENGINEER DRAFTSMAN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

NEW JERSEY STATE Association of Master House Painters and Decorators will hold its annual convention at the Hotel Brunswick, Asbury Park, N. J., July 28-31.

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.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth July 14 to 17.

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.

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.

EXECUTIVE BOARD of the International Association of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS will hold its midsummer convention at Brighton Beach July 3 and 4. The society was incorporated for promoting science and instruction in the department of civil engineering architecture, engineering and building construction and the arts allied thereto and for promoting and fostering a fraternal and protective interest among its members.

Manhattan Leases.

(Continued from Page 1152.)

THE PAYSON McL. MERRILL CO. leased an apartment in 925 Park av to James S. Judd; apartments in 140 West 57th st to J. Stuart Blackton, Miss Ellen M. Kearney and Miss Anne Cornell; in 257 West 86th st to Miss Maria H. Heffer and Miss Minnie C. Vesey; and with Douglas L. Elliman & Co. a duplex apartment in 823 Park av to Mrs. Reginald Ronalds.

THE FIRM OF OSGOOD PELL & CLARK T. CHAMBERS leased for the W. W. Harrison Co. their small store in 34th st and 5th av to the Jeannette Co., of 1603 Broadway.

PEASE & ELLIMAN leased for Mrs. Mary Frawley to Moses Roseman, of the Enterprise Baking Co., the stable at 540 West 49th st; as agents, offices in 44 West 39th st to Grace L. Daggett of 2 West 38th st; an apartment in 104 East 40th st to J. L. Phillips; for Mrs. Harry S. Lohr to Percival S. Hill, vice-president of the American Tobacco Co., the 4-sty dwelling, on a lot 25x100, at 20 West 56th st; for Harry Selnik & Henry Thal the building 75x100 at 346 to 350 West 50th to Charles Bayart; in 11 East 68th st an apartment of 14 rooms and 4 bathrooms to Newcomb Carlton, president of the Western Union Telegraph Co.; apartments in 45 5th av to Mrs. C. L. Williams

and to Mrs. F. A. L. Haven; in 804 West 180th st to L. E. Kohe, W. C. Heaton and to George J. Zeigler; in 465 Central Park West to B. F. Buck and to G. E. Jennings; in 119 West 71st st for A. L. Mordecai to Mrs. A. E. Macdonald; in 601 Madison av to Dr. Elizabeth Comstock; in 135 West 58th st to Dr. Ewell Brown; in 563 Park av to Mrs. A. M. Dodge; as agents, leased the 3-sty house at 232 East 72d st to Archibald Nichols; as agents for the Minet Estate space on the parlor floor in 307 5th av to the Graphic Arts Studios, and to Fritz W. Reiss, Jacob Asanger and Alfred Besel; and apartments in 146 East 49th st to Miss H. E. Dalton; 723 Saint Nicholas av to W. S. Morgan; 133 West 11th st to J. B. Fairchild; and 116 East 58th st to Dr. Albert VanderVeer, Jr.

PEASE & ELLIMAN leased in the new apartment house now under construction at Park av and 77th st a suite of 10 rooms and 3 baths to Samuel Knopf; for Lloyd C. Griscom the 4-sty 25-ft. house at 111 East 72d st to Everit Colby of Orange, N. J.; for the American Real Estate Co. to L. S. Hallowell the 2-sty stable at 52 East 62d st; and to Philip Scheussner an apartment of 13 rooms and 4 bathrooms, occupying an entire floor, in 929 Park av.

GEO. R. READ & CO. leased the 1st loft in 392 5th av to the Du Barry Hat Shop for 10 years.

A. J. ROBERTSON leased the 4-sty dwelling at 25 West 68th st to Mrs. Gertrude Bolton.

WILLIAM P. ROONEY leased for William J. Bowe to Isabelle G. White the dwelling at 57 West 53d st.

ROYAL SCOTT GULDEN leased the private residence of Mrs. Sanford Bissell, at 69 East 56th st to Ragan & Davis, dressmakers, of 4 West 37th st.

