

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 18, 1914

REAL ESTATE BODIES ACTIVE FOR PUBLIC

The Advisory Council Extending Its Organization—United Owners' Associations Open Permanent Office—Moving Against Death Avenue

OWNERS of real estate are finally to have headquarters and a central bureau of information of their own. The need of a meeting place where all matters affecting realty may be discussed, where city affairs and realty problems may be considered, has been sorely felt for years. The United Real Estate Owners' Associations have just established such a place and have opened permanent offices at 170 Broadway. Every facility will be offered to taxpayers; pamphlets and literature from the municipal and State departments will always be available for distribution and the latest realty records, periodicals and atlases will be kept on file. Taxpayers are invited to visit the headquarters, to transact their business there and to use the conveniences of the office for their own purposes.

Henry Bloch, president of the associations, in outlining the program, stated yesterday:

"The time will come, and before long, when our headquarters will be the recognized exchange for property owners. We will have experts to advise, without charge, as to the requirements of city and State departments. We will have every known realty record. We will furnish appraisements. We will have private conference rooms. We will have an executive secretary and a staff of competent assistants. In a word, we will have a meeting place for every real estate owner in New York. In this way our association will accomplish constructive work efficiently and effectively.

"The United Real Estate Owners' Associations have increased tremendously in membership during the past year. There are now eleven large associations, having a combined membership of thousands of owners of real estate, affiliated with the central body. The value of the realty represented aggregates hundreds of millions of dollars."

Council Extending Its Organization.

The effectiveness of real estate associations has frequently been undermined by the belief that such bodies adopt no course of action upon public questions unless such action is extremely favorable to the real estate fraternity or reflects selfish desires of a few leaders, who may be the vital factors in the maintenance of such organizations.

Without doubt, unfounded suspicions of this character have often off-set the good work which the various real estate bodies have accomplished, and simultaneously invidious criticisms have not augured well for the real estate profession as a whole. As a matter of fact, many property owners and real estate brokers have, at considerable expense, devoted their efforts to the betterment and welfare of the city and have unselfishly contributed their time toward the civic development of Greater New York.

In order, therefore, to be in perfect consonance with this admirable public-spirited tendency, on the part of many

THE REAL ESTATE BODIES of the City of New York are steadily following up their successes of last fall and winter and are putting their strength more and more to better account. They have come to the front as the most effective and powerful civic force of the day in the defense of public rights. The Real Estate Board, the Advisory Council of the Allied Real Estate Interests, the United Owners' Associations, the taxpayers' associations of the West Side of the city, the City Club and Citizens' Union, are all prominent in the news of the day and are rendering real service to the real people of New York in important channels.

real estate owners and agents and brokers, the Advisory Council of Real Estate Interests will endeavor to make its final decisions upon public questions of such a broad and liberal character, that, although primarily conserving the interests of the real estate owners, they will simultaneously be for the best interests of the city itself.

The proper and reasonable conservation of the interests of property owners should be analogous to the best interests of the city, inasmuch as the real estate constitutes the chief source of city revenue. Co-operation between landlord and tenant, between the public and the property owner, and between the city and real estate organizations, is thus the keynote of the work of the advisory council.

A Publicity Committee.

In order to be fully advised upon every public question that may arise and in order to make its decisions as far removed from self-interest as possible the council has appointed a publicity committee, consisting of the real estate editors of the New York newspapers. This committee will advise the council with reference to public sentiment and general feeling among the citizens of New York as to the various propositions that will be considered.

It will seek to make known through the press and other means of publicity, the wishes and true interests of real estate owners, and secure for them proper consideration in the regulations of their own affairs. It is hoped that by being thus advised upon serious questions by representatives of the various newspapers, that the conclusions of the council will reflect both the views of the city and the public, as well as of the real estate owners.

The West Side Terminal Improvements.

The question of the proposed alterations in the freight line operated by the New York Central and Hudson River Railroad Company along the west side of the city was revived during the past week by a communication presented to the Board of Estimate and Apportion-

ment on behalf of the City Club, the Citizens' Union, the Independent Club of the West Side, the West End Association, the Twenty-third Street Improvement Association, the Washington Heights Taxpayers' Association, the West Side Taxpayers' Association, the Greenwich Village Improvement Association, the Chelsea Association, Woman's Municipal League, League to End Death Avenue, The Merchants' Association of New York.

The deliberate plans and far sighted views of the signers of the memorial entitle it to become the basis for a campaign which shall at last settle finally and successfully the one great unsettled undertaking on which the future of Manhattan depends.

Investigate Titles.

The allied associations have not forgotten the rock on which the well-meant plans of the sub-committee of the Board of Estimate were wrecked last year, i. e., the failure of the city authorities to inform themselves in advance of the legal status of the title to the eight miles of water front involved in this transaction. This communication insists that "the title of the city to lands along the waterfront should be investigated," and if it contained no other recommendation, it will have served an important purpose, if it impresses upon the city authorities that this is the necessary initial step in the whole transaction, and that no shortcut scheme, undertaken without a full comprehension and fair appreciation of the city's legal rights to the water front, will receive any support from these important organizations. The West End Association has profited greatly by the thorough understanding of the legal situation in Riverside Park, by its counsel, Mr. Charles L. Craig, and, if the rights of the city and of the citizens along the remainder of the eight miles of waterfront were only as well understood and represented, as has been continually insisted on by Mr. J. Bleeker Miller—there would be great hope that an agreement would be reached in which the rights of the city and of the citizens would not be sacrificed.

A Good Cause.

The recent decision of the Appellate Division in the case of Hearst against New York Central and Hudson River Railroad Company, in no wise prejudices the rights of the citizens, as heretofore assumed to exist in Riverside Park, for in that case it was stipulated that the railroad was entitled to occupy the main right-of-way, which its tracks then occupied. There was no such stipulation in the former case of Willson versus New York Central and Hudson River Railroad, which was tried by Mr. J. Bleeker Miller, and in which an injunction was awarded, although it was never enforced by Mr. Hearst's lawyers. There is therefore every reason for West Side citizens to keep up their courage in this fight and insist with vigor on the preservation of the most beautiful part of the greatest city of this continent from becoming an unsightly noisome freight yard,

NOT A VICTORY FOR ARBITRARY IMPOSITIONS

Decision in the Kaye Case Will Help to End the Reign of Terror
—The Fire Commissioner's Orders Must Be Fair and Reasonable

THE Court of Appeals affirmed on Tuesday the conviction of Charles Kaye of misdemeanor, for failure to comply with an order of the Fire Commissioner requiring the installation of automatic sprinklers in the loft building, 30-34 West 26th street. The opinion of Judge Cuddeback, containing the decision, is not available for publication in this issue, but will be printed in full next week.

If, as it is expected, the Court of Appeals has definitely determined all of the important questions raised in the Kaye case, the decision will go far to end the reign of terror that has prevailed in local real estate circles ever since the Factory Commission began to tinker with the Labor Law.

Assistant Corporation Counsel MacNulty, who successfully conducted the prosecution of Mr. Kaye throughout its entire course, stated yesterday:

"The affirmation of Kaye's conviction by the Court of Appeals is not a victory for arbitrary and high-handed impositions upon the owners of factory buildings, but is rather a triumph for sane and reasonable fire prevention measures. It should be borne in mind that, while the courts have held that the Fire Commissioner has the power to exercise discretion and discrimination in requiring the installation of automatic sprinklers, they have also ruled that his orders must be fair and reasonable. The right of a property owner to contest the validity of a fire order, upon the ground that it is unnecessary or unreasonable, continues unimpaired. In the Kaye case, a conviction would have been impossible had he been able to show that the order he disregarded was arbitrary and unreasonable. But the evidence was conclusive that his building was hazardous and that sprinklers were actually necessary for the protection of its hundreds of occupants; consequently, the courts held that the requirement of such safeguards was reasonable, and that his refusal to comply therewith was a crime.

The Significance of the Kaye Decision.

In the opinion of consulting engineers in fire-prevention matters the decision was due to the conditions in the building and was not a fair test of the law. The Court of Appeals' decision was expected to be what it is by fire-prevention engineers because the fire conditions in the building made such a strong case in favor of the Fire Department. If a building similar to the Asch Building has conditions actually worse than those which existed in the Asch Building at the time of the fire, there can be little hope entertained that the courts will interfere with fire-prevention precautions considered necessary by the Fire Department.

"It was, undoubtedly, a mistake from the standpoint of the interests of realty owners to make a test case of the Kaye order," said Peter Joseph McKeon yesterday.

"Now that the case has been decided adversely, there remains to owners the consolation that the decision is not as sweeping as some people think, but applies only to this particular building. In other words, orders against other individual buildings can be tried on their merits. The decision means that the courts will sustain the Fire Department when a building is really dangerous, but the burden of proof is on the Fire Department to show that a building is not reasonably protected against fire perils.

"This was the attitude of the judges in the court of Special Sessions, who

practically swept aside legal technicalities and decided the case on the simple question: Is the building dangerous and does it need automatic sprinklers as a protection to life? These are questions to be answered in the first instance by a competent expert whose opinion should be a guide to owners and their lawyers in deciding whether or not to contest orders in court. If the expert agrees with the Fire Department that compliance with the order is reasonably necessary for the safety of life, there is small chance of the courts deciding against the Fire Department, because the facts of the case as well as the law are in favor of the Fire Department.

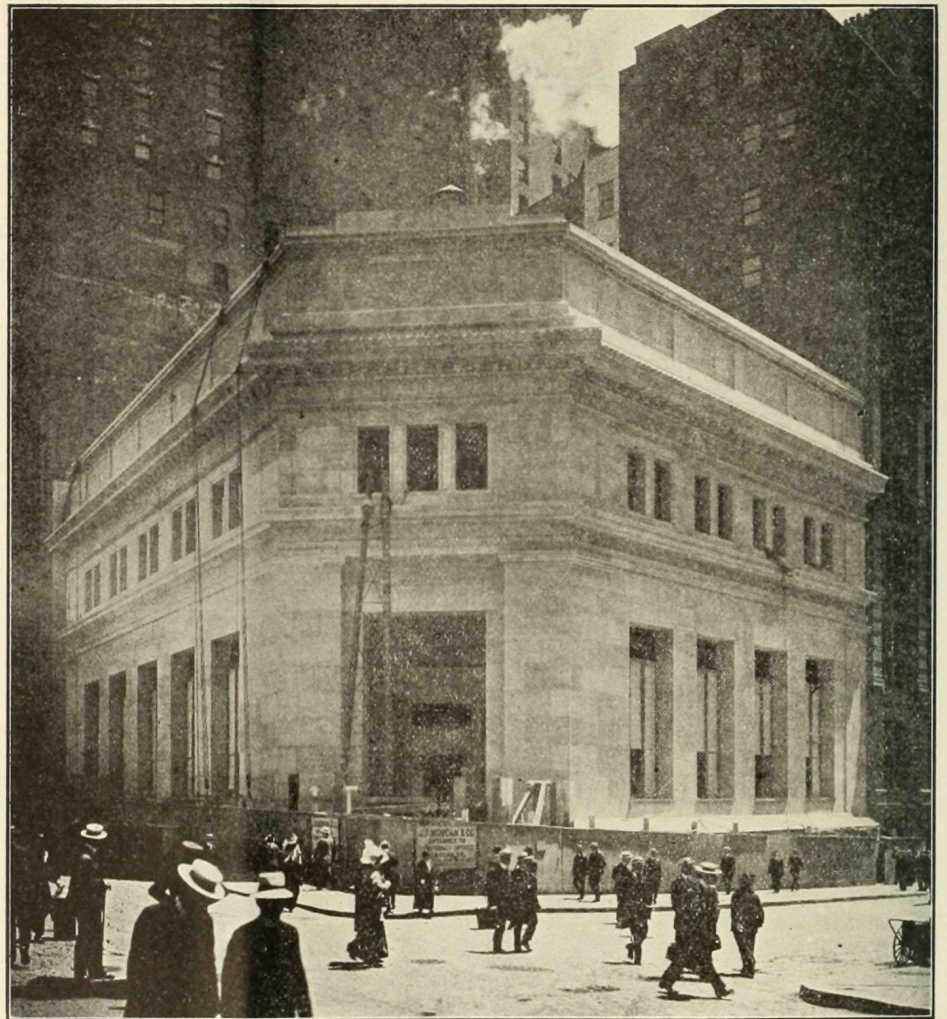
"One result of the unfavorable decision of the Kaye case may be that owners will comply too readily with discre-

tionary orders which should be carefully scrutinized in order to be sure that they are according to fundamental principles of safety, are justified by conditions in the building and follow well-established precedents."

Fire Commissioner Adamson announced yesterday the installation of sprinklers in factory and loft buildings would be required without further delay. This is a result of the Court of Appeals' decision in the Kaye case, which was exclusively published in *The World* of yesterday morning.

"The decision in the Kaye case," Commissioner Adamson said, "sustaining the right of the fire commissioner to order sprinklers installed in buildings where they are not required by the Labor Law, is the most important decision to this department since the Fire Prevention Bureau was created.

A RIVAL TO THE PARTHENON



Wall and Nassau Streets.

THE NEW BANKING-HOUSE OF J. P. MORGAN & CO.

For beauty of material, accuracy of workmanship and size of the component parts, the men who are building the banking house for J. P. Morgan & Co. have sought to rival the Parthenon, which was the most beautiful building ever erected. The best skill which Athens could command at the height of her glory was given to the construction of the temple. The Morgan banking house does not resemble a temple, but like the Parthenon its walls have been composed of solid blocks of marble, and not merely veneered with marble. The blocks are all three feet high

Trowbridge & Livingston, Architects.

and three feet thick, and according to location are seven to twenty-two feet in length.

As in the Parthenon, the courses are so accurately cut that the joints are almost invisible. The quarries at Knoxville, Tenn., were torn to pieces in order to produce blocks which are not only colossal in size but also flawless in texture. Some of the blocks weigh thirty-eight tons. They were shipped from the quarries in the rough and cut here in the yards of the Knickerbocker Marble Company for the general contractors, Marc Eidlitz & Son.

SUBURBAN APARTMENT LIFE ATTRACTIVE

Unique Buildings at Bronxville Offer All the Comforts of Country Dwellings—Artistic in Design, Structures Form Picturesque Group.

UNIQUE in many ways is the apartment house colony at Bronxville, which on account of its proximity to New York City, combines the advantages of city life with the benefits of the country. Its location is in one of the first sections of open country outside the city limits, being just north of, Mount Vernon. A station on the Harlem Division of the New York Central places it within thirty minutes ride from the Grand Central Station.

Bronxville's growth has been natural,

of tenants, including besides a number of prominent professional and business men, authors and artists.

The Gramatan Court was completed last October and contains twenty-one apartments; half of which were rented, according to the agent, before the foundation was finished and the remainder before the roof was completed. Alger Court was built about six years ago, and is the pioneer apartment house in the section. It was designed by Bates & How, architects. Alger Court East and Alger Court West are now in course of

With these various forms of out-door recreation in the midst of country surroundings, it is not remarkable that a high class residential community was created. That it took the form of apartment house construction is one of the many unusual situations which have been typical of New York development.

The village, itself, contains all the conveniences which make an all-year residence possible. Besides three churches, and a public school, there are two private educational institutions, the Massee Country School for boys and



GROUP OF APARTMENTS AT BRONXVILLE, N. Y.

but the project of erecting high class apartment houses, about six years ago was more or less in the nature of an experiment. Such a type of building in the suburbs was distinctly an innovation. The village contains all the modern improvements, and although a residential community, there are a number of stores grouped around the station to supply local needs. The Hotel Gramatan, a modern building containing nearly 300 rooms is another interesting feature of Bronxville.

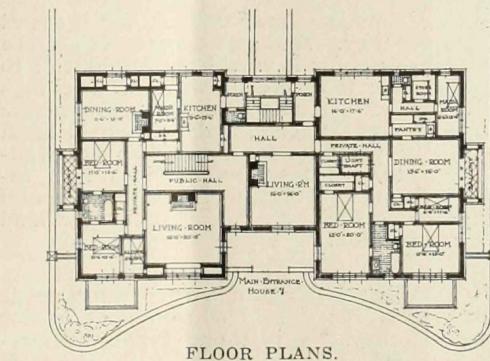
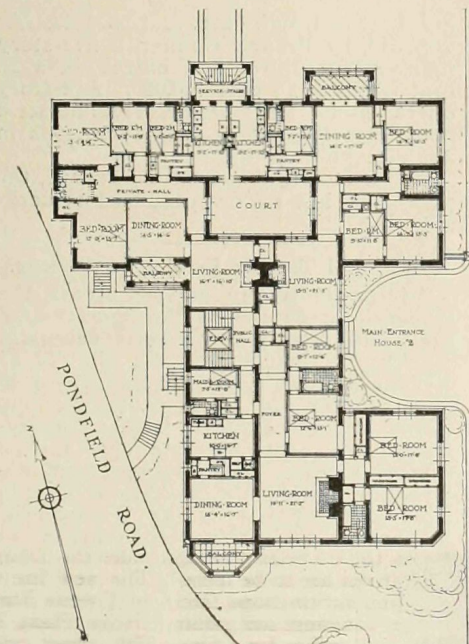
There are at present eight multi-family structures in Bronxville, built along

construction and will be completed about October 1. The structures contain 30 suites, 20 of which are reported to be leased. The three buildings with the grounds occupy about ten acres. The interests controlling them are said to be contemplating the erection of additional buildings to meet the steady demand.