SHAW & CO. leased the store in 276 Lenox av for John J. Spowers to Thomas Pappas and John James, and basement store in 78 West 124th st for the same owner to Charles G. Trapani and Charles F. Rocce.

SLAWSON & HOBBS rented for R. B. Dula to H. M. Holmes the dwelling at 3 West 81st st.

SLAWSON & HOBBS leased for W. R. Peters the 4½-sty American basement dwelling at 262 West 94th st to B. J. Malloy, and for J. E. Eyttinge the 4½-sty American basement dwelling, at 253 West End av to C. J. Barrington.

JONES SULLIVAN leased, through James N. Wells & Sons, the 3-sty dwelling at 332 West 29th st to Joseph Larney.

L. TANENBAUM, STRAUSS & CO. leased for the George Backer Construction Co. to Henry Kupfer for a term of years, the store, basement and first loft in the building in course of construction at 31-37 East 31st st, to be named the Kupfer Building, after the tenants, who have been located in the old Greene St. section for many years.

CHARLES B. WALKER leased for J. Archibald Murray the top loft in 211 Centre st to Vincent Cioica, of 89 Centre st; for I. Eisenberg the 2d loft in 100 Centre st to Artist Show Case Co., and to Morris Friduss space in 209 Centre st.

WILLIAM B. WARE leased for E. J. De Coppett 301 West 84th st, a 5-sty dwelling, 30x100, to Ernestine Hanemann; for the Princeton Construction Co. an apartment in 144 to 150 West 87th st to a Mr. Allen, and in 498 West End av to a Mr. Isaacs.

SIDNEY L. WARSAWER leased for M. Dunseith the store in the building now being altered for business purposes at 356 West 42d st to Louis Group, a restaurateur.

SIDNEY L. WARSAWER leased to William H. Gunther for a term of years the building 307 West 41st st., to M. K. McCarthy.

JOHN E. WEISS leased for L. N. Disken 215 East 64th st, on plot 25x100.5, for 6 years to Levey, cleaner and dyer.

WILLIAM A. WHITE & SONS rented the building at 520 Washington st, through to 313 West st, to Edward Pritchard; the building at 34 Moore st to the Fruit Delivery Surveyors; lofts in 315 Greenwich st to Adelaide P. Brown; in 179 Greene st to Herbert Motner; in 109 Leonard st to the Ballow Manufacturing Corporation and in 178 Greenwich st to Frederick G. Krone of 18 Ann st; offices in 10 Old Slip to the Fitz-Awl Coffee Percolator Co. and the Schweitzer Coffee Co., and in 100 Hudson st to the Standard Grocery Co., of 621 Lenox av, and Nathan Abramowitz.

WILLIAM A. WHITE & SONS rented the store in 186 Lafayette st to the New York Hardware Co., of 19 Bridge st; the store and basement in 186-188 Wooster st to the Oliveto Wine Co.; the store in 316 Washington st to Spurber & Kirschner; the store in 108 Broad st to Hirsh & Scofield, of 18 Water st, and the store and basement in 243 Greenwich st to Kohnstamm Bros.

Bronx.

THE BANNER THEATRE CORP. has leased the Abbey Theatre Building, on Longwood, near Prospect ave., from the Henry Morgenthau Co., for ten years. John A. Evans negotiated the lease.

JOHN A. EVANS leased for the Henry Morgenthau Co. for 10 years the Abbey Theatre Building, on Longwood av, near Prospect av, to the Banner Theatre Corporation.

THE CRUIKSHANK CO. leased to the Corn Exchange Bank the store and basement of the building being erected by A. E. Cruikshank at the northwest corner of 207th st and Post av.

WOLFSOHN & AUGUST leased for the Kellwood Realty Co., James Meehan president, a large double store in 1025 and 1027 East 163d st, to Hyman Beinfeld, druggist and chemist; and, as agents, leased 136 West 122d st to Robert Howison.

Brooklyn.

T. A. BAFFA & CO. leased to Schaeffer & Budenburg the 7-sty concrete building to be erected by the Gretsck Corporation at the northwest corner of Berry and South 5th sts. for a long term of years, at an aggregate rental of about \$200,000. The lessees will occupy the major portion of the new structure. The construction work will be commenced immediately and completed about January 1, 1915.

Queens

THE CROSS & BROWN CO. leased for Andrew J. Caplis and Michael F. Dugan for 20 years property on the northeast corner of Queensboro Bridge plaza and William st, Long Island City. The site is to be improved by the lessee with a hotel and restaurant building.

M. & L. HESS, INC. leased for Mrs. Annie Annable the entire block front at Webster av, 205 ft. and running 135 ft, back on both 7th and 8th avs, Long Island City, to the Kazan Carpet Co., Inc., 1115 Broadway, New York City, at an aggregate rental of about \$200,000. The plot will be improved with a 2-sty building, built to fulfill the requirements of the Kazan Carpet Co., and will contain about 60,000 sq. ft. and will be used for the manufacture and renovating of rugs.

SHAW & CO. leased the store in 2349 Jerome av for Margaret J. Ellis to William Chin.

A. E. & D. A. KARELSON leased the entire block on Atlantic, Channel and Franklin av and Norton's Creek, which is the dividing line between Far Rockaway and Edgemere. On the property are the Hotel Ashton, a cottage and a barn. On the vacant corner at Atlantic and Channel avs there will be erected an airdrome, covering an area of 100x150. The lessee, B. Harris, has taken the property from Miss H. W. Faber for 10 years with renewals.

REAL ESTATE NOTES.

THE WEST SIDE TAXPAYERS' ASSOCIATION held a special meeting Thursday evening, June 25, at Heinebund Hall, 267 West 34th st.

WOLFSOHN & AUGUST have been appointed agents of the 4-sty brownstone dwelling, at 136 West 122d st.

HULBERT PECK & SONS were the brokers in the recently recorded sale of 450 to 454 West 31st st.

LEE KOHNS is the buyer of the Lydig house at 38 East 52d st, sold recently through William B. May & Co.

M. & L. HESS, INC. have been appointed sole agents of the 12-sty building at 127 to 131 West 25th st.

GEORGE S. RUNK was the purchaser of 326 West 88th st, sold recently by Slawson & Hobbs for Mrs. Eugenia M. Bunn.

B. J. SPORZA, sold for Mrs. Mary C. Des Caso the plot 100x100, in the south side of 60th st, 250 ft East of 16th av.

MOORE, SCHUTE & CO. have been appointed agents of the "Karnark Apartments," at 626 to 630 West 135th st, and 516 and 518 West 162d st.

RUDOLPH G. BARTHOLD is the buyer of the Victoria, a 6-sty apartment at 551 West 157th st sold in May by the New York State Investing Co.

MORRIS WEINSTEIN is the buyer of the 3-sty building at the southeast corner of Bleecker and Bank sts, reported sold recently by Van Vliet & Place for the Laux estate.

REGINALD STEEL was the buyer of 134 West 66th st, sold last week by the Duross Co. Mr. Steel owns the adjoining property, at Nos. 136 and 138, and now controls a plot 75 by 100.

JOHN WOOD and Charles E. Cathie, of 950 Ogden av, are now associated with the newly-formed real estate firm of Jones, Meekes & Jones, of 30 East 42d st.

CROSS & BROWN have been appointed agents, by Brown Brothers for the new 8-sty building now in course of construction at Nos. 782 to 786 6th av.

L. M. MOSAUER & CO. were the brokers in the recently reported sale by Abraham Gussow of 10 East 116th st. The purchaser is Max Leserman, who owns the adjoining property at 12 East 116th st.

SMITH & PHELPS have placed for the Estate of Hugh McCreery a first mortgage loan of \$12,000 on the 4-sty double flat on lot 25x100 at 1491 Vyse av, and for the same estate a first mortgage loan of \$6,000 on the 3-sty 3-family house on lot 25x100, at 1226 Simpson st.