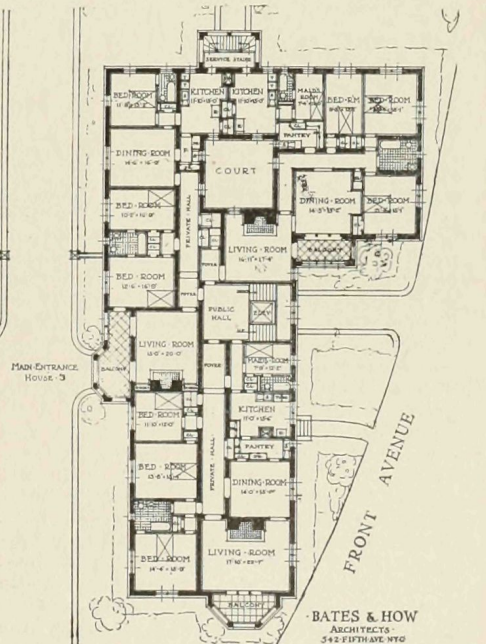
In discussing this phase of Bronxville development, Charles I. Marvin of Fish & Marvin, said, this week: "Bronxville, one of the oldest of the suburban developments of New York City, has been the center of an interesting apartment house movement. Located as it is, with

the Brantwood School for girls. Besides the apartment house suites for those who prefer such residence, there are of course, the suburban dwellings for all degrees of income except possibly the daily wage owner. There are to be found a number of attractive homes which are maintained in most cases as all-year residences.

The buildings are constructed along the unique lines laid out by some of the early developers and this plan has generally been followed by those who came later. Property values in the section have advanced coincident with its



FLOOR PLANS.



BATES & HOW ARCHITECTS 542 FIFTH AVE N.Y.C.

reference to accessibility from the business center of New York, it offers a country home without the usual cares often attendant upon such a residence.

"In addition, the forms of recreation are numerous and varied. For golf enthusiasts, the Lawrence Park Country Club offers its links and there are others on the grounds of the Scarsdale and Dunwoodie Country Clubs. The Bronxville Athletic Association maintains a number of tennis courts, which attract at the annual tournaments, some of the best known players in the country. The splendid roads make riding and motoring desirable, and boating or bathing available, by a four mile drive to the Sound."

the lines of a college campus with spacious lawns and gardens. They contain about 100 apartments the rents averaging about twelve dollars a room. They are occupied by a most desirable class

growth, but the speculative element is missing and buyers continue to be home-seekers. Bronxville will be remembered, however, as the pioneer apartment house section of the suburbs.

WHY LEXINGTON AVENUE IS WAITING

A Consideration of the Influences and Motives Now in Control of the Real Estate Market in That Section in View of the Coming Transit Facilities

SURPRISE is expressed in some quarters that so little activity has yet developed along Lexington avenue where a subway line of rapid transit is under construction. There are at least two reasons for this, apart from the general business depression and the tightness with which the leading interests are holding on to funds which builders would like to use.

And first, there is the established belief that property actually abutting upon a railroad is not in the position to derive the most benefit from the operation of that railroad. A new line of rapid transit throws its finest favors to a distance,

ing influence of the leading institutions. The institutional lenders do not control all the building money in the city, as there are always large individual lenders.

Turning back to subway history, it will be recalled that Broadway, on Washington Heights, remained inactive for the most part until the subway trains actually came through, but there was a building tide running up the avenues to the eastward, though for this the elevated road and general prosperity were responsible. The great speculative movement which caused a new city to be built in the East Bronx was not started until one could almost hear the rumble of the subway trains coming.

While precedent is being followed in restraining building movements that will be particularly dependent upon the Lexington avenue subway, yet there should be considerable more activity on the East Side than there is, on general principles. The smaller builders say they cannot get sufficient loans, and the

builder. I am inclined to think that the development of Lexington avenue proper will take its cue from and wait for eventualities in lateral streets and parallel avenues to the west, where there are many opportunities for investors at the present time."

Current Work.

One of the first notable operations on the avenue is the erection of a twelve-story apartment house at the southwest corner of 72d street by the A. E. L. Construction Company, from plans by Schwartz & Gross, at an estimated cost for the building of \$250,000. A 12-story brick hotel, 24x160 ft., costing \$90,000, for the Allerton 38th Street Company (James S. Cushman, president), Paul S. Hunter architect, is to stand on the southeast corner of 38th street. The Akron Building Company (Leo S. Bing, president), is erecting two two-story buildings for stores offices and lofts, one with a frontage of 100 feet and one with a frontage of 50 feet at Nos. 563 and



LEXINGTON AVENUE, SOUTH OF 66TH STREET.

over the heads of the nearest owners, and therefore it is considered better to be situated a little distance from, than directly opposite a railroad station. On that principle, the first activity in anticipation of the coming transit benefits might be expected on some of the parallel avenues and intersecting streets. The whole upper East Side will be benefited in this case. Just how much of the new activity on Park avenue is to be attributed to the influence of the Lexington avenue subway is uncertain, but some of it surely is, because Park avenue, being only a block away, will share all the transit facilities and none of the things considered disagreeable.

A second reason for the continued inactivity on Lexington avenue is to be found in the policy of operators and builders to time their transactions accurately and not anticipate too far the period of greatest demand. The ideal time for starting an operation on Lexington avenue itself will be about a year in advance of the running of trains, provided values do not ascend too rapidly before then. If in order to anticipate this ascension, purchases of sites for improvement should be made by leading interests in any considerable number at an earlier date, a general "break" on the part of builders would very likely be precipitated, in spite of the restrain-

big builders are waiting for general prosperity. It is not because values are too high, for it would not be difficult to buy a row of old brownstone dwellings in good locations as a site for moderate priced apartments, and this would seem to be the time for those who are waiting to put their money into safe securities, and also for those who would reap a handsome profit from mere land speculation.

The Greatest Need.

"What Lexington avenue most needs at this time," said a prominent broker yesterday, "is just one first-class mercantile leader. Let one such store, at which the families from Park, Madison and Fifth avenues, could trade, open on this avenue, and the firms that would follow would insure its future character and rapid transformation. One valid reason why there has been little doing in Lexington avenue realty is because operators do not know just what to do.

"Primarily this is to be a retail trading place. But if the stores are to be merely small provision and notion shops, then an alteration of the basement and parlor floors of dwellings will suffice for a time. The store accommodations are mostly of that nature now. Basement store rentals average, as yet, sixty dollars a month, which is not very attractive to a

573 between 50th and 51st streets. At No. 343, by Francis Connor, a five-story building for stores and offices on a 20 foot frontage to cost \$20,000. A 4-story opera house for Oscar Hammerstein completes the list of new operations in anywise noteworthy.

As for conveyances, on the avenue, the year 1914 has so far produced remarkably few.

Additional Trolley Service to Queens.

Additional trolley service across the Queensboro Bridge by the operation of the 59th street crosstown cars will shortly be inaugurated by the Third Avenue Railway Co. This company now operates the 42d street crosstown line across the Queensboro Bridge and intended to commence this new service several months ago, but has been delayed in getting the necessary permits from the officials of the Borough of Manhattan to enable the company to make the required change in its tracks. This new line will enable the residents of Queens Borough to travel from the Bridge Plaza, Long Island City, across 59th street, and up Broadway for a 5 cent fare and will be a very important factor for furnishing additional labor supply from Manhattan to the many new factories in Long Island City.

NATIONAL REAL ESTATE CONVENTIONS

Strong Resolutions Adopted at Pittsburgh—New York Board's Devotion to Duty Commended—Building Owners and Managers in Session.

PITTSBURGH.—The National Association of Real Estate Exchanges will meet next year at Los Angeles. Thomas Shallcross, Jr., of Philadelphia, was elected president at Saturday's closing session in this city, and John E. Kane of Pittsburgh, secretary. Vice-Presidents—George Koester, Chicago; Col. T. M. Wier, Tampa, Fla.; A. H. Hanson, Saskatoon; R. L. Foust, Knoxville, Tenn.; W. P. Soowell, Indianapolis, Ind.; W. W. Mines, Los Angeles, Cal.; Samuel Collyer, Seattle, Wash.; Val J. Rothschild, St. Paul, Minn., and John J. Dowling, St. Louis, Mo. Byron Hastings of Omaha, Neb., got the treasurer-ship.

Resolutions.

Resolutions were drawn up and adopted concerning the findings of the convention. The document declared that a comparison of the data brought before the delegates from all parts of the United States and Canada proved the inherent stability of real estate values under the business conditions of the last year. It gave the following reasons for the enhanced demand for realty:

- (1) The diminishing return from securities issued by public service and other corporations.
- (2) The fundamental soundness of mercantile conditions; and
- (3) The certainty of the largest harvest in the history of the country.

That the real estate exchanges in all parts of the country merit special praise for furnishing the best expert appraisers upon call by public officials. Work of the same quality is available for the difficult but important revaluation of the railroad lines of the United States.

Compliments New York Board.

That we commend the devotion to duty shown by the New York and other boards that have demonstrated the need and value of our professional care for the great realty interests of the country. May the scope of our service to clients and patrons be proved by an increased participation in civic affairs.

Further, we resolve that the sale of real estate and real estate securities at grossly inflated values and through false statements of fact must be prevented by thorough investigation, prosecution and publicity in co-operation with local and state organizations.

That every offer of brokerage service under conditions which are manifestly impossible and fraudulent must be given attention by like means and the public protected against impostors who seek to profit from listing rather than from selling.

That no advertisement of any real estate, real estate brokerage service or course of instruction in real estate brokerage should be admitted to any official publication of this association without the endorsement of a local organization or a special committee of this association, as may be prescribed by our board of managers.

That this association should make a special study of ways and means for regulating the business of real estate brokerage, with a view to establishing uniform professional standards and enabling the public to clearly discern the difference between the peddling and the professional elements in the business of real estate brokerage.

Code of Ethics.

One of the chief events of Friday was the presentation of a code of ethics for the profession by Henry W. Armstrong of Pittsburgh. This code, has

for its central theme the application of the Golden Rule.

William E. Harmon, one of the biggest land brokers in New York city, talked for more than an hour and a half on "Sub-division Development," and in the course of it he made a strong appeal for more intelligent and consistent advertising in the business. Mr. Shallcross took his hearers by storm in a breezy and forcible treatise on "Dollars and Sense." B. G. Koebbe of St. Louis, Mo., spoke on "The Real Estate Salesman."

Taxation.

Reports of committees took up much of the morning's session. In the report of the committee on taxation, read by Chairman Charles F. Laughlin of Cleveland, O., a change of the plan that left taxation in the hands of comparatively a few was talked of, and in this connection it was pointed out that the most potent hindrance to any reform in taxation methods lay in the opposition of the agricultural interests.

Mr. Laughlin reported that conditions were ripe for a uniform tax of 5 mills on mortgages. Another speaker on taxation was W. W. Pollock of Cleveland. He said an assessment was not equitable unless it had the proper valuation as its foundation, and reported that the taxation on property valuations amounted each year in this country to \$1,000,000,000.

Mr. Pollock of the Manufacturers' Appraisal Co., Harry S. Kissell of Springfield, Mass., and Max Ragley of Seattle, Wash., named the new exchanges listed in the eastern and western divisions of the national association. Lee J. Nindle

of Fort Wayne, Ind., read the report of the committee on city planning; Alfred G. Clark of Cleveland spoke on the value of convention exhibits, and Fred G. Smith of Minneapolis, Minn., told of the advantage in reading real estate trade papers.

The session opened with a question box conducted by Vice-President Moorhead Wright of Little Rock, Ark.

DULUTH CONVENTION.

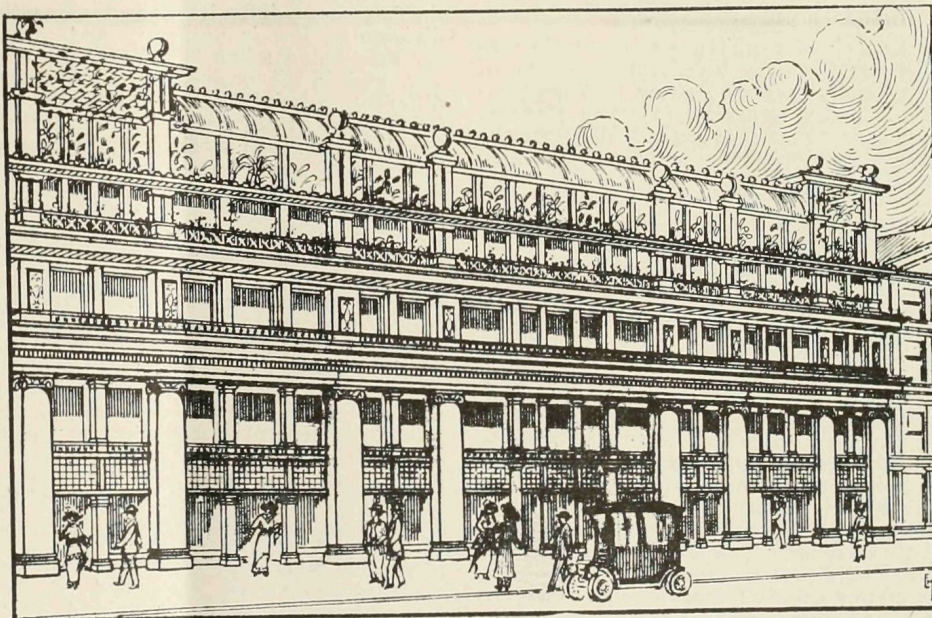
Owners and Managers of Big Buildings Have a Profitable Meeting.

Duluth, Minn.—The first big noise of the convention of the National Association of Building Owners and Managers came on Monday night with the advent of the Atlanta delegation, bringing ten crates of Georgia peaches, the first of the season for Duluth. In the convention hall the next morning the peaches were served to the members of the association and all that the Atlanta men asked, those who liked their peaches was to vote for the convention to come to Atlanta next year.

J. Elsworth Randall of Chicago, president of the association, gave a dinner in Chicago on Monday night to sixty Eastern and Southern delegates. Immediately afterward the party left for Duluth.

Among the early arrivals at Duluth were Secretary Charles A. Patterson of Chicago, Louis B. Dailey of New York, John T. Sloan, Jr., of New Haven, Charles E. Doty of Cleveland, J. J. Forbrich of Edmonton, Alberta; and Charles Horton, manager of the L. C. Smith Building at Seattle, the tallest skyscraper (Continued on page 96.)

UNIQUE MARKET FOR SHOPPING CENTER



PLANs are being prepared by Starrett & Van Vleck, architects, 4th avenue and 17th streets, for the extensive alteration to the building covering about 35,000 square feet, formerly occupied by Stern Brothers, in West 23rd street. Albert B. Ashforth, 10 East 35th street, is the head of a syndicate which has taken over the property. A model market for the sale of foodstuffs and household appliances will be established, the first three floors being sub-divided into booths, about sixty to a floor. The estimated cost is about \$500,000. Fruits, vegetables, flowers and other perishable goods will be on the first floor, dry gro-

ceries, bread, pastries, wines and liquors, on the second floor and household utensils, supplies and furniture on the third floor. Above these floors will be a mezzanine to be used as offices for the lessees of the booths. A restaurant will be on the fourth floor, with a seating capacity of 2,500. The fifth floor and roof have been accorded a novel treatment by the architects. The roof will be a canopy of glass and all the space will be used as a greenhouse and aquarium. Fish, fowl and birds will be sold on this floor, as well as flowers and horticultural products. Ramps as well as elevators will be provided, thus eliminating crowding.

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The main cause of the over-inspection of buildings in this city is the over-supply of inspectors.

Commissioner Lynch is almost persuaded that there is a duplication of building inspection work between the local and State authorities. His superior, Governor Glynn, is certain of it.

As lack of confidence is the main reason for business inertia, the efforts of the general press to show that prosperity is really returning to many parts of the country are commendable. All the administration papers are piping the glad acclaim.

Chicago will set aside a day for a festival in October in which to celebrate her real estate growth. It will be called Real Estate Day. The real estate board and the public press are back of it and it is going to be a success. New York ought to do something to make real estate more popular than it has been instead of imposing unnecessary regulations upon owners and tenants.

Affairs are gradually shaping themselves along the new rapid transit routes for a general revival of real estate activity when investors and builders have fully determined in their own minds what it is best to do and when to do it. A distinguishing feature of this new general movement will be the exceptionally large number of areas or sections of the city that will be scenes of the transactions and operations. Seventh avenue and the old West Side, Lexington avenue and the upper East Side, Jerome avenue and the West Bronx, White Plains avenue, Westchester avenue and the East Bronx; the Fourth avenue section of Brooklyn, together with all the western half of Queens—these and other widely separated parts of the city will all have a reason for special activity. Each will have its own kind of development and its own operators and supply system, almost as if it were an independent political unit.

Regulation and Reason.

The social reformers who are responsible for the great mass of legislation regulating the conditions of industrial employment in New York City should clearly realize two facts in connection with their well meant attempts to improve labor conditions, the fact that their legislation has been too hastily and inconsiderately framed, and that its administration has broken down. If they want to achieve the object which they propose to achieve—that is, the object of safeguarding the health and lives of the individuals engaged in industrial occupations in this city—they must make a fresh start and reconsider their whole plan of legislation and its administration.