ELWOOD M. TOWNSEND & CO., INC., 215 Montague st, Brooklyn, who conduct a general real estate and insurance business have opened a new office at 859 St. Johns place. The concern makes a specialty of Hollis Terrace property.

HARLEM PROPERTY OWNERS ASSOCIATION held a meeting last Thursday evening at No. 147 East 125th st. The Factory Committee made its report and other matters came up for discussion.

L. TANNENBAUM, STRAUSS & CO. have issued an interesting pamphlet on Tax Efficiency Service. The realty concern has instituted a service for property owners which ascertains whether too much is being paid in taxes, and if so an adjustment is sought. No charge is made unless a reduction is obtained.

SMITH & PHELPS placed for J. H. Bauer a first mortgage loan of \$5,000 on the 2-sty brick building occupied as store and dwelling, on lot 34x146, at 4433 White Plains av, and for Barbara McArdle a loan of \$2,000 on the vacant plot 100x150 at the northwest corner of 213th st and Paulding av.

SMITH & PHELPS have placed for Joseph Hart, a first mortgage loan of \$3,700, on the vacant plot 113x113, on the west side of Cremwell av, 493 ft north of 165th st; in conjunction with John Bambev, a first mortgage loan of \$1,500, for Mr. Edward R. Allen, on the two family house at 268 East 235th st, and have sold a first mortgage of \$3,000 covering plot 50x112, at the northeast corner of Theriot and Westchester avs.

BUILDING MATERIALS AND SUPPLIES

ALL INTERESTS LAYING GREAT EXPECTATIONS ON EARLY DECISION IN FREIGHT RATE INVESTIGATION BY I. C. C.

Prices Generally Considered to be at Lowest Possible Level—Trade Steadying

PPROMISE of an early and favorable decision in the railroad freight rate investigation did much to inspire continued confidence in the building material market this week. In consequence there was more rigidity shown in price quotations in stable commodities for future delivery. The volume of current business being taken is still below expectations, but trade is unquestionably steady, despite the Claffin crash.

Portland cement is perhaps the most uncertain of materials, so far as fixed level of quotations is concerned, although even in this department the trend is toward more uniform prices. Pig iron continues to show some activity, but the general character of the consuming market is best illustrated by the policy of procrastination being followed in the award of the 60,000-odd tons of segments that will go into the East river tunnel.

Equipment companies are the most active iron buyers at present. These interests profess to have fairly definite data, indicating a decided improvement in the demand for building equipment in the fall and winter and they are taking advantage of the present low prices to stock for future requirements.

Low mill stocks of lumber, coupled with an improved demand for building grades in the suburbs of the city, have helped to make prices a little closer to list. Steel as a building commodity continues to be spotty on demand, with prices depressed by competition. Agents say, however, that they have felt the effect of more active plan filings in the recent past and work is going on the boards for figuring more freely.

Common brick at \$5.60 to \$5.87½ a thousand in the New York wholesale market is not as strong as distributors would like to see it at that level. Sand is moderately firm at fifty cents a cubic yard in large quantities alongside of dock and gravel is without price change, but in heavy demand. Crushed stone prices are steady in the face of heavy demand. Pipe and other commodities entering into building construction show a slight improvement in buying, but prices are still low and probably will continue to be so. Roofing material is in a weak market. Linseed oil and pe-

troleum are steady, the former at 54 and 55 cents, city, while the latter continues to hold at \$1.75 per barrel. Refined products are being cut in some parts of New Jersey owing to competition, especially in gasolene. Paints and varnish are without change.

Specifiers are slowly arriving at a better understanding of the unsettled condition of the wholesale building material market. Prices seem to be at extreme bottom. Some lines may go lower, but only at a greater sacrifice of profits. The tendency is to encourage buying even at the quotations now ruling until the pendulum of business begins to swing the other way. When that occurs, and there are many who believe that September is the appointed time, the low mill stocks will necessitate an immediate and decisive readjustment of prices which will be gauged by the improvement in demand. Contracts calling for fall deliveries are being made at only a slight advance over current quotations, but last quarter business is being guardedly signed.