They have gone ahead without any attempt to make the new means of regulation which they have brought into existence harmonize with previously existing agreements. The law, both in its specific provisions and in the administrative orders which have been issued under its general provisions, has been unnecessarily oppressive in its operation and has been moulded without sufficient inquiry into the specific conditions which obtain in this city.

Property owners in particular, even more than manufacturing tenants, have been harrassed by conflicting and burdensome regulations and inspections which have already seriously injured business in New York, and which have imposed wholly unnecessary expenses upon its conduct. The business men and the property owners in the industrial district are united in their protest and resentment at the results of the administration of the law; and the justice of their resentment has been practically admitted by the State authorities. The latter have agreed that the State factory investigating commission shall report a substantial modification of the existing laws and their methods of administration.

Such being the general situation, it is certainly desirable that the State Department of Labor should suspend its activity and not continue to issue new orders and insist upon obedience to these orders on the part of property owners and tenants. A proceeding of this kind can only intensify an already inflamed condition of public resentment and make the ultimate enforcement of the law more difficult. Inasmuch as the division of law is necessary and means are now being taken to substitute a new law, and in all probability a somewhat different administrative machinery, all public-spirited citizens should co-operate for the purpose of working out a new or better legal and administrative means of dealing with the situation and should in the meantime make the operation of existing laws, wherever possible, as little burdensome as possible.

In framing and executing legislation of this kind one general consideration of major importance should be kept in mind. The eventual success of such legislation depends upon the ability of those who are entrusted with its administration to secure the co-operation of the private interests affected by its provisions. Time was when statutes regulating industrial processes and conditions and passed under the police power of the State were conceived and administered as a kind of dual legislation. A group of precise rules were drawn up, to which manufacturers were compelled to conform under severe penalties and which were enforced by means of periodic inspections. Laws of this kind encouraged their own violation. They were necessarily administered either too rigidly or too loosely, and in either event they were frequently evaded. A manufacturer could always work out some new method of accomplishing his purpose without obeying the purpose of the law. Being treated by the law as a man who was conspiring against the public interest, he naturally became more or less that kind of man, which he was assumed to be. He obeyed the law reluctantly, because its operation was oppressive and unnecessarily expensive, and even if he con-

formed to its letter, he often violated its purpose.

Students of social legislation are agreed that this method of regulating industrial operations and conditions will certainly fail in the long run. Manufacturers should be trusted as if they were friends rather than enemies of its desirable objects of public policy. Their co-operation is necessary. It should be sought both by those who frame and those who administer these laws; and if sought in the proper manner it can be obtained. The manufacturers themselves know better than any one else how an order should be framed in order to produce a desired result; and they will co-operate in the framing of such a rule, provided public authorities show some understanding of their necessities and agree not to make the order any more rigorous and expensive than is necessary to accomplish its purpose.

Of course there will always be employers who are indifferent to the safety and health of their employees and who will do their best to evade the most reasonable requirements which are imposed upon them in the interest of the operatives, but such employers are in the minority. They are always looked upon with suspicion by their public-spirited competitors, who are trying to make their factories conform to modern standards of health and safety and who are prevented from going as far as they would like because they cannot afford to spend very much more money on such purposes than do their less scrupulous competitors. Such manufacturers will gladly co-operate with the public authorities in drawing up a really effective group of regulations because they will not then be placed under a disadvantage in competing with their negligent or malevolent associates. In many States and particularly in Wisconsin, manufacturers' associations have been formed particularly for the purpose of lending assistance to the industrial commission, and the law constituting the commission was framed for the purpose of securing such assistance. In the city of Buffalo, in this State, leading manufacturers have formed an organization called the "Associated Industries," whose object is declared to be that of aiding the industrial board in its attempt to execute the law. Its constitution states that "co-operation with this board constitutes one of the main objects of this association." The same document further states that "it is intended to keep members informed as to proposed laws, rules and decisions, to furnish all possible assistance to those whose duty it is to make and enforce the laws and rules and to work with them to the utmost."

This is the kind of co-operation upon which in the long run all successful social legislation will depend. In the case of New York City the Advisory Council of Real Estate Interests is ready to co-operate with the administration of any law that does not work oppressively and it is co-operating with the State Commission in its work of re-codifying the labor law; but its desire to co-operate is hampered by the condition of the existing law and the attitude of the State authorities. Any code of rules which are to be effective must be, as Prof. John R. Commons says, "not only reasonable in law, but reasonable in the minds of employers." The existing rules and their administration are far from reasonable in the minds of the employers and property owners of this city, and nothing should be done to make them more burdensome until the process of revision, which is now under way, is completed.

—At the suggestion of the Public Service Commission, the New York Railways Company has agreed to extend its double-track electric surface railroad line in 34th street from Tenth avenue to Eleventh avenue, Manhattan, and to build a cross-over at Eleventh avenue so that some cars may be turned back at that point and others sent through to Twelfth avenue over the single-track existing line. At present the double-track system ends at Tenth avenue.

Civil Liability for Failure to Comply with Fire-Prevention Requirements.

Editor of the RECORD AND GUIDE:

In addition to the penal liabilities for failure to comply with fire-prevention requirements there arises a civil and collateral liability of much greater moment to the person who fails to comply or the person charged with the responsibility of complying. Except in what may be called the "fire-escape" cases, there is no considerable body of decisions as to this liability in fire-prevention matters, mainly because the question of fire prevention in this State is of comparatively recent growth. But, applying the general legal principles involved in negligence and nuisance cases, it would seem clear that similar liability would be sustained in fire-prevention cases.

Fire-prevention requirements are of two kinds:

(1) Those specifically required by statute, ordinance or regulations having the force of law;

(2) Those required in the exercise of discretion by administrative officers.

In the first class of requirements, liability is immediately incurred by non-compliance; in the second class, liability is incurred in the main only upon non-compliance after the discretion of the officer has been exercised in each specific case and the person affected notified. To illustrate: The Labor Law requires fireproof receptacles for clippings and rubbish in all factories. Liability arises by the mere fact of not having them. Ordinances give the Fire Commissioner the right to require the installation of fire-extinguishing equipment in certain classes of buildings. Liability in such cases arises only after the Fire Commissioner has ordered the particular equipment and notified the person.

The failure to comply with the fire-prevention requirements is in some cases a misdemeanor, and the law expressly declares that premises which are dangerous in case of fire by reason of failure to comply are nuisances. The maintenance of a nuisance is of course ground for damages in a proper case. The violation of law or ordinance is evidence of negligence and establishes a prima facie case. It would seem that in case of a fire resulting from a failure to comply with fire-preventive requirements the person responsible would be liable for damages the same as in any other nuisance or negligence case, and the fact that the non-compliance was a distinct violation of law would count against him.

The liability for damages might be to other persons who had suffered property loss by reason of the fire, such as the tenant in the same building, or an adjoining property owner. It might be for injuries or death occasioned by the fire. It might be to fire insurance companies who had paid to others losses caused by the fire, or to life or liability companies who had paid death or personal injury claims. It might be for loss of rent to the landlord. Quite likely the failure by a person to comply would vitiate all his fire insurance. And all this liability might also be incurred by an owner of the building who had knowingly permitted the conditions to exist.

In other words, a person who fails to comply with fire-prevention requirements is guilty of a negligent or tortious act which has to be excused in some way before he can escape the responsibility for damages to the same extent as in the case of any other negligent or tortious act.

Take a suppositious case to illustrate the various results which flow from failure to comply with fire-prevention requirements. A corporation is storing and handling inflammable motion picture films without a permit from the Fire Commissioner, as required by law. In the storing and handling of this film it has not observed the precautions required by law. A fire occurs by reason of the ignition of this film. There is provision in the insurance policies that the film shall be stored according to law. The insurance is invalid. The fire has killed and injured people. There is a liability for this. An insurance company has paid claims of tenants in the

same building because of this fire. The insurance company has a right to recovery against the film company.

In fact, for all damages of any sort which may be said to be the proximate result of the fire, the film company would be liable.

The same liability might arise where a manufacturer had failed to provide fireproof receptacles required by law, and it was shown that the fire originated by reason of spontaneous combustion of oily waste and rags thrown in a corner. Or, again, owner of a building in which the installation of automatic sprinklers was mandatory under the Labor Law might encounter similar liability where a disastrous fire occurred which would have been confined and limited had a sprinkler system been installed.

Of course, each case must depend largely on its own facts, and there might be circumstances which would take away the negligent character of a failure to comply. On the other hand, the violation of a statute or an ordinance makes the imputation of negligence from the particular facts a hard thing to overcome. The fact that a condition exists in violation of law or ordinance would on principle entitle the question of negligence to go before a jury as a question of fact, in pretty nearly every case.

Because the matter of fire prevention is, in the main, of recent growth, this discussion is naturally suggestive rather than authoritative. The extent to which the courts have gone, as well as their tendency in the matter, is indicated in the case of Phenix Insurance Co. vs. N. Y. C. & H. R. R. Co., 122 App. Div., 113 (affirmed 196 N. Y., 554). In this case the insurance company recovered from the railroad company because an engine of the latter had run across the Fire Department's hose in the City of Buffalo and because such running across the hose a fire then under control had spread to adjoining property and caused a loss to the insurance company.

The suggested liability in this discussion seems to be worth careful consideration by abler counsel. It should be considered in the matter of leases, insurances, mortgages and indemnity agreements. It is important that owners of buildings should have definite right to oust summarily tenants who do not comply with fire-prevention requirements and that mortgages should have clear provision as to the right of the mortgagees to compel the performance of fire-prevention requirements when the failure to comply imperils the security.

The development of a body of fire-prevention law (to be distinguished from laws) will take some time. The prevention of the enormous fire waste in this country will be materially aided by the growth of law along the line suggested in this discussion. Through credit influences also much will be accomplished, for credit and capital will not be given in the long run to those who by their carelessness subject themselves to the danger of the extensive liabilities here suggested.

ALBERT DERODE,

Asst. Corporation Counsel.

Town Plan for "New Dublin."

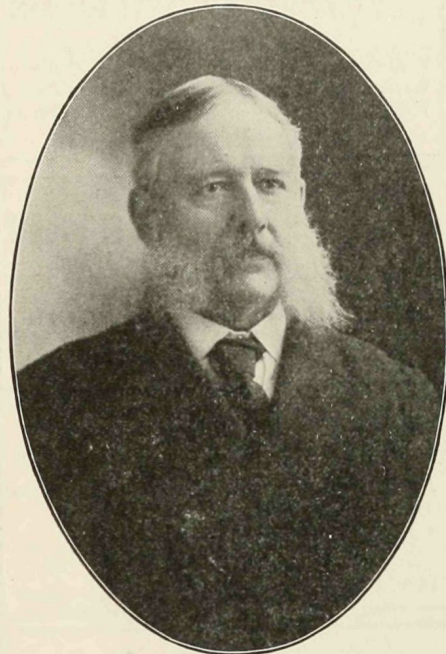
Great things are hoped for from the competition for a plan for New Dublin initiated by the action of the Earl of Aberdeen, Lord Lieutenant of Ireland, in offering a prize of £500, to be awarded to the author or authors of the design for the re-planning of Dublin which is placed first in the order of merit by the adjudicators. Information, conditions and particulars for guidance in the preparation of competitive designs may be obtained by addressing Eric Kaye Parry, Esq., Town Planning Competition, The Civic Exhibition, Dublin.

A civic exhibition at Dublin to show Irish life as it is, opened this week, and will continue until the end of August. Many societies are co-operating, including the Royal Institute of Architects of Ireland, the Architectural Association of Ireland, the Institution of Civil Engineers of Ireland, the Dublin Chamber of Commerce and the Housing and Town Planning Association of Ireland.

MONTGOMERY SCHUYLER.

Montgomery Schuyler, an influential journalist and author, widely known for his published studies in architecture, died from pneumonia July 16, after a short illness at his home, at 250 Winyah avenue, New Rochelle. He was in his seventy-first year.

Mr. Schuyler was a corresponding member of the American Institute of Architects and a member of the National Institute of Arts and Letters. He leaves two sons, Montgomery Schuyler, Jr., distinguished Orientalist and former Minister to Ecuador, and Robert Livingston Schuyler. He was born in Ithaca, August 19, 1843, and was the son of the Rev. Anthony Schuyler. He entered Hobart College in 1858 but was not



THE LATE MONTGOMERY SCHUYLER.

graduated. He married Miss Katherine Beeckman Livingston in 1876. She died only recently.

Mr. Schuyler was a frequent contributor to the Architectural Record Magazine during a long period of years, and occasionally to the Record and Guide.

For twenty-five years he was a member of the editorial staff of the New York Times, and for a few years was also the managing editor of Harpers Weekly. The Times says: "As an editorial writer he belonged to the school of Raymond, Marble and Hurlbert, imparting to the discussion of subjects of importance in the news of the day literary graces of an uncommon sort and the charm of a cultivated and genial mind. His published works, include "Westward the Course of Empire," and "Studies in American Architecture."

In 1912 Mr. Schuyler went to The Sun as a special writer on books, as he was noted for his command of the English language and an extraordinary acquaintance with the masterpieces of English literature. The Sun says of Mr. Schuyler that since the death of Russell Sturgis Mr. Schuyler was acknowledged to be the leading critic of architecture in the United States, his contributions to his favorite study being numerous and constant and confined in late years to the pages of the Architectural Record.

Mr. Schuyler was connected with nearly all the well known families of Colonial New York. His wife was Catherine Beekman Livingston, who was also of Colonial ancestry. He had a close acquaintance with many men of note, and he was a member of choice circles in intellectual New York club life, for he had many social graces. At an anniversary dinner of the Record and Guide staff Mr. Schuyler was present, and in a felicitous address extended his congratulations. The funeral will be held this morning.

—Flatbush keeps up its building operations.

—John Pullman, the Brooklyn broker, says the inspection plague is worst than the locust plague.

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Apartment House Operations.

MURRAY HILL COVENANT.

Latest Decision Lets in Apartment Houses as "Dwellings."

NO question as to the binding character of the Murray Hill restrictions was raised in the test case between the trustees of South Church and the Madison Avenue Building Company just decided by the Appellate Division of the Supreme Court. The sole question to be determined was whether the restriction established by the covenant permits the erection upon the premises of modern apartment houses, and the decision is in the affirmative.

The restriction, known as the Murray Hill Restriction, is contained in an agreement made and recorded in 1847, wherein the parties covenanted that neither they nor their heirs or assigns would erect or cause to be erected "Any building or erection other than brick or stone dwelling houses of at least two stories in height and with the ordinary yard appurtenances, and except churches and stables of brick or stone for private dwellings."

Justice McLaughlin, who writes the opinion handed down in the case, says if the term "dwelling house" is to be construed as meaning private residences, then the erection and maintenance of apartment houses would violate the covenant.

"It is urged," he says, "that the use of the words, 'private dwellings,' in limiting the character of the stables which might be erected, indicates that the parties intended that only private residences should be constructed upon the tract. But I do not think the reference can be construed as limiting or restricting the character of the dwellings previously mentioned.

"It may well be claimed that the reference to private dwellings in connection with the stables, while the houses themselves were described only as 'dwelling houses,' shows that the parties knew and intended to make a distinction between dwelling-houses and private dwellings.

"There certainly is as much merit in one argument as the other, and I do not think the description of the stables which might be erected was intended to or should be considered at all in determining the character of the dwelling houses which might be erected." Other excerpts from the opinion follow:

No Longer an Open Question.

"That the erection of an apartment house does not violate a covenant forbidding the erection of any thing but dwelling houses, is no longer an open question in this court at least.

"It is a matter of common knowledge that in recent years in the City of New York there has been a great increase in the number of apartment houses and in their use for housing not only the middle, but the wealthy class. Many palatial apartment houses have been erected, and an ever-increasing number of persons financially able to live in private residences prefer to live in apartment houses.

"In this condition of affairs it is idle to say that the parties who made the Murray Hill restrictive agreement in 1847 intended that the district should be restricted to private residences. They undoubtedly did intend it to continue as a residential district, but they limited the character of the buildings only to dwelling houses. Apartment houses, a form of building unknown until long after the agreement was made, are now the dwelling houses of a constantly in-

creasing proportion of the residences of the city of New York. Whether the parties, if they had foreseen this development, would have provided against it, is purely a matter of speculation."

Justice Ingraham and Justice Dowling concurred with Justice McLaughlin, but Justice Hotchkiss dissents. The case will be appealed. Jabish Holmes for the church trustees, and John M. Stoddard for the defendant building company.

Were Principals in Action.

No apartment house has ever been erected within the Murray Hill district, but if this decision is confirmed by the highest court, a transformation of the district will be inevitable.

Transferring Bronx Records.

Under Chapter 837 of the Laws of 1913 the records in the Register's office in New York County for the period 1891-1913 inclusive, relating to property in Bronx County, are to be transferred to the office of the Register of Bronx County. Register Hopper will begin sending these records to the office of the Register of Bronx County, Bergen Building, corner of Tremont and Arthur avenues, Bronx, at the close of business at noon on Saturday, July 18th, when the libers of conveyances and mortgages and the block indices of Sections 9 and 10 and the annexed district, will be transferred to the Bronx office.

Mortgages recorded in the libers of Sections 9 and 10 and the annexed district will be satisfied of record in the office of the New York County Register until noon, Saturday, July 18, and thereafter in the office of the Register of the Bronx. Notice will be given later when the libers and indices of Sections 11, 12 and 13 will be transferred from the office of the Register of New York County to the office of the Register of Bronx County, and until such notice, mortgages recorded in the libers of Sections 11, 12 and 13 will continue to be satisfied of record in the office of the Register of New York County.

REAL ESTATE CONVENTIONS.

(Continued from page 93.)

out of New York. There are 42 stories in the L. C. Smith Building, and Mr. Horton will count them for you if you doubt it. With him came Frederick T. Bradley and C. B. Brown from Seattle.

Tuesday's Proceedings.

Morning—Address of welcome on behalf of Duluth Building Managers' Association, Whitney Wall; address of welcome on behalf of city, Hon. W. I. Prince, mayor; president's address, J. E. Randall, president National Association Building Owners and Managers; Building Managers' contribution to downtown Development, John H. Hall, Emery estate, Cincinnati.

Afternoon—"Rental Area Basis," A. J. Hawley; report of Ralph Hawley, chairman electrolysis committee; "The Significance of Fire Waste," Franklin N. Wentworth, secretary National Fire Protection Association.

Evening—Illustrated talks by representatives of manufacturers of standard materials and supplies, 8 to 11.

Wednesday's Program.

Morning—"Putting Your Building on the Map"—The publicity feature of rental campaign, Donald O. Lawder; "Building for Profit," H. F. Martin, building specialist, Atlanta; "The Building of American Cities," Allen D. Albert, associate publisher Minneapolis Tribune.

Afternoon—"Office Building Bonds," Simon Straus, president S. W. Straus & Co., Chicago and New York; "Workmen's Compensation," F. Robertson Jones, secretary workmen's publicity bureau, New York; report of W. Peyton Howard, chairman fire insurance committee.

Conference of local association officials called at 4.30 o'clock for private meeting to consider organizing permanent secretaries' conference. Report of this meeting to be made at executive session.

Reception and luncheon at Northland Country club, 11.30 to 2 p. m.

Club at Douglaston.

As as evidence of real estate growth and general increase in population of nearby North Shore communities on Long Island, a civic and pastime club has been recently formed at Douglaston, L. I. The exodus of home seekers to this section has been heavy during the last few years. Not more than seven years ago Douglaston Park was comparatively a wilderness while today it boasts of many fine houses and well made streets.

The club will use for its headquarters and clubhouse the large north wing of the building at the entrance to the park. This building is owned by J. W. Doolittle, the founder of Douglaston Park, and is being altered by the architects into club rooms with lockers and other conveniences for members. Tennis courts will be the leading summer attraction. In the cold weather these same courts will, by a peculiar system of sloping banks, be flooded for ice skating. The membership of the club is made up of residents of Douglaston Park and already the limit of membership has been reached and a waiting list started.

The organization will be known as the Douglaston Park Tennis Club. The officers are E. S. Taylor, president; Donald Simpson, secretary, and Harold Jenkins, treasurer. In addition to its pastime features it is purposed to have the club take up various civic and political questions and all other topics that naturally arise in a rapidly increasing community of home loving people.

Brooklyn League Would Limit Labor Department's Powers.

The Brooklyn League's committee on Water Supply and Fire Protection, has adopted resolutions in opposition to the extension of the powers of the State Labor Department:

Whereas, The New York State Factory Investigating Commission contemplates an extension of the fire-prevention provisions of the Labor Law to mercantile establishments (which are defined as "any place where goods, wares, or merchandise are offered for sale"), whereby the enforcement of those provisions would be devolved upon the State Department of Labor.

Resolved, That this organization recommends that the aforesaid extension of the powers of the Department of Labor be opposed, and advocate that the enforcement of laws relating to fire prevention in this city be vested solely in the Fire Department.

Resolved, That the Committee on Water Supply and Fire Protection of the Brooklyn League approves the proposed new fire limits suggested by Borough President Pounds as laid out in a map exhibited to this committee on June 25, 1914.

Transit Service Complained Of.

On a protest signed by a great number of people living along the line of the Brighton Beach elevated railroad in Brooklyn, and transmitted to the Public Service Commission for the First District by William G. Halpin, Secretary of the Bedford Heights Board of Trade, the Commission has called for a public hearing, to be held July 24, 1914, in regard to the service rendered by the New York Consolidated Railroad Company on the Brighton Beach line. The complainants state that the service is inadequate and irregular and that some trains do not make certain stops. Inquiry will be made into all of these phases.

LOCAL IMPROVEMENTS.

Washington Heights District.

The following resolutions have been adopted:

Regulate and pave with a permanent sheet asphalt pavement, curb and re-curb, and flag where necessary, Haven avenue from the southerly curb line of 170th street to the northerly side of 172d street. Estimated cost \$6,500. Assessed valuation of property affected \$430,000.

Re-regulate and re-grade Riverside Drive service street from 158th to 160th street, and curb and re-curb, and pave with a permanent sheet asphalt pavement a portion of the roadway 20 feet in width from the northerly side of 158 street to the northerly side of 161st street, and do all other work incidental thereto. Estimated cost \$10,100. Assessed valuation of property affected \$1,435,000. Note: No sewer provided for between 160th and 161st streets.

Rescind resolution of May 26th, 1914, providing for the paving of the widened portion of Riverside Drive from 158th to 160th street. Construction of sewer in Jacobus place from West 225th street to Van Corlear place. Estimated cost \$4,000. Assessed valuation of property affected \$196,200.

Construction of stairway at the southeast corner of 138th street and Riverside Drive. Estimated cost \$2,000. Assessed valuation of property affected \$1,424,600.

Construction of Receiving Basin at the southwest corner of 215th street and Park Terrace East. Estimated cost \$350.00. Assessed valuation of property affected \$61,000. Note: On January 16th, 1912, a resolution was adopted by the Local Board for the construction of a sewer in 215th street from Park Terrace East to the summit west. On December 19, 1913, a petition was filed requesting that this work be discontinued. This petition was signed by the owner now requesting this receiving basin.

Laying out a new (service) street on the easterly side of Riverside Drive from about West 168th street to about West 178th street; laying out a public park between the new (service) street on the easterly side of Riverside Drive; change of grade of Riverside Drive from West 173d to West 178th street; change of grade of West 177th street; from Riverside Drive to a point 370 feet southerly.

"Oldtown."

Local public improvements in the older parts of New York at the present time consist almost altogether when there are any at all, of small sidewalk repairs. Only once in awhile is a block repaved or a sewer rebuilt. The proceedings of the last board meetings in Bowery, Corlears Hook, Murray Hill, Riverside, Harlem, Yorkville and Greenwich districts disclose nothing but sidewalk repairs. Kips Bay is building four receiving basins, and in the Hudson district there is one paving job—in West 60th street near West End avenue.

When the new business before the local board of the important Riverside drive district consists of merely twelve items of repairs to sidewalks, with each item relating to only one piece of property, it is not surprising that no quorum is reported. Similarly, seven items of small sidewalk repairs made up all there was for the local Board of Yorkville to consider at the last meeting. Six cases of uneven sidewalks constituted all there was for the local board of the wealthy Murray Hill section to think about. A dozen similar items engaged the attention of the Harlem local board. Not a thing else. Activity in local improvements is mostly confined to the newer sections of the outer boroughs though once in a while a really big job comes up in one of the old districts.

No Funds for Big Sewer.

The big \$1,200,000 Corona sewer now in course of construction will remain unused. No funds will be forthcoming to build connecting sewers. It also means that the same situation will prevail in connection with the Maspeth sewer, which is being built at a cost of \$300,000, and the Flushing sewer, which is to cost \$200,000.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; March 27, 1914. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on July 21, 1914. Record and Guide Company, 119 W. 40th St.

PRIVATE REALTY SALES.

When compared with the similar period last year, this week's market shows a considerable improvement. While the deals were not numerous, they involved in several instances high-class holdings and indicated that, in spite of the season of the year, buyers were taking advantage of the opportunity to obtain desirable properties. Apartment houses and sites for such improvement continue to be in demand, the leading transaction concerning a row of West 86th street dwellings to be razed for 12-story multi-family building construction.

The strength of the Fifth avenue section was further evidenced by the lease for a long term of an eleven-story mercantile structure to Bonwit, Teller & Co.

"We have leased this building to meet increased business demands," said Frederick A. Taylor, of Bonwit, Teller & Co., "and because we feel that Fifth avenue will maintain its own for at least twenty years to come."

Important among the developments of the week also is the decision just handed down permitting the erection of apartment houses of the better grade within the Murray Hill restricted zone. While the case will be appealed, still the decision is most important, for again it demonstrates that changes in conditions and neighborhoods are carefully weighed by the courts. The Murray Hill restriction is probably the most talked of covenant of its kind in Manhattan and in many cases where property was affected along the same lines this covenant has been quoted in court. Should the final decision allow this type of multi-family construction, there is but little doubt but that several other properties will be placed upon the market for like improvement. In fact one prominent corner in the section, not the one affected by the decision, though within the proscribed area, is being offered for sale, one of the terms being that the buyer will be protected in the event of his erecting an apartment house.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 17 last week and 9 a year ago.

The number of sales south of 59th street was 5, as compared with 6 last week and 5 a year ago.

The sales north of 59th street aggregated 16, as compared with 11 last week and 4 a year ago.

The total number of conveyances in Manhattan was 162, as against 124 last week, 23 having stated considerations totaling \$726,425. Mortgages recorded this week number 23, involving \$2,351,559 as against 98 last week, aggregating \$8,444,946.

From the Bronx 10 sales at private contract were recorded, as against 4 last week and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$438,125, compared with \$803,157 last week, making a total since January 1 of \$23,491,659. The figures for the corresponding week last year were \$651,711, and the total from January 1, 1913, to July 19, 1913, was \$35,216,265.

\$1,600,000 Trade on Drive.

Bing & Bing, the builders and operators, sold to Philip Livingston, through Calder, Nassoit & Lanning, the new twelve-story apartment house at the south corner of Riverside drive and 88th street, which has been held at \$850,000. The house, on plot 108x100, was completed about three years ago from plans by Schwartz & Gross, architects. Mr. Livingston gave in exchange the seven-story elevator apartment house on plot 104x168 at the north corner of Riverside drive and 112th street, which he acquired about five years ago; also his five-story residence at 1071 Fifth avenue on plot 30x127.8, with a 25-foot "L" to 88th street. The trade involves about

\$1,600,000. The 112th street apartment house was later resold for about \$25,000, the buyer giving in part payment the seven-story loft building at 146 West 28th street.

Queens Apartment Sold.

Now that the dual subway extensions into Queens are being rushed to completion so that they may be opened for service along with other parts of the system in October of next year, many investors are turning their attention to sections of Queens along the transit routes where it is expected considerable profits will be made.

Most interesting of the recent transactions was the sale by the Queensboro Corporation of the Jackson Heights apartment house at the corner of Jackson avenue and 25th street to W. J. Munson and J. W. Feeter. The property was held at \$50,000. This house was erected by the Queensboro Corporation on the Barclay-Dugro tract.

The Jackson Heights apartment is a five-story building with two stores and 19 four-room apartments. It was built after an attractive plan. Rentals of from \$20 to \$30 a month were placed on the suites and before the building was completed last May it was more than half rented and since has been fully tenanted. Adjoining the house sold are three five-story apartments divided into five-room suites, two on each floor, which rent for from \$26 to \$29 a month. These, too, are entirely filled.

U. S. Government in Deal.

Charles F. Noyes Company has sold 45-51 Suffolk street, a plot 75x100, for the El Nido Holding Company, represented by Gettner, Simon & Ashe, to Alfred M. Rau. The Noyes Company has leased for Mr. Rau, from the plans, to the United States Government, a building to be erected on the site for post office purposes, to be known as Station "B." The lease to the Government is at \$15,000 per annum plus maintenance. The ground was held by the sellers at \$110,000. The combined transaction represents a total of about \$300,000. Liebman & Tanzer, attorneys, represented Mr. Rau.

\$1,500,000 West Side Operation.

A new firm organized by Mulliken & Moeller has purchased from the Realty Company of America, Franklin Pettit, president, seven houses at 310-322 West 86th street, with a frontage of 144 feet. The sellers have been accumulating the plot for over a year, the last house, at 316, having been obtained early in the week from Stuard Hirschman through Osgood Pell and Clark T. Chambers and A. V. Amy & Co. The new owners will erect two twelve-story apartment houses, each on plot 72.2x102.2, at an estimated cost of about \$450,000. The transaction involves about \$1,500,000.

Harlem Deal Pending.

Negotiations are reported to be in progress for the sale of the six four-story dwellings at 125-135 West 111th street, by the Surety Realty Company, Samuel H. Stone, president. The property has a frontage of 105 feet and the prospective purchaser is said to be a builder.

Park Avenue Corner for Builder.

Edgar A. Levy has bought the three five-story flats at 1054 and 1056 Park avenue and 72 East 87th street, a plot 50.8x107.9, from Amy Rosenberg, through Leon S. Altmayer.

Y. W. C. A. Buys from Rockefeller.

John D. Rockefeller, Jr., sold to the Young Woman's Christian Association the West Side Neighborhood House, on plot 125x100, at the northwest corner of Tenth avenue and 50th street. The property is assessed at \$185,000 and will be used by the buyer in connection with its West Side branch in West 44th street.

Manhattan—South of 59th Street.

8TH ST.—Zachary T. Piercy has purchased through Pepe & Brother, from Minnie T. Owens, the 4-sty house at 17 West 8th st.

9TH AV.—Lewine & Kempner have purchased from Julia Colburg, the 3-sty frame building at 736 9th av, on lot 22.6x80. It has been in the family of the seller for over half a century.

Manhattan—North of 59th Street.

84TH ST.—Pease & Elliman sold for Joseph F. Geraghty 355 West 84th st, a 4-sty dwelling, on lot 16x100.

86TH ST.—Negotiations are reported to be pending for the sale of the four 5-sty dwellings at 152-158 West 86th st, a plot 80x100. Olivia P. Hoe is the owner of record.

88TH ST.—Joseph N. Francolini, president of the Italian Savings Bank, has purchased from Mrs. Josephine Guild, 160 West 88th st, a 3-sty dwelling, on a lot 18x100.8. The F. R. Wood-W. H. Dolson Co. negotiated the sale.

102D ST.—The Menken estate sold through Sommer & Ortman, the 5-sty flat, 118 West 102d st, on lot 24.7x100.11.

132D ST.—Henry Huckriede sold 23-25 West 132d st, a 5-sty flat, on plot 32x99.11, to Samuel Carucci, who gave in exchange the two 2-sty frame houses on plot 50x135, on the west side of Eagle av, 150 ft. south of 163d st.

137TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Paul Abelson, to the St. James Presbyterian Church, a negro congregation, 59-61 West 137th st, a plot 50x99.11, which will be improved with a church. The sellers sold their property in West 51st st several weeks ago.

147TH ST.—McDowell & McMahon have sold the 6-sty Brentwood apartments, at 507 and 509 West 147th st, on plot 50x100, for the Riverview Construction Co., H. M. Bloch president, to the Noillacs Realty Co., which gave in part payment the plot, 100.10x117x114, on Pinehurst av, adjoining the southwest corner of 181st st. The Riverview Construction Co. will erect two apartment buildings.

AMSTERDAM AV.—Lena Clark has sold to Patrick McSherry 1633 Amsterdam av, a 5-sty flat on lot 25x100, between 140th and 141st sts.

PARK AV.—Harris and Maurice Mandelbaum bought from Mrs. Amelia Metzger the 5-sty flat, 25x82, at 1052 Park av, between 86th and 87th sts. The buyers control a 50 ft frontage adjoining the holdings of George Ehret at the northwest corner of Park av and 86th st.

8TH AV.—Frederick Plump resold 2741 8th av, northwest corner of 146th st, a 5-sty flat with stores on lot 25x100, to Charles Hensle, who gave in exchange a 5-sty apartment house on the east side of Vermilyea av, just south of 207th st. It is one of a row of four houses erected at that point by Mr. Hensle. The 8th av property was acquired by the seller earlier in the month at foreclosure for \$34,172.

Bronx.

VAN BRUNT ST.—Schano & Co. have sold for J. J. Gallagher the 2-family house at 1726 Van Brunt st.

156TH ST.—Eugene J. Busher has sold for James L. Wells the vacant plot, 50x100, at the northwest corner of East 156th st and Elton av to the Benenson Realty Co., which will erect a 5-sty apartment house.

163D ST.—Mrs. Emma C. Smith has purchased from the Simbar Realty Co. the three 5-sty flats at 938 East 163d st, 50x100 ft.; also the southeast corner of Intervale av and 163d st, 75x100 ft., and the southwest corner of 163d and Kelly sts, 75x127xirreg. In part payment was given the triangular plot 125x125x100, at the junction of Aqueduct and Merriam avs. The trade involved about \$400,000.

176TH ST.—The Carey Construction Co. sold through Arnold, Byrne & Baumann 897 East 176th st, a 5-sty flat on plot 50x104.

BOSCOBEL AV.—William F. Raab has bought through Jones, Meckes & Jones, the two-family dwelling, 1421 Boscobel av, on lot 25x90.