This attitude is directly traceable to the recent optimistic utterances of men of large affairs citing the favorable outlook for prosperity crops, save possibly that of cotton; the decrease in the number of idle freight cars from 242,802 on May 15 to 232,334 on June 15, the hope almost universally entertained that the Interstate Commerce Commission will look with favor upon the railroads' application for permission to make a higher freight rate, the Supreme Court's decision in the long and short haul rate making case and the continued steady tone in the pig iron market. Current optimism is not based upon sentiment only, as it was at the first of the year, but rather upon clearly defined fundamentals of prosperity that seem to be shaping themselves for early realization.

Plan filings in the five boroughs for the week ending Thursday, June 25, with comparisons with last week, follow:

	Week Ending		Week Ending	
	June 18.	June 25.	June 18.	June 25.
Manhattan	No. 13	Value \$1,521,600	No. 5	Value \$1,210,000
Bronx	19	556,250	16	406,350
Brooklyn	74	434,800	121	492,800
Queens	135	669,125	102	451,750
Richmond	40	72,735	24	26,175
Total	281	\$3,254,460	268	\$2,587,075

and mixed car orders that there is little satisfaction or encouragement in the line of business now being booked, or in the outlook for the immediate future. Stocks at the eastern distributing yards are in no sense excessive in any of the grades, but the buyer refuses to place round lot orders and the total volume of stock sold is far below normal for this season of the year.

The hardwoods are somewhat more buoyant and active than one month ago, though there is yet plenty of room for improvement. Reports from all of the hardwood centers in the south and west tell practically the same stories. There are no heavy accumulations at any point. The general condition of the market is perhaps reflected in the attitude of the officials of the National Hardwood Lumber Dealers' Association in their announced purpose to hold their annual meeting next week at Buffalo without attempting to make any change in the rules governing the inspection of hardwoods. There are no quotable changes in the market.

TO TAG LATH BUNDLES.

State Introduces New Regulation—Two Standard Sizes.

NEW YORK State has recently issued orders to the effect that all bundles of lath distributed here shall be tagged indicating whether the bundle contains 50 or 100 pieces. The order emanates from the State Sealer of Weights and Measures, who requires that all lath when delivered to the consumer shall have the tag attached. This is in line with a demand previously made for a full-count bundle of shingles. The duty of tagging the bundles of lath rests upon the one who sells them to the ultimate consumer. That means the retail dealer. Arrangements may be made with most shippers for attaching the tag to each bundle to cover

this point; but, of course, this will mean an added cost of 5 to 10 cents per thousand prices. Lath are seldom counted at the mill when they are being put up in bundles, but the lath crew is supposed to make up each bundle to the regulation size, and they are supposed to run over as often as under the figure. This particular regulation just issued stipulates that there may be a reasonable variation from the stated number in one bundle, provided there is an excess of equal amount in another bundle.

BRICK.

Registered Unloading Movement Breaks Season's Records.

UNLOADING of Hudson River common brick this week exceeded the volume recorded in any week so far this season by more than a quarter of a million, according to compilations made by the Greater New York Brick Company on consignments made to that house. Independent movements, if added, would bring the approximate total of Hudson River brick discharged in excess of 12,000,000, which reflects, perhaps, more clearly than any other single item could, the tendency toward improvement in the general building situation. Raritan River brick is also moving more freely into the New Jersey suburbs and into Brooklyn. Prices are unchanged in the wholesale market and cannot be considered strong except on certain special grades.