CROTONA AV.—Dr. Louis Scheinberg has sold the plot of 2½ lots on the northeast corner of Crotona av and 170th st, 25x108. A 5-sty apartment house is to be erected on the site.

MORRIS AV.—Simon G. Katzen has purchased the two 2-family houses at 1543 and 1547 Morris av, on a plot 50x75, facing Claremont Park, and a vacant plot, 51x116, in the north side of 198th st, 51 ft west of the Grand Boulevard and Concourse, which will be improved with an apartment house.

PELHAM AV.—H. H. Leube has sold for Richard Maslen a plot 28x83 on the north side of Pelham av, 100 ft. east of Hoffman st.

WALLACE AV.—Schano & Co. sold for George A. Devereaux the 2-family house at 1873 Wallace av.

Brooklyn.

FIRST PL, ETC.—James H. Gilvarry has sold 42 First pl, a 3-sty dwelling, on lot 24x 100, for Harris Cohen to John Cooney; also 126 First pl, a 3-sty dwelling, for Mrs. Kinsey; 76 Woodhull st, a 3-sty dwelling, for the Estate of Klein to A. D. Ajello; 126 Third pl, a 3-sty dwelling, for Caroline Viehman to May Johnson; 27 Fourth pl, 2-sty brownstone dwelling, for F. Fannon to Peter O'Connor; 118 First pl, 4-sty dwelling, for I. Felber to Lillie Bergesen; 457 43d st, a 2-sty dwelling, for Dora Johnson to Mary T. Gillen; 497 Clinton st, a 5-sty dwelling for John Burke; 499 Clinton st, a 5-sty dwelling for John Burke, and five vacant lots in the north side of 56th st, 100 ft east of 7th av, for James Dunne to Dennis O'Connor.

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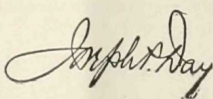
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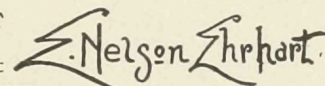
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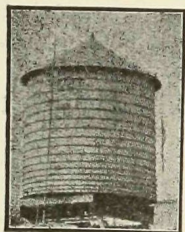
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FULTON ST.—John Woodbury and the Albany Av. Real Estate Co. sold for William J. Ward to the Reid Moving Picture Co. the vacant plot, 25x146, in the north side of Fulton st, 50 ft. east of Reid av, running through the entire block, with 26 ft. in Marion st, for improvement with a moving picture theatre.

FULTON ST.—G. Lebett & Co. sold the five 4-sty buildings 1962, 1964, 1966, 1968 and 1970 Fulton st for J. Rosen; also the 2-sty dwelling at 566A Quincy st for John Higley to James Tolliver; for Charles Hagedorn a plot 100x100 on Jamaica av, between Manor and Willard avs; a plot 100x100 in East 73d st and av V, and a plot 100x100 on av L and Remsen av.

GOLD ST.—The three 5-sty apartment houses at 402, 404 and 406 Gold st, near Fulton st, on plot 75x100, have been sold by Philip Steinman & Son for Dr. Daniel K. Johnson.

HEWES ST.—Marks Brothers and M. J. Goondo sold 2 5-sty apartments, northwest corner Hewes st and Lee av, Brooklyn, on a plot 125x125, for Isaac Haft to P. H. McElroy.

PRESIDENT ST.—Visco Brothers have sold 122 President st, a 3-family brick building, for Mrs. Louisa Lizzo to Giuseppe Venerosa and Grazia Sorrentino.

REMSEN ST.—Howard C. Pyle & Co. have sold the 4-sty dwelling, 98 Remsen st, southwest corner of Henry st, on lot 25x100, with an adjoining lot 25x50 in Henry st, for Martin Joost to Colonel Timothy S. Williams, president of the Brooklyn Rapid Transit.

7TH ST.—Fenwick B. Small sold for John B. Taylor to Harry B. Hawkins 14 lots in East 7th st, between Beverly rd and Av C, Brooklyn, for improvement, with detached dwellings.

BAY 16TH ST, ETC.—The Jerome Property Corporation sold 138 Bay 16th st, Bath Beach, a 3-sty residence, 50x100, for James S. Corrigan. This was given in part payment for a 4-sty flat in the south side of 3d st, 231 ft. west of 6th av, 22x105. The same brokers sold 1042 73d st, 31.6x100, a 2-sty house, for E. Phelps.

51ST ST.—Samuel Galitzka Co. sold for the John E. Sullivan Co., the 4-sty apartment house, 442 51st st, on plot 30x100.

71ST ST.—The John B. Bradley Co. bought 10 lots in 71st and 72d sts near Ridge Boulevard, adjoining the Ridge Club at Bay Ridge.

79TH ST.—The Dowling-Muller Co. have sold houses at 1028 79th st for Mrs. V. Gibson and 442 75th st for H. Geruldsen.

BEDFORD AV.—The Bulkley & Horton Co. and Noah Clark, Inc., exchanged the 4-sty apartment house at 1481 Bedford av for the 3-sty flat at 675 Gates av and the 2-sty frame detached residence on Dry Harbor rd, Glendale, L. I.

JEFFERSON AV.—Friday & Lehmann have sold 1421 Jefferson av, a 3-sty three-family apartment house, for Henry Thomas.

KENT AV.—John H. Delack and J. J. Levey have sold the 4-sty loft building on the northeast corner of Kent av and Rush st for the Van Houghton, Ten Broeck Co., and leased the same for 5 years to the Consolidated Wafer Co.

OCEAN AV, ETC.—Louis Gold has sold a plot on the east side of Ocean av, 100 ft east of Beverley rd, to J. Frankel; also a lot, 20x100, with building from plans, at the southeast corner of 13th av and 44th st, to a Dr. Mishkind; the adjoining plot, with house, from plans, to John Dady, and a dwelling on the east side of 13th av, 20 ft north of 44th st, to J. Rushmore.

PERRY AV.—Max Adler has bought from Henry H. Studley the dwelling at 3325 Perry av, on lot 25x100, for about \$8,000.

5TH AV.—Samuel Galitzka sold for John H. Barenburg the northeast corner of 5th av and 73d st; a 4-sty apartment with stores on a plot 20x100.

5TH AV.—Tutino & Cerny have sold for Barbara Iba to William T. Pratt the 4-sty corner store and apartments on plot 20x100, at 5902 5th av.

Queens.

PUTNAM AV.—The G. X. Mathews Co. has sold three more of its six-family apartments at Ridgewood. Charles Miller has bought the corner of Woodward and Cornelia sts for about \$19,500; Frank Weber, 2015 Woodbine st for about \$11,500, and C. P. Immann, 1892 Putnam av for about \$11,300.

LONG ISLAND CITY.—The Queensboro Corporation has sold the 5-sty Jackson Heights apartment house at the corner of Jackson av and 25th st to W. J. Munson and J. W. Feeter. The property was held at \$50,000.

LONG ISLAND CITY.—William D. Bloodgood & Co. have sold at Long Island City a plot 150x100 on the west side of 12th av, 125 ft. south of Jamaica av, for Charles J. Doran to the T. & M. Realty Co. for about \$16,000.

RICHMOND HILL.—Joseph R. Krey has sold for Meruk & May, 270 Hamilton av, a 2-family dwelling on plot 40x100, at the rear of the Bank of Long Island, at Richmond Hill.

RIDGEWOOD.—Louis Gold sold 21 lots at the corner of Putnam av and Madison st, Queens, to W. Seigel for about \$32,000. Mr. Seigel will erect eleven 6-family houses.

WOODSIDE HEIGHTS.—John W. Paris sold to the Fiske Co. a plot 101x130 at Kelly and Polk avs, for about \$30,000.

Rural and Suburban.

BRONXVILLE, N. Y.—Frank Ferris has sold a plot of about an acre in Lawrence Park West, Bronxville, to W. H. Despard. The buyer will build a residence.

BROOKVILLE, L. I.—E. S. Willard & Co. sold for the Cocks Realty Co. about 50 acres at Brookville, L. I., near the Piping Rock Club, to Montague Flagg, who will erect a residence.

ISLIP, L. I.—The Duross Co. has sold for Howard Place to E. W. Hooper the Francis property at Islip, containing a large frame dwelling and about 2 acres.

MONTCLAIR, N. J.—James H. Gilvarry sold 64 Watchung av, a 2-sty dwelling on plot 60x150, for K. Murtagh to Christina Hartman.

MORRISTOWN, N. J.—The Olmsted property on Washington ave, Morristown, N. J., adjoining that of the late Mrs. George F. Stone and the estate of Mrs. Patrick Farrelly, has been purchased by Nicholis Marinaro of Morristown, through Howard I. Johnston.

OCEANSIDE, L. I., ETC.—Windsor Land & Improvement Co. sold at Oceanside to Frederick Dillon and Edward Schroeder each 40x100 respectively on Oceanside av and Ebert av; also at Hempstead to M. L. Reniff and J. L. Kissich each 40x120 on Acacia av; to Jordan Maguire, 40x96 on Milburn av; to Charles Curran, 40x100 on Kane av; to James Durkin, 40x100 on Kennedy av; at Floral Park to T. J. McKinn, 40x100 on Geranium av, and to Matthew Davin, 40x100 on Daisy av; and at Rosedale to N. C. Mortensen, 40x100 on Hampton rd, and to A. C. Johnson, 40x104 on Johnson av.

RYE, N. Y.—Charles Field Griffen & Co. have sold for the heirs of the late Henrietta de Ruyter a tract of land at Rye, N. Y., containing 8 acres, with large frontage in Grace Church st and Manursing av, to Harold Milliken, who will improve with a residence.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. sold to Michael J. Bourke a plot in Westmoreland with 73-ft. front in the south side of Wooley pl, 100 ft. east of Old House Landing.

LEASES.

Bonwit, Teller & Co. Lease Building.

Mrs. Elizabeth M. Anderson has leased through Frank D. Veiller, to Bonwit, Teller & Co., for 18 years, the eleven-story building now in course of construction at 415 Fifth avenue, extending through to 5-7 East 37th street and 8 East 38th street. The building was designed by Howells & Stokes, architects, and will be ready for occupancy about Feb. 1, 1915. Masten & Nichols, as attorneys, represented Mrs. Anderson. The Fifth avenue store and a 25 foot frontage in 38th street is already under lease to J. & J. Slater, the shoe dealers. Bonwit, Teller & Co. will occupy the 2d, 3d and 4th floors of the new building and they have leased the 9th and 10th floors for ten years to J. A. Stein, large feather dealer, at an aggregate rental of about \$200,000. In these two floors the lessee will have considerably more space than he has at present in a six-story building at 54 to 58 East 9th street, where he has been located for the past nineteen years.

Annex for Lewisohn Building.

The Rudolph Wurlitzer Company, manufacturers of pianos and musical instruments, which recently leased the store and basement in the 22-story Lewisohn Building, at 113-119 West 40th street, running through to 114-118 West 41st street, have leased from Philip Lewisohn the five-story building to be erected at 120-122 West 41st street. The property is now occupied by dwellings which were bought for protective purposes. The new building will be ready for use in the Fall and will give the lessees about 20,000 square feet in addition to 28,000 square feet already leased. A new lease has been signed by the Rudolph Wurlitzer Company on the store of the main building and the new five-story structure to run for 21 years at an aggregate rental of about \$850,000. Cross & Brown were the brokers in the transaction.

Manhattan.

NATHAN BLOCH has leased from Leopold Hellinger the rear portion of 128 2d av. and also of the abutting dwelling at 42½ St. Mark's pl from Ralph Davis. The plot will be added to the site of the moving picture theatre at 126 2d av. The leases are for 21 years, with renewal.

JOHN J. CLANCY & CO. leased the dwelling 334 West 58th st to George P. Litten; also the dwelling 317 West 57th st to Jane Morressonier.

CROSS & BROWN CO. have leased for the Rivoli Realty Co., Judson S. Todd, president, to the American Pulp & Paper Association, the 6th floor at 18 East 41st st. In conjunction with the real estate department of the Hudson

& Manhattan Railroad Co. arrangements have been made with the Erie Railroad Co. to take over the lease on the present offices of the American Pulp & Paper Association at 50 Church st. Among the large firms already located in the Grand Central district are the Manufacturers' Paper Association, Perkins, Goodwin & Co., Grand Lake Co. and M. Gottesman & Son. The same brokers also leased for the Marmon New York Co. the 3d floor at 38-42 West 62d st to the National Auto Repair Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 383 Park av to D. W. McCord; also at 274 Madison av to Miss Kitty Cheatham; at 123 East 53d st for Louis S. Weeks to Alfred Ely, Jr.; in 103 East 86th st to Mrs. B. F. Drakenfeld; in 146 East 49th st to Miss H. Counihan for Pease & Elliman, and space in 9 East 49th st to C. F. Jensen & Co.

DOUGLAS L. ELLIMAN & Co. have leased a large duplex apartment of 12 rooms and 3 baths in 823 Park av for Payson McL. Merrill Company, agents, to Mrs. Strong Ronalds; also in 103 East 86th st to Joseph G. Ringlad, and in 178 East 70th st to Foster Milliken, Jr.

DOUGLAS L. ELLIMAN & CO. leased for the Advocate Realty Co., the south store and basement at the southwest corner of Madison av and 49th st to Angiolo V. Cusamano.

FREDERICK FOX & CO. and Spear & Co. leased for the 227-239 West 17th St. Co. the store and basement in 227-239 West 17th st to Joseph L. Rossman & Co., of St. Louis, Mo., dealers in wines and liquors.

FREDERICK FOX & CO. leased for the Adrem Construction Co., Inc., from the plans, the 8th and 9th lofts in the 12-sty building being erected at 35-39 West 35th st, to William Jackman's Sons, furriers.

FREDERICK FOX & CO. leased for Charles Kaye the store and basement in 32-36 West 26th st to Manheims & Ente; and for Samuel Bergman the store and basement at 34 West 17th st.

GAINES & DRENNAN, INC., leased in 1 Lexington av a duplex apartment to F. Abbott Ingalls; also in 24 Gramercy Park, an apartment to Harold Weddle.

GOODWIN & GOODWIN rented for Belle Moses to Pauline Hirsch, the 3-sty dwelling at 148 West 120th st.

N. BRIGHAM HALL AND WILLIAM D. BLOODGOOD, INC., leased for the St. Gall Restaurant Co. the 2d floor in 136 5th av to Marcelle, manufacturer of children's dresses.

HEIL & STERN (Inc.) leased for Emily B. Hopkins the 6th and 8th floors in 29-35 West 32d st to the Ross Waist Co. and the Greeley Waist Co.

HEIL & STERN (INC.) leased for Henry C. Lytton in 8-10 West 19th st, 6th loft to Frances Waist Co.; for 36 West 20th St. Co. in 36-8 West 20th st, 3rd loft to Empress Manufacturing Co.; for 76 Fifth Av., Inc., in 36-44 West 24th st, 9th loft to Greene Manufacturing Co.; for Rockbridge Realty Co. in 39-41 West 29th st, 4th loft to Holstein & Sachs; for Adrem Construction Co. in 35-9 West 35th st, 7th loft to Dreyer & Turkel, and for Whiting Development Co. in 29-33 West 35th st, 1st loft to Freiman-Franklin Costume Co.

SETON HENRY and Douglas Gibbons leased for Richard Croker, Jr., his house at 31 East 40th st, to Mrs. L. C. Pancoast.

HESS BUILDING CO. leased to Deutsch & Rosenberger, dealers in woolens, through Carstein & Linnekin, about 5,000 sq. ft. on the 13th floor of the Hess Building, 4th av and 26th st.

M. & L. HESS, INC., leased the 6th loft at 40 East 20th st to Robbins & Davidson; the 5th loft at 36 West 22d st to A. J. Kurland; the 3d loft at 24 East 22d st to P. Nadelberg, and the 5th loft at 95 5th av to I. Frank & Son.

M. & L. HESS, INC., leased the 10th loft at 110-112 5th av to Samuel Lasher; the 1st loft at 35 West 19th st to H. I. Litty, and the 2d loft to B. E. Jacobs; the 2d loft at 98-100 Bleecker st to Heilbron-Engelhardt, Inc., the 4th loft at 13 East 16th st to the United Embroidery & Novelty Co.

SLAWSON & HOBBS leased for R. H. Winston 304 West End av, a dwelling to R. W. Martin.

HOUGHTON CO. has leased for Hamilton H. Salmon, the 4-sty dwelling 132 West 85th st, to Adolph Aronstein.

INTERBOROUGH RAPID TRANSIT CO. leased from the Ingraham Realty Co. a large plot at the foot of East 128th st, having about 500 ft. water frontage. The spans of the new bridge across the Harlem River at Second avenue will be built on floats along this water front and floated to their positions when completed.

A. KANE & CO. leased for Mary A. Ferguson and Edward Lennon the dwelling 535 Manhattan av.

GORMAN H. LENNEY has leased dwellings for Judge Alfred Ommen at 168 West 76th st to Mrs. Freda Schirm; 73 West 68th st for 10 years to be used as a private sanitarium, and 236 Central Park West to Mrs. Marion Peterson.

MADAME E. LIDVOL has leased from Charles Scribner the 3-sty dwelling at 12 East 38th st. She conducts at present a fur business at 14 East 40th st.

MARSTON & CO. leased space in 315 5th av. on the 11th floor, to Frank Zak & Co.; also on the 10th floor to Timmis & Chapman; and on the 9th floor to the Crown Hosiery Co. and James R. Cullin.

SAMUEL H. MARTIN leased for Bolton Hall the dwelling 141 West 63d st for 3 years to Margaret H. King.

SAMUEL H. MARTIN leased for the General Synod of the Reformed Church in America the 4-sty dwelling, 124 West 65th st., to Elsie Reginier for three years.

PAYSON McL. MERRILL CO. leased an apartment at 140 West 57th st to Major Sanford H. Wadhams and one to Mrs. Thomas B. Wiley; also at 112 West 57th st to H. Lambert Murphy and Alfred Froehlich, and at 18 East 57th st to Lucien L. Sirret.

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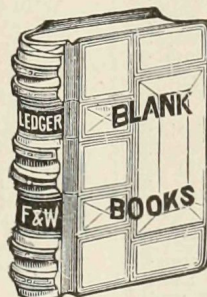
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MOORE & WYCOFF have leased apartments of 14 rooms and 4 baths for the estate of Ogdon Golet, at 410 Park av, to Frederick T. Freylinghuysen; and in conjunction with Pease & Elliman, to Miss Blanche Potter; also at 115 East 53d st to E Farrar Bateson, and at 123 East 53d st to Dr. James Porter Fiske and T. B. Harrison.

NELSON & LEE leased for the Times Square Improvement Co. to Mme. Mendes, now at 491 5th av, the only remaining store in the new 12-story building recently completed on the northeast corner of Broadway and 37th st.

AUSTIN NICHOLS & CO., wholesale grocers, leased from the Payne estate a plot 200x250 in the north side of 129th st, between 2d and 3d avs. The plot adjoins the 3d av bridge approach, and will be improved at once with a 4-story warehouse. The north side of the property, which fronts on the Harlem River, will be dredged, bulkheaded and a wharf built.

PEASE & ELLIMAN have leased for the Century Holding Co., Lee & Fleischmann, space in 25 West 45th st, their new 16-story building, to Miss Nellie West; and also in 996 5th av, the simplex apartment of 14 rooms and 4 bathrooms of H. Rogers Winthrop to Mr. Sherwood Aldrich. This suite has been held at \$15,000 a year; apartments in 850 Park av to Solomon Kahn; at 144 east 56th st, to Elliot S. Benedict; at 565 Park av, to Arnold S. Furst; at 411 West 114th st, to Mrs. E. N. Shepard; at 804 West 180th st, to R. Brody; at 465 Central Park West, to N. D. McManus; at 110 Riverside Drive to W. J. Johnston; at 723 St. Nicholas av, to Jacob Manheimer and to Martin Smith; in 116 East 58th st, to Emery H. Smith; as agents, in conjunction with Douglas Robinson, Charles S. Brown & Co., in the new house under construction at Park ave and 77th st, to William R. Kip; as agents, through D. L. Elliman & Co., in the new house at the southeast corner of Lexington av and 72d st, to L. Weil and to a Mrs. Hess.

PULLMAN PORTERS' ASSOCIATION has leased for club purposes from Albert Clein, the 3-story dwelling at 105 West 136th st, through Louis W. George, who also leased for Joseph Shenk the 6-story apartment house at 174 West 136th st.

LEWIS B. PRESTON, INC., has leased to the Read Printing Co. an additional floor in 106-110 7th av, for 15 years.

GEO. R. READ & Co. have leased the store, basement and subbasement in 35 Warren st, corner of Church st, to C. Contopaulo, importer of Turkish tobacco and manufacturer of cigarettes. The store has been held at \$7,000 per annum.

WILLIAM J. ROOME & CO., INC., leased the parlor floor store in 61 West 37th st to S. Charles Lavin and Louis Senie, the firm of the United Trimming Co., now at 18 West 27th st.

SHAW & CO. have leased the dwelling, 227 West 113th st, for Mary S. Maddock, to Emil Ritzwoller.

SHAW & CO. leased the 3-story and basement dwelling 24 West 123d st, for Anna Moran to William Blohm.

BURTON THOMPSON leased for the Standard Oil Co. of New York to the Royal Mail Steam Packet Co. 8,000 ft. at 26 Broadway. Sanderson & Son, agents for the company and the Wilson line, will remove their offices to the newly acquired space.

UNGER & WATSON leased for Annie Padian to Margaret Nathanson the 4-story dwelling at the northwest corner of 51st st and Lexington av for 5 years.

CHARLES B. WALKER has leased space in 203-205 Centre st to the Taylor Iron Works and the Cloister Press.

LEOPOLD WEISS & I. V. Cohen have leased from the Eduardo H. Gato Cigar Co. of Key West, Florida, the 3 buildings, 2519-2521-2523 5th av.

WILLIAM A. WHITE & SONS have leased offices in the Franklin-Hudson Building, 100 Hudson st, to Henry Caplan and Henry A. Sherwood; at 10-12 Old Slip to the Schweitzer Coffee Co. and Alfred E. Norton; for Michael Mitchell the store and basement at 86 Watts st to C. J. Smith; the 5th loft at 127-129 Bleeker st to The Three Star Waist Co.; and the 3d loft at 158 Franklin st for F. C. Barger to Tokstad-Burger Co.; and for Robt Gray the 6-story tenement at 336-338 East 114th st to Michael Flumiano.

WILLIAM A. WHITE & SONS have leased the store at the southeast corner of 7th av and 126th st to Barnett & Cohen; also the 3d and rear half of the 4th loft at 46 West Broadway for Clarence Sackett, to J. B. Russell & Co.

PEASE & ELLIMAN have rented for Mrs. Josephine S. Bennett to George Harvey the 3-story house 239 West 51st st; also for C. H. Rhineland the 4-story dwelling 123 East 38th st to Mrs. Mary E. Green; the 5-story house at 101 East 72d st to Samuel Battle; and apartments at 601 Madison av to Miss Elizabeth K. Coulter; at 213 West 85th st to Theresa E. Lawler; at 202 West 81st st to Anna W. Dowd; at 133 West 11th st to Fannie L. Davis; and at 607 West 136th st to Emory A. Elrod.

Bronx.

AARON BACHRACH leased to the Congregation Khal Adath Yeshurun the building at 1275 Hoe av. The lessees are making alterations and will occupy it as a synagogue.

DELAFIELD ESTATE leased a large house with garage on Livingston av, adjoining the corner of West 246th st, Fieldston, to Larimer A. Cushman.

MARSTON & CO. have leased 488 East 140th st, a 4-story dwelling, to Edward Rolston.

SIDNEY S. COHEN leased for George F. Johnson to the Sydco Photoplay Corporation

the Empire Theatre property, at the northeast corner of 161st st, Westchester av and Hewitt pl, 223x256x214, for a term of 21 years at an aggregate net rental of about \$400,000.

Brooklyn.

HEALY SHOE CO. of Brooklyn leased the factory, containing 80,000 sq ft of space, at the corner of Flushing and Carlton av.

T. A. BAFFA & CO. leased the corner of Bridge and John sts, 4-story brick factory, for Miller & Van Winkle to the Vernon Carton Co., manufacturers of paper goods, etc.; 171 Clymer st, 4-story brick factory, for H. Buttenheim to the Blendes-Strarber-Brecher Dress Form Co., manufacturers of metal figures for dressmakers, etc.; a loft in the factory corner of Roebling and South 1st sts for Adam Schulz to Max Gelles of Manhattan, manufacturer of men's fine neckwear; and a loft in the Cavanagh Building, northeast corner of Roebling and Hope st, to S. Weisler, manufacturer of clothing, for 3 years.

Queens.

ARTHUR F. TOMLINSON & CO. have rented cottages at Far Rockaway for Ellen M. Desmond 52 Nostrand av, to Rafael Dorantes; for Mary A. Boyle 10 Birdsall av to Lazarus Freund; for Joseph Cassidy on Carlton av to J. F. Leve; at Edgemere for Everett, Heaney & Lawrence 18 Boulevard to J. A. Heaney.

CROSS & BROWN CO. and Goodale, Perry & Dwight leased for the Eastern Warehouse & Storage Co. the fireproof factory building containing about 102,000 sq ft. of floor space and known as the McClure Building, at the corner of Orchard st and Jackson av, Long Island City, to Rosenwasser Brothers, manufacturers of leggins. The building was held at \$22,000 per annum.

Suburban.

KENNETH IVES & CO. leased for Matthew M. Moralle, as Superintendent, the McElDowney house on the Sterling estate at Harrison, N. Y., to Henry Zuckerman, for 3 years; for George Henderson, residence on Central av, Rye, to Charles D. Adams; for Mary Baillie, house in Sound View Park, Rye, to Samuel Marx; for Henry Davis, residence on the Boston Post rd, Rye, to Daniel B. Childs; for Adelaide L. Clarkson, Dr. H. H. Janeway's residence at Riverdale, to K. D. Perkins, and for Margaret A. Eadie, cottage at Saybrook Point, Conn., to Rev. Edward S. Travers.

MATT J. WARD & CO. has leased the new Hotel Clark, Derby, Conn., to Mr. W. C. Skinner, assistant manager of the Plaza Hotel, this city. The hotel will be finished and opened about Sept. 15. Also sold the furniture, lease and business of Roe's Hotel, Patchogue, L. I., and sold the furniture, lease and business of the New Colonial Hotel at Dayton, O.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1914		1913	
	July 10 to 16	July 11 to 17	July 10 to 16	July 11 to 17
Total No.....	162	166	162	166
Assessed value.....	\$8,778,967	\$8,193,600	\$8,778,967	\$8,193,600
No. with consideration..	23	22	23	22
Consideration.....	\$726,425	\$531,663	\$726,425	\$531,663
Assessed value.....	\$749,750	\$962,300	\$749,750	\$962,300

Mortgages.

	1914		1913	
	Jan. 1 to July 16	Jan. 1 to July 17	Jan. 1 to July 16	Jan. 1 to July 17
Total No.....	4,215	4,726	4,215	4,726
Assessed value.....	\$283,301,408	\$280,102,522	\$283,301,408	\$280,102,522
No. with consideration..	439	684	439	684
Consideration.....	\$18,570,646	\$27,805,306	\$18,570,646	\$27,805,306
Assessed value.....	\$19,154,421	\$29,132,162	\$19,154,421	\$29,132,162

Mortgages.

	1914		1913	
	July 10 to 16	July 11 to 17	July 10 to 16	July 11 to 17
Total No.....	100	109	100	109
Amount.....	\$2,351,559	\$3,123,696	\$2,351,559	\$3,123,696
To Banks & Ins. Cos....	16	26	16	26
Amount.....	\$778,000	\$851,000	\$778,000	\$851,000
No. at 6%.....	49	46	49	46
Amount.....	\$1,243,624	\$1,755,633	\$1,243,624	\$1,755,633
No. at 5 1/2%.....	2	6	2	6
Amount.....	\$21,000	\$39,000	\$21,000	\$39,000
No. at 5%.....	29	19	29	19
Amount.....	\$690,300	\$380,500	\$690,300	\$380,500
No. at 4 1/2%.....	1	6	1	6
Amount.....	\$20,000	\$205,000	\$20,000	\$205,000
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	2	1	2	1
Amount.....	\$17,135	\$35,000	\$17,135	\$35,000
Interest not given.....	17	3	17	3
Amount.....	\$359,500	\$708,563	\$359,500	\$708,563

Mortgages.

	1914		1913	
	Jan. 1 to July 16	Jan. 1 to July 17	Jan. 1 to July 16	Jan. 1 to July 17
Total No.....	2,521	3,054	2,521	3,054
Amount.....	\$79,804,324	\$126,806,664	\$79,804,324	\$126,806,664
To Banks & Ins. Cos....	571	843	571	843
Amount.....	\$35,420,230	\$76,193,650	\$35,420,230	\$76,193,650

Mortgage Extensions.

	1914		1913	
	July 10 to 16	July 11 to 17	July 10 to 16	July 11 to 17
Total No.....	39	24	39	24
Amount.....	\$1,364,500	\$503,500	\$1,364,500	\$503,500
To Banks & Ins. Cos....	14	3	14	3
Amount.....	\$626,500	\$75,000	\$626,500	\$75,000

	1914		1913	
	Jan. 1 to July 16	Jan. 1 to July 17	Jan. 1 to July 16	Jan. 1 to July 17
Total No.....	1,241	1,131	1,241	1,131
Amount.....	\$65,661,285	\$44,480,052	\$65,661,285	\$44,480,052
To Banks & Ins. Cos....	436	373	436	373
Amount.....	\$42,639,560	\$25,153,700	\$42,639,560	\$25,153,700

Building Permits.

	1914	1913
	July 11 to 17	July 12 to 18
New buildings.....	7	7
Cost.....	\$815,000	\$1,398,000
Alterations.....	\$223,995	\$687,423
Jan. 1 to July 17 Jan. 1 to July 18		
New buildings.....	270	376
Cost.....	\$27,605,640	\$35,365,315
Alterations.....	\$7,638,939	\$8,247,842

BRONX. Conveyances.

	1914	1913
	July 10 to 16	July 11 to 17
Total No.....	141	251
No. with consideration..	11	16
Consideration.....	\$121,765	\$226,146
Jan. 1 to July 16 Jan. 1 to July 17		
Total No.....	3,676	3,611
No. with consideration..	280	464
Consideration.....	\$3,985,227	\$3,919,472

Mortgages.

	1914	1913
	July 10 to 16	July 11 to 17
Total No.....	105	153
Amount.....	\$1,434,458	\$644,193
To Banks & Ins. Cos.....	6	8
Amount.....	\$27,250	\$95,362
No. at 6%.....	25	37
Amount.....	\$133,800	\$249,622
No. at 5 1/2%.....	10	7
Amount.....	\$74,550	\$22,900
No. at 5%.....	40	77
Amount.....	\$200,638	\$211,050
Unusual rates.....	2	.....
Amount.....	\$1,470	.....
Interest not given.....	28	32
Amount.....	\$1,024,000	\$160,621
Jan. 1 to July 16 Jan. 1 to July 17		
Total No.....	2,310	2,521
Amount.....	\$20,599,140	\$25,796,985
To Banks & Ins. Cos.....	236	252
Amount.....	\$4,772,851	\$4,549,641

Mortgage Extensions.

	1914	1913
	July 10 to 16	July 11 to 17
Total No.....	14	16
Amount.....	\$154,300	\$231,845
To Banks & Ins. Co.....	2	2
Amount.....	\$16,000	\$74,000
Jan. 1 to July 16 Jan. 1 to July 17		
Total No.....	442	338
Amount.....	\$9,050,000	\$6,504,780
To Banks & Ins. Cos.....	81	67
Amount.....	\$2,541,900	\$2,100,500

Building Permits.

	1914	1913
	July 10 to 16	July 11 to 17
New buildings.....	30	14
Cost.....	\$824,650	\$474,050
Alterations.....	\$47,850	\$11,650
Jan. 1 to July 16 Jan. 1 to July 17		
New buildings.....	464	598
Cost.....	\$11,108,392	\$16,194,456
Alterations.....	\$769,690	\$633,120

BROOKLYN. Conveyances.

	1914	1913
	July 9 to 15	July 10 to 16
Total No.....	456	474
No. with consideration..	35	59
Consideration.....	\$376,200	\$250,162
Jan. 1 to July 15 Jan. 1 to July 16		
Total No.....	13,078	13,479
No. with consideration..	1,316	1,162
Consideration.....	\$8,457,192	\$7,007,246

Mortgages.

	1914	1913
	July 9 to 15	July 10 to 16
Total No.....	395	326
Amount.....	\$1,767,099	\$982,904
To Banks & Ins. Cos.....	90	59
Amount.....	\$871,350	\$308,950
No. at 6%.....	187	190
Amount.....	\$684,348	\$427,143
No. at 5 1/2%.....	95	62
Amount.....	\$588,671	\$236,270
No. at 5%.....	76	51
Amount.....	\$408,925	\$246,755
Unusual rates.....	20	2
Amount.....	\$48,830	\$6,450
Interest not given.....	17	21
Amount.....	\$36,325	\$66,286
Jan. 1 to July 15 Jan. 1 to July 16		
Total No.....	9,531	9,694
Amount.....	\$40,686,364	\$38,753,988
To Banks & Ins. Cos.....	1,982	2,263
Amount.....	\$16,033,464	\$14,694,558

Building Permits.

	1914	1913
	July 10 to 16	July 11 to 17
New buildings.....	103	85
Cost.....	\$883,300	\$787,253
Alterations.....	\$52,675	\$113,068
Jan. 1 to July 16 Jan. 1 to July 17		
New buildings.....	2,745	2,086
Cost.....	\$25,404,260	\$17,775,590
Alterations.....	\$1,680,962	\$2,156,575

QUEENS. Building Permits.

	1914	1913
	July 10 to 16	July 11 to 17
New buildings.....	92	117
Cost.....	\$1,018,568	\$682,538
Alterations.....	\$25,485	\$72,013
Jan. 1 to July 16 Jan. 1 to July 17		
New buildings.....	2,792	2,521
Cost.....	\$12,963,100	\$8,852,131
Alterations.....	\$677,147	\$776,462

RICHMOND. Building Permits.