Official transactions for Hudson River brick covering the week ending Thursday, June 25, 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 19—12.	Arrived.	Sold.
Friday, June 19.....	3	6
Saturday, June 20.....	11	7
Monday, June 22.....	14	10
Tuesday, June 23.....	1	7
Wednesday, June 24.....	8	12
Thursday, June 25.....	6	4
Total.....	43	46

Reported en route, Friday, June 26—12. Condition of market, unsteady. Prices, Hudson, \$5.60 to \$5.87½, special grades higher; Raritans, \$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 26—9.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
June 12.....	1,532,500	June 19.....	1,442,500
June 13.....	627,500	June 20.....	940,500
June 15.....	1,187,000	June 22.....	1,582,000
June 16.....	1,261,000	June 23.....	1,772,500
June 17.....	1,477,500	June 24.....	1,785,000
June 18.....	1,748,500	June 25.....	1,551,000

Total.....7,834,000 Total.....9,073,500
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 20—32.		
	Arrived.	Sold.
Friday, June 20.....	8	10
Saturday, June 21.....	9	5
Monday, June 23.....	21	13
Tuesday, June 24.....	2	2
Wednesday, June 25.....	7	8
Thursday, June 26.....	10	10
Total.....	57	48

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25; Raritans, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday a. m., June 27—41.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 25, 1914.....	67
Total No. bargeloads sold Jan. 1 to June 25, 1914.....	66
Total No. bargeloads left over June 25, 1914.....	1
Total No. bargeloads left over Jan. 1, 1913.....	11
Total No. bargeloads arrived, including left over Jan. 1 to June 26, 1913.....	89
Total No. bargeloads sold Jan. 1 to June 26, 1913.....	8
Total No. bargeloads left over June 27, 1913.....	1

MISCELLANEOUS.

Glass Weak—Pipe Dull—More Subway Work.

SPECIFICATIONS for plate and window glass have not shown any great improvement. Prices are without change. Quality A is a little steadier in price on jobbing business. Dealers have not shown sufficient confidence in the outlook to stock heavily.

Pipe, following the recent cut in quotations, has developed a little more activity. Wire mesh reinforcement is moderately active, with prices firmly held. Bar reinforcement reflects factory extension throughout the district, but general building orders continue to be light. Lime is without change in a quiet market. Roofing material is weak. Paint consumption has been light, but waterproofing interest say that they have had a remarkably active season so far, doubtless due to the progress of subway construction work.

Levering & Garrigues have been awarded the contract for 1,800 tons of structural steel for the Underhill loft building on West 38th street. The Hinkle Iron Works will fabricate 2½ tons of structural steel for the Astor apartments. The Public Service Commission of New Jersey announced this week that plans were ready for figuring 7,000 tons of structural steel for the Public Service Commission building. Richardson & Boynton have ordered 4,000 tons of foundry grades of pig iron for several eastern Pennsylvania furnaces.

Inquiries are now before the furnace masters calling for about 125,000 tons of foundry and steel making iron, which indicates a slight improvement in building requirements for the eastern territory.

LUMBER.

Long-Leaf Yellow Pine Steady—Hemlock on \$24.50 Basis—N. C. Pine Quiet.

HEMLOCK continues without feature of interest. The larger shippers have continued to quote on a basis of \$24.50 for Pennsylvania boards, but sales are very slight at that figure, by reason of the fact that consumption is small on the one hand, while the West Virginia shippers are sending quite a volume of their hemlock into the market at prices approximating \$21.50 to \$22. The leading Pennsylvania shippers have accumulated a fair stock, so that when the buyers get ready to take hold there will be a good supply of dry lumber from which to make shipments, according to a well known authority on market conditions.

North Carolina pine shows no improvement, and at the present range of prices, and the very sharp competition in the open market, there is said to be a little profit in the North Carolina pine trade, either for the manufacturer or for the wholesaler. Competition is very keen for such business as comes to the surface, and profits have been whittled down almost to the vanishing point.

Long-leaf yellow pine has developed no new life within the month, and the price list has developed no gain. In heavy timber there is very little doing at any of the yards, or in the way of contracts for large cargoes, while the trade in flooring, ceiling and partition is being so evenly divided between North Carolina pine, long-leaf yellow pine and Arkansas short-leaf, which latter is gaining ground here rapidly, that there is little opportunity to establish or maintain prices on a basis that shall be remunerative.

White pine is running so largely to small lots