	1914	1913
	July 9 to 15	July 10 to 16
New buildings.....	27	11
Cost.....	\$36,220	\$40,900
Alterations.....	\$2,214	\$3,399
Jan. 1 to July 15 Jan. 1 to July 16		
New buildings.....	699	567
Cost.....	\$1,101,568	\$1,139,596
Alterations.....	\$139,021	\$155,100

REAL ESTATE NOTES.

David Porter, Brooklyn, broker and appraiser, sails today for a European trip.

JOSEPH P. DAY, wife and son will sail for a European tour next Tuesday.

LOUIS BECKER CO. has been appointed agent for 952 St. Nicholas av.

S. D. COOPER and Emanuel G. Bach have moved to 128 Broadway.

C. F. W. JOHANNING has been appointed agent for 306 West 120th st, 263 West 112th st and 230 East 54th st.

PEASE & ELLIMAN have been appointed agents by Hamilton Carhart, of Detroit, for the 5-sty apartment house at 135 West 67th st.

EUGENE J. BUSER has placed for George W. Pennell a 1st mortgage of \$35,000 at 5 per cent. for 5 years on 2906 3d av.

CHARLES L. KOHLER has been appointed a transfer tax appraiser by State Controller William Sohmer, to take the place of Frank J. Goodwin, who has become Deputy City Clerk.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 34-6 East 58th st, two 5-sty buildings containing 5 stores and 12 apartments, by the Royton Realty Co., Harold C. Matthews, president.

A. B. BAIRD, of New York, has bought Oak Hill estate near Delaplane, Va., from its owner, F. Webb Maddox. The property comprises nearly 600 acres, and was once the home of Chief Justice Marshall.

A. G. JOHNSON paid \$13,500 for the Valley Brook Farm property of Arthur I. Hoe on Wednesday. It was sold at auction by Bryan L. Kennelly in the county court house at White Plains, N. Y.

CHARLES F. NOYES CO. announced the addition of William F. Osler, M. E., a Stevens Institute graduate, to the staff of Robert E. Leigh, in charge of the plant engineers department of the agency business of the company.

LOWENFELD & PRAGER are the buyers of 2338 to 2344 Beaumont av. The sellers, the William Slattery Construction Co., took in part payment the plot, 175x100, north side of 145th st 100 ft. east of Lenox av.

CHARLES F. NOYES & CO. were the brokers in the recent lease of 210 Fulton st for the Hudson Realty Co. to the New Jersey Wire Cloth Co. for 10 years at an aggregate rental of about \$50,000.

WILLIAM A. WHITE & SONS have been appointed agents for the following apartment houses: Hortense Court, 9 East 97th st; Hortense Arms, 602 West 157th st; Gorham, 370 Manhattan av, and for 9 East 54th st.

JOSEPH P. DAY sold at auction last Saturday on the premises 79 Ocean Front lots fronting on the Atlantic Ocean and Rockaway Beach Boulevard, from Beach 41st st to Beach 45th st. A total of \$99,300 was realized. Among the buyers were George Colon, Hugh Mock, J. A. Broderick, O. L. Moser, M. H. Sterling, Charles M. Russell, Charles Abbott and Elizabeth S. Warner.

REAL ESTATE APPRAISALS.

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

ESTATE OF CHARLOTTE WETTLAUFER.—Premises 917 West End av, valued at \$25,000.

JOSEPHINE C. WEBSTER.—301-307 8th av and 305-307 West 25th st, \$82,100.

ELIZABETH TRIMMER.—36 Edgecombe av, \$11,000.

HERMAN C. STROBEL.—53-55 Elizabeth st, \$75,000; 223 Mulberry st, \$15,000; 106 Mott st, \$20,000; 262 West 91st st, \$24,000.

KATE HILL QUINN.—125 East 108th st, \$15,000; 118 East 112th st, \$8,000.

C. VIRGINIA DAHLGREN.—109 West 57th st, \$1,000.

KARL HUTTER.—241 Lafayette st, \$45,300.

HENRIETTA KAHN.—106-108 Beekman st, \$17,000.

FRANK A. MERRALL.—130-132 Chambers st, \$200,000; 129 West 72d st, \$60,000; 320 East 11th st, \$20,000.

FRANCIS E. QUIN.—16 West 9th st, \$19,500.

ROBERT J. TURLEY.—312 East 38th st, \$10,500; 329 East 38th st, \$10,500.

MATTHEW C. D. BORDEN.—27 West 56th st, \$100,000; 154 West 56th st, \$37,500.

JAMES HARVIE DEW.—65 West 68th st, \$33,500.

GEORGE B. POST.—129 East 69th st and 944-946 Lexington av, \$65,000; 948 Lexington av, \$25,000; 950 Lexington av, \$25,000.

MORRIS WIESENBERG.—39 West 117th st, \$27,000.

AUGUST F. ZIMMERMAN.—114 East 10th st, \$11,500.

JOSEPH SCHAEFFLER.—316 East 13th st, \$35,000; 318 East 13th st, \$35,000; 613 East 16th st, \$15,000; 205 West 61st st, \$13,500; 719 5th st, \$33,000; 721 5th st, \$33,000; 141 East 34th st, \$34,000; 345 Lexington av, \$31,000; plot of 12 lots at Cambreling av and Grote st, \$30,000; plot at southwest corner of Garden st and Crotona av, 50x140x irreg, \$10,000.

MARY V. HILL.—1065-1067 Morris av, \$12,000.

LOUIS KATZ.—103 West 74th st, \$30,000.

WILLIAM ROSENTHAL.—101 2d av, \$58,000.

OBITUARY

JOHN HENRY SPALTHOFF, aged 72, a real estate dealer of East New York, died at his home, 217 Alabama av, Brooklyn, last week. He is survived by two sons and a daughter.

MAX S. BOEHM, 35 years old, a member of the realty firm of Boehm & Boehm, 35 Nassau st, was killed by a Long Island Railroad electric train early last Saturday morning, near the Edgemere station. He was a son-in-law of Jonas Weil of Weil & Mayer, and had been residing for the summer at Far Rockaway.

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AUCTION SALES OF WEEK.

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

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

The Auction Market.

The City of New York became the owner of another piece of real estate this week, as a result of foreclosure proceedings to satisfy a lien with taxes and interest. Henry Bruere, as City Chamberlain, purchased the five-story apartment house at the northwest corner of St. Nicholas avenue and 156th street, at the stand of the M. Morgenthau Jr. Co. This is the second parcel sold to the city as a result of suits under which the City Chamberlain is trying to recover amounts loaned from trust funds. Nearly all of the properties offered in the Manhattan and Bronx Exchange Salesrooms went to the plaintiffs, who bought in twenty-three of the twenty-five properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 17, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Delancey st, 88, ns, 32.6 e Orchard, 27.6x 75, 5-sty stn tnt & str; due, \$30,147.80; T & c, \$396; Albt A Volk, party in interest.

75TH st, 188 E (*), ss, 168.9 w 3 av, 18.9 x102.2, 4-sty stn tnt; due, \$14,004.79; T&c, \$1,491.45; Rector, Churchwardens & Vestrymen of Calvary Church in City N Y.

79TH st, 100 W (*), swc Col av (Nos 390-6), 18.6x76.8, 5-sty stn tnt & str & 1-sty bk str; due, \$39,300.56; T&c, \$4,500; Josiah H De Witt, trste.

109TH st, 238 E (*), ss, 150 w 2 av, 25x 100.10, 5-sty bk tnt & str; due, \$17,231.83; T&c, \$517.65; Alfred M Syndacker.

119TH st, 330 E (*), ss, 300 w 1 av, 18.9 x100.10, 2-sty & b bk dwg; due, \$7,217.92; T&c, \$269.67; Elias J Marsh et al, exrs.

128TH st, 8 E (*), ss, 130 e 5 av, 20x 99.11, 3-sty & b stn dwg; due, \$17,552.83; T & c, \$390; Emma C Stuart trste.

128TH st, 240 E (*), ss, 153 w 2 av, 26x 99.11, 5-sty bk tnt; due, \$15,901.30; T&c, \$432; Valentine E Macy et al, trste.

130TH st, 526 on map 520A E (*), sec Old Bway (Nos 41-7), 100.1x85, 2-6-sty bk tnts & str; due, \$19,435.37; T&c, \$—; 2 pr mtgs \$82,000; Helen O Zurich.

181ST st, 561 W (*), ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; due, \$8,615.83; T&c, \$305; Noah C Rogers, trste.

Old Broadway, 41-7, see 130th, 526 on map 520 A W.

HENRY BRADY.

Columbia st, 77 (*), ws, 80 n Rivington, 19.10x49.8, 5-sty bk tnt & str; due, \$3,147.92; T&c, \$298.11; sub to a mort of \$11,000; Beller Feldman.

113TH st, 60 E (*), ss, 45 e Madison av, 25x100.10, 5-sty stn tnt & str; due, \$18,608.36; T&c, \$958.90; Clarence Tucker et al trstes.

124TH st, 232-4 E (*), ss, 360 e 3 av, 40 x100.11, 2-3-sty & b stn dwgs; due, \$16,126.99; T&c, \$593.70; B Aymar Sands, trste.

130TH st, 249 W (*), ns, 250 e 8 av, 18x 99.11, 3-sty & b stn dwg; due, \$9,679.02; T&c, \$716.82; Sol Wertheim.

J. H. MAYERS.

42D st, 550 W, ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; due, \$3,368.08; T&c, \$230.62; sub to a mtg of \$8,506; Rose Schwartz.

122D st, 347 W (*), ns, 208 e Morning-side av, 16x100.11, 3-sty & b stn dwg; due, \$11,033.23; T&c, \$443.93; Kath C Harper.

SAMUEL MARX.

Stanton st, 127 (*), ss, 100 w Norfolk, 25 x75, 5-sty bk tnt & str; due, \$2,020.50; T & c, \$250.40; sub to two mtgs aggregating \$23,000; Philip Klein et al.

18TH st, 348 W, ss, 225 e 9 av, 25x92, 5-sty bk tnt; withdrawn.

BRYAN L. KENNELLY.

181ST st W (*), ns, 362.3 w Bway, 50.7x 205.8x50x198.11, vacant; partition; Jno O Baker.

M. MORGENTHAU JR. CO.

156TH st W, nwc St Nicholas av, see St Nicholas av, 921.

St Nicholas av, 921 (*), nwc 156th, 25.10 x92.10x24.11x99.9, 5-sty bk tnt; due, \$37,463.20; T&c, \$790.45; Henry Bruere, chamberlain.

SAMUEL GOLDSTICKER.

56TH st, 421 W (*), ns, 300 w 9 av, 25x 100.5, 5-sty bk tnt; due, \$2,412.10; T&c, \$231.45; sub to pr mtg \$13,000; Bertha Wolf.

Total	\$411,925
Corresponding week 1913	541,661
Jan 1, 1914 to date	19,668,393
Corresponding period 1913	27,185,858

Bronx.

The following are the sales that have taken place during the week ending July 17, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Wales av, 558 (*), es, 75.2 n 149th, 24.3x 105, 2-sty fr dwg; due, \$5,528.87; T&c, \$192.28; Mary Hinternhoff.

M. MORGENTHAU JR. CO.

Villa av, 3164 (*), es, 391 n 204th, 18x100, 2-sty fr dwg; due, \$1,732.33; T&c, \$137.06; Geo F Dobson, trste.

BRYAN L. KENNELLY.

Hughes av, 1978 (*), es, 210.9 n 177th, 26 x95 to Belmont av, 2-sty fr dwg; due, \$3,227.13; T&c, \$275; Beatrice O'Connor.

L. J. PHILLIPS & CO.

Thwaites pl, ss, 107.7 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.

Thwaites pl (*), ss, 114.1 e Williamsbridge rd, runs s98.9xe56.2xn136.11xw50xs 111.5xn78.7xw26.1 to beg; also THWAITES PL, ss, 107.7 w Boston rd, 50x175; due, \$4,405.44; T&c, \$1,327.65; Philip A Moore.

J. H. MAYERS.

3D av, 3870 (*), es, 164.5 n Claremont Pkway, 25x125, 4-sty bk tnt & str; due, \$4,289.91; T&c, \$315.10; sub to a prior mtg of \$13,000; Chas L Kellner.

Total	\$26,200
Corresponding week 1913	110,050
Jan 1, 1914 to date	3,823,266
Corresponding period 1913	7,892,807

Brooklyn.

The following are the sales that have taken place during the week ending July 15, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

CLEVELAND ST (*), ws, 140 n Glenmore av, 20x90; Lizzie Task	4,250.00
DEWEY PL (*), ws, 98 s Herkimer, 23x97; Anton Knapp	2,600.00
ELBERT ST, ses, 225 ne Knickerbocker av, 25x100; Jacob Schauf	7,550.00
WILSON ST (*), ns, 290 w Bedford av, 20x100; Robt T Seibert et al	4,550.00
E 4TH ST (*), ws, 260 s Av M, 60x100; Chas R Stilwell et al	1,500.00
E 32D ST (*), ws, 140 s Av M, 60x100; Westminster Heights Co	250.00
E 37TH ST, es, 140 s Av J, 40x100; Bank Clerks' Co-Operative Bldg & Loan Assn of N Y City	4,500.00
46TH ST, nes, 20 se 16 av, 20x100.2; Robert Ward Jr	500.00
63D ST, nec 3 av, 100x40; withdrawn	—
70TH ST, wc 20 av, 100x60; Rose Kley	1,525.00
86TH ST, ses, 272 nw Gravesend rd, 50x195; Edwin Mandeville	2,450.00
CLINTON AV, ws, 100 s Lafayette av, 22x200; withdrawn	—
DE KALB AV (*), ss, 396 e Nostrand av, 20.9x100; Mary C Dimond	2,000.00
DUMONT AV, ns, 20 w Alabama av, 20x75; Eastern Wood Working Co	5,100.00
NEWKIRK AV (*), ss, 145.3 e 1st, 25x 69.9; Margt Shields	3,500.00
SHELL RD (*), ws, bet Avs X & Y, Lot 13; Tax Lien Co of N Y	700.00
12TH AV (*), ses, 20.2 w 43d, 20x100; Oswald Gueth	4,750.00
12TH AV (*), ses, 40.2 sw 43d, 20x100; Dora Morgan	4,750.00
18TH AV, nws, intersec sws 81st, 182.5x 102xirreg; withdrawn	—
20TH AV, nws, 60 sw 70th, 40x100; Rose Kley	1,075.00
LOT 1, Block 8277; LOTS 2 to 41, Block 8278; LOTS 42 to 102, Block 8279; LOTS 103 to 171, excepting lots 108 to 115, and LOTS 172 to 214, Block 8281; LOTS 215 to 227, Block 8282; LOTS 228 to 273, Block 8301; LOTS 274 to 282, Block 8302; LOT 283, Block 8303; LOTS 216 to 353, Block 8297; LOTS 284 to 315, Block 2898; LOTS 369 to 403, Block 8298; LOTS 404 to 472, Block 8299, excepting lots 439, 455, 456, 457 & 460, Block 8299; LOTS 473 to 546, Block 8300, excepting lots 498, 521, 524, 525, 529, 532, 537 & 541, Block 8304, and Lot 135, Block 8296 and all other exceptions; Kathryn F Murphy & Tillie Karasik	30,525.00

WILLIAM P. RAE.

MAUJER ST, ws, 400 e Waterbury, 25x 84.1x26x90.10; withdrawn	—
REEVE PL, nec Prospect av, 41.1x 109.10; withdrawn	—
BLAKE AV, sec Stone av, 100x20; also MELROSE ST, ses, 250 ne Bway, 25x100; withdrawn	—
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; withdrawn	—
NEW JERSEY AV (*), es, 455 n Hege-man av, 20x100; Geo B Ensworth	3,500.00
5TH AV, es, 44.7 n 73d, 24x110.1; withdrawn	—

NATHANIEL SHUTER.

POLHEMUS PL (*), ws, 150 n Garfield pl, 18x95; Blanche W Cameron	7,500.00
20TH ST, ss, 300 w 3 av, 25x100; Maurice Samuels	1,700.00
ATLANTIC AV (*), ss, 25 e Howard av, 25x100; Benj Anchell	2,900.00
CHURCH AV (*), ns, 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 w Nostrand av, 49.11x149.11; Albt Berry	8,375.00
VAN SICLEN AV (*), ws, 195 n Liberty av, 20x100; Wilhelmine C Schimpf	3,500.00
VOORHIES AV (*), nec Kenmore pl, 100x100; Urban Securities Co	7,600.00
LOT 24 (*), Block 4084, Sec 13; Etel Stromwasser	500.00

CHARLES SHONGOOD.
73D ST, sws, 220 se 5 av, 30x100; to be readvertised for July 31.....
HOPKINSON AV (*), ws, 140.7 s Hege-
man av, 20.4x100x20.1x100; Leila P
Cowhill 1,000.00
JERE JOHNSON, JR., CO.
5TH AV, ses, 41.8 ne 72d, 20x100.5x
19.6x95.8; withdrawn
5TH AV, ses, 82.4 ne 72d, 20.7x110.2;
withdrawn
Total \$118,650.00

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:

JULY 18.
No Legal Sales advertised for this day.

JULY 20.
MARKET ST, 11, ws, 25 s E Bway, 25x90, 4-sty bk tnt & str & 4-sty bk rear tnt; Annie J Gruner et al—Kupeler Realty & Personalty Commercial Co et al; Middleton S Borland (A), 46 Cedar; Wm A Boyd (R); due, \$21,138.77; T&c, \$425; D Phoenix Ingraham.
RIVINGTON ST, 5, ss, 119.5 e Bowery, 28.9x 99.10x22.6x99.11, 5-sty bk tnt & str; Hannah Sullivan—Emanuel Raunheim et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Saml Marks (R); due, \$6,723.91; T&c, \$1,900.09; Danl Greenwald.
82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S Griffenhagen, sheriff; Danl Greenwald.
117TH ST, 328 E, ss, 350 e 2 av, 25x100.11, vacant; Kath R Jackson et al, trstes—Elias A Cohen et al; Middleton S Borland (A), 46 Cedar; Jos C Levi (R); due, \$7,877.19 T&c, \$380.70; L J Phillips & Co.
133D ST, 15-17 W, ns 210 w 5 av, 50x99.11, 6-sty sty bk tnt & str; Lincoln Trust Co—Regina Rohman et al; Bowers & Sands (A), 46 Cedar Saul J Baron (R); due, \$41,600.39; T&c, \$2,087.44; Joseph P Day.
133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11 6-sty bk tnt & str; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A), 46 Cedar; Saul J Baron (R); due, \$42,698.57; T&c, \$1,160.75; Joseph P Day.
LENOX AV, 186, es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A); 14 Wall; Albt Blumensteil (R); due, \$16,705.09; T&c, \$1,207.82; Henry Brady.

JULY 21.
MANGIN ST, 25, ws, 125 n Broome, 25x100, 5-sty bk tnt; Union Trust Co of N Y—Alfred C Bachman et al; Miller, King, Lane & Trafford (A), 80 Bway; Samuel J Wagstaff (R); due, \$11,869.09; T&c, \$937.92; Joseph P Day.
PIKE ST, 54, ws, 25 n Monroe, 24x86, 5-sty bk tnt & str; Kath Chambers—Albert Stake et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Arthur D Truax (R); due, \$25,176.68; T&c, \$733.79; Henry Brady.
56TH ST, 244 W, ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; Annie E Copeland—Rudolph A Rodell et al; Lewkowitz & Schaap (A), 299 Bway; Leo L Leventritt (R); due, \$7,242.97; T&c, \$2,200.23 sub to first mtg \$32,000; mort recorded May 19, 1909; M Morgenthau Jr Co
109TH ST, W, see Riverside dr, 362.
RIVERSIDE DR, 362, sec, 109th, 151.10x100, 10-sty bk tnt; Arrow Realty Co—Paul B Pugh et al; Woodford, Bovee & Butcher (A), 1 Madison av; Isaac Cohen (R); due, \$32,723.27; T&c, \$47,833.80 sub to a pr mort \$550,000; Joseph P Day.

JULY 22.
39TH ST, 218 W, ss, 187 w 7 av, 20x98.9, 3-sty & b bk dwg; Jennie B Crispell—Louise Frank et al; Halstead H Frost Jr (A), 52 Bway; Arthur S Friend (R); due, \$9,808.05; T&c, \$617.52; Joseph P Day.
53D ST, 331-3 W, ns, 375 e 9 av, 34.11x42.4x 39.7x47.4, 2 4-sty bk tnts; Geo B Lauck, commr—Nellie Scott et al; Cannon & Cannon (A), 135 Bway; Maurice B Blumenthal (R); due, \$10,803.09; T&c, \$392.64; Samuel Marx.
104TH ST, 18 W, ss, 80 e Manhattan av, 20x 100.11, 5-sty bk tnt; Archibald H M Sinclair—James R Keane et al; Wm A Alcock (A), 44 Wall; Ezekiel Fixman (R); due, \$22,381.06; T&c, \$1,100.37; M Morgenthau Jr.
107TH ST, 304 E, ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & str; Presbyterian Hospital in City N Y—V Garofalo; Action 3; De Forest Bros. (A); 30 Broad; Jas N Tuttle (R); due, \$15,934.60; T&c, \$176.24; mort recorded Aug. 17, 1907; Joseph P Day.
107TH ST, 306 E, ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; Presbyterian Hospital in City N Y—V Garofalo (a corp) et al; Action 1; De Forest Bros (A), 30 Broad; Jos N Tuttle (R); due, \$15,934.60; T&c, \$192.02; Joseph P Day; mort recorded Aug. 17, 1907.
107TH ST, 308 E, ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & str; Same—Same; Action 2; Same (A); Same (R); due, \$15,934.60; T&c, \$225.98; mort recorded Aug. 17, 1907; Joseph P Day.
117TH ST, 302 E, ss, \$4.10 e 2 av, 20.2x100.11, 4-sty stn tnt; John A Stewart et al, trstes—Nicola Arenella et al; Beekman, Menken & Griscom (A), 52 William; Henry Flugelman (R); due, \$9,966.99; T&c, \$680.82; Samuel Goldsticker.
119TH ST, 70 W, ss, 202 e Lenox av, 17x100.11, 3-sty stn tnt; Helena D K Hulst—Fannie Epstein et al; Leach & Williams (A), Long Island City, N Y; Gustave S Drachman (R); Due, \$13,128.74; T&c, \$250; Josephine P Day.

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Advertised Legal Sales, Manhattan (Continued)

121ST ST, 157 W, ns, 110 e 7 av, 18x100.11, 3-sty & b stn dwg; Helen B Rennell—Rosa Haft; Dutton & Kilsheimer (A), 203 Bway; Morris Cooper (R); due, \$15,776.67; T&C, \$140.95; mort recorded May 15, 1906; James L Wells.

JULY 23.
 103D ST, 79 E, nwc Park av (No. 1382), 27x 75, 5-sty bk tnt & str; William Jay et al, exrs—James Boyd et al; Everett, Clarke & Benedict (A), 37 Wall; Jos C Levi (R); due, \$24,609.69; T&C, \$232.60; Joseph P Day.

144TH ST, 509 W, ns, 133.9 w Ams av, 16.6x 99.11; Estelle Clark—Henry B Kirkland et al; Fuller & Prest (A), 145 Nassau; Jos T Ryan (R); due, \$8,155.81; T&C, \$525.95; Joseph P Day.

PARK AV, 1382; see 103d st, 79 E.

JULY 24.
 116TH ST, 329 E, ns, 316.8 e 2 av, 16.8x100.11, 3-sty & b stn dwg; Sadie Bernard—Jennie Dellon et al; I L Broadwin (A), 170 Broadway; Frank Keck (R); due, \$2,271.42; T&C, \$532.10 sub to pr mtg \$6,000; mort recorded June 12, 1912; Joseph P Day.

LENOX AV, 646-8, es, 74.11 s 143d st, 50x85, 6-sty bk tnt; Chas H Young et al, trstes—Saml Parnass et al; Albert Ritchie (A); Frederick C Hunter (R); due, \$24,304.14; T&C, \$1,599.62; Henry Brady.

JULY 25 & 27.
 No Legal Sales advertised for these days.

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.

July 18.
 No Legal Sales advertised for this day.

JULY 20.
 187TH ST E, ss, 120.9 w Southern blvd, 25x125x 26.5x125, vacant; Henry M Powell—Kitchen Improvement Co et al; Saxe & Powell (A), 51 Chambers; Isaac G Frauenthal (R); due, \$3,262.31; T&C, \$164.71, sub to a first mtg of \$2,500; Joseph P Day.

JULY 21.
 141ST ST, 486 E; ss, 141.8 w Brook av, 37.6x 100, 5-sty bk tent; Elhz Dunnam et al, exrs—Susie L Snook et al; W B & G F Cnamberlin (A), 51 Nassau; Warren Leslie (R); due, \$2,311.25; T&C, \$639.84; Joseph P Day; mtg recorded Feb, 06.

106TH ST, 443-7 E, ns, 222 e Park av, 62x90; 6-sty bk tnt; Fort Masonry Co, Inc.—Rabnk Constn Co, Inc, et al; Weschler & Kohn (A), 141 Bway; Sydney W Stern (R); due, \$7,323.90; T&C, —; Joseph P Day.

223D ST, E, ss, 280 e Barnes av, 25x114; Louis Pines—Michele Arra et al; Theo Schwartzman (A), 44 Court, Bklyn; Jas C Brady (R); due, \$218.82; T&C, \$117.51; Bryan L Kennelly.

JULY 22.
 FOX ST, 989, ws, 485.1 n 163d, 100x104.2; 3-sty stn dwg; Abr L Kass—Rebecca Goldberg et al; Horwitz & Feinberg (A), 41 Park Row; Adam Wiener (R); due, \$4,314.81; T&C, \$68.34; sub to a mtg of \$23,200; Joseph P Day.

241ST ST, E, ns, 415.5 e White Plains av, 50x 100; Jno R Wheaton et al, exrs—Geo P Langdon et al; David O Williams (A), 10 S 3 av, Mt Vernon, N Y; Wm S Coffey (R); due, \$691.28; T&C, \$1,415.10; Joseph P Day.

JULY 23.
 No Legal Sales advertised for this day.

JULY 24.
 ELIZABETH ST; see Bronx blvd.
 JULIANNA ST; see Bronx blvd.
 221ST ST, E, nec White Plains rd, 80x114.4; Bernhard Frankfelder et al—Jno B Lazzari et al; action 2; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, \$6,912.76; T&C, \$639.56; Samuel Goldsticker.

227TH ST, E, ss, gore lot 62, 130x114x—. Map Wakefield; Henry Gobelein et al—Jno M Dumproof et al; Henry Hetkin (A), 44 Court, Bklyn; Peter L Mullaly (R); due, \$853.68; T&C, \$150; Herbert A Sherman.

241ST ST, E, nwc Martha av, 100x100, vacant; Sheriff's sale of all right title &c which Germansky Constn Co had on Jan17'11, or since; Jno V Sheridan (A), 4102 White Plains rd; Jas F O'Brien, sheriff; Anthony V Caggiano.

BOSTON RD, 1351-3, ws, 251.9 s Jefferson pl, 35.11x131x37.6x142, 2-sty fr bldg & str and 2-sty bk & tr theatre; Franciska B Hohmann—Jacob Kronenberger et al; Rudolph Loewenthal (A), 1347 Boston rd; Chas P Hallock (R); due, \$6,778.67; T&C, \$170; Chas A Berrian.

BRONX BLVD, Julianna, Barker av, Elizabeth, block &c, 200x225; Bernard Frankfelder et al—Jno B Lazzari et al; Action 1; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, \$6,693.16; T&C, \$3,843.30; Samuel Goldsticker.

MARTHA AV, nwc, 241; see 241st st, E, nwc Martha av.

BARKER AV; see Bronx blvd.
 WHITE PLAINS RD, nec 221st; see 221st st, E, nec White Plains rd.

JULY 25.
 No Legal Sales advertised for this day.

JULY 27.
 144TH ST, 388 E; see Willis av, 407.
 WILLIS AV, 407, swc 144th (No 388), 25x84, 5-sty bk tnt & str; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuberger (A), 115 Bway; Alex Karlin (R); due, \$5,726.25; T&C, \$412.54; sub to mtg \$16,000; M Morgenthau, Jr, Co.

Brooklyn.

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

JULY 18.
 No Legal Sales advertised for this day.

JULY 20.
 WALDORF COURT, ns, 140 w 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (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.

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Sneider, 26th Ward; Carl S Heidenreich et al—Eva Weisman et al; Bernhard Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.

JULY 21.
 BUTLER ST, ns, 90 w 5 av, 20x144.9x20x144.8; Maria M Von Spreckelsen—Jno F Farrell et al; Theodore Burgmyer (A), 40 Court; Chas C Lockwood (R); Frederick B Snow.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.

68TH ST, sws, 300 se 20 av, 60x100; Gustave Liebscher—Bertha A M Sweitzer; Henry J Davenport (A), 375 Pearl; Wm H Knemeyer (R); Wm H Smith.

CROPSEY AV, nes, intersec nws 18 av, 96.10x 40; also 18TH AV, nws, 140 ne Cropsey av, 100x96.8; also LOTS 368, 369, 370, 371, 372, Map of land of Asa W Parker, Bath Beach; Cath Leonard et al—Maria B Menendez et al; Abner C Surpluss (A), 189 Montague; Elmer G Sammis (R); Frederick B Snow.

JULY 22.
 10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corp—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P Rae.

2D AV, nec 58th, 25x80; Robt B Moore—Emil F Lofgren et al; action 1; Frank L Polk (A), Hall of Records, Manhattan; Hugh F Kenna (R); Nathaniel Shuter.

2D AV, es, 25.2 n 58th, 25x80; same—same; action 2; same (A); John Murphy (R); Nathaniel Shuter.

JULY 23.
 CONSELYEA ST, nec Manhattan av, 75x25; Edw Baruch et al—Rosa Losasso et al; Edw Baruch (A), 699 Bway; Harris G Eames (R); Frederick B Snow.

49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovendon.

CONEY ISLAND AV, Bridge Co's turnpike rd, adj land of late Maria Scott, runs e242.8x286 xw400x250 to beg; also PARCEL of land beg at a point on Guisberts or Johnson's Island, near Shore rd, runs s—x—x—xw250 on each side of road, x80 on sws and 100 on nes; Methodist Episcopal Hospital in the City of Bklyn—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Carl S Flanders (R); Frederick B Snow.

NEWPORT AV, ss, 75 w Christopher av, 25x105; Chas E Cornell et al—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Frederick B Snow.

WILLIAMS AV, ws, 96.8 s New Lots rd, 20.1x 20; Georgia Bldg Co—Vermont Bldg Co et al; Geo B Davenport (A), 44 Court; Harry H Altman (R); Nathaniel Shuter.

JULY 24.
 E 4TH ST, nec Caton av, 100x20; Jas Cline—Geo W Young et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm P Rae.

44TH ST, ss, 180 e 15 av, 20x100.2; Johanna S Riedemann—Urban Realty Co et al; Addison Gardiner (A), 20 Broad, Manhattan; Benj Ammerman (R); Nathaniel Shuter.

72D ST, ns, 394.6 w 6 av, 20x117.5; Colledge Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga County Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

ELM AV, ns, Lot 73, Map of South Greenfield, Town of Flatlands and Gravesend; Velez Land & Bldg Co of N Y—Michl O'Brien et al; Henry A Ingraham (A), 189 Montague; Eugene F O'Connor (R); Jere Johnson, Jr, Co.

WOODRUFF AV, ss, 116.7 e Kenmore pl, 43.4x 150.10xirreg; Realty Associates—Morris N Lawrence et al; Harry L Thompson (A), 175 Remsen; Peter W Ostrander (R); Jas L Brumley.

LOT 2, Sec 5, Block 1393; Beatrice Realty & Constn Co—Henry W Putnam et al; Leon Sacks (A), 378 Stone av; Eugene Sherk (R); Nathaniel Shuter.

JULY 25.
 No Legal Sales advertised for these days.

JULY 27.
 FLUSHING AV, ses, 108 sw Onderdonk av, 90x 125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

JULY 11.
 SOUTH ST, 190; Robt Connor—Wm A Wilson et al; Maclay & McBurney (A).

60TH ST, ns, 255 w 2 av, 20x100.5; Jno M Bowers—Eliza Mando et al; M S Borland (A).

116TH ST, ss, 87 w 2 av, 25x100.11; Archibald K Mackay et al—Santa Rumore et al; G B Winthrop (A).

BWAY, 475; Jno I Downey et al; No 475 Bway Co, Inc, et al; Montgomery & Peabody (A). ST NICHOLAS AV, 364; Chas G Koss—Nellie Sandy et al; G F Warren, Jr (A).

JULY 13. LEWIS ST, 91; Maer Pearl—Saml Stoopack et al; Weismann & Hertz (A). 29TH ST, 319-21 E; Saml Katz—East 29th St Co et al; Cary & Carroll (A). 98TH ST, 58 E; Louis R P Sanger—Michl Power et al; Cary & Carroll (A). 102D ST, ns, 100 e 2 av, 37.6x100.11; Perry C Todd et al—Davis Russack et al; Foley & Powell (A). 147TH ST, 417 W; Grace George—Isaac C Hotaling, Jr, et al; Cary & Carroll (A). LENOX AV, sec 111th, 71.10x100; Max Kobre—Kramer Contracting Co et al; Straus & Singer (A).

JULY 14. DELANCY ST, ns, 25 w Sheriff, 50x75; Henry Silverstone et al—Adolph Garmise et al; S Sturtz (A). ELDRIDGE ST, ws, Lot 657, 17th ward; Aug Witzel—Solomon Blinder; (A). 31ST ST, 114 W; Lambert S Quackenbush—Rodisi Holding Co et al; Quackenbush & Adams (A).

JULY 15. HENRY ST, ns, Lot 27, Map of Estate of David Seaman, 7th ward; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A). 23D ST, 403-7 E; Genl Theological Seminary of the P E Church in the U S—Thos J Mooney et al; Murray, Ingersoll, Hoge & Humphrey (A). 50TH ST, 554 W; Stephen H Jackson—Peerless Holding Co, Inc, et al; S H Jackson (A). 52D ST, ss, 555 w 11 av, 20x100.5; Jno J A Hickey—Ellen Hickey et al; R J Heiser (A). 99TH ST, 210 E; Fannie Brown—Jos Weiss et al; J I Weiner (A). AMSTERDAM AV, 2360; Florence E Friedlander—Brettholz-Krumholz Constn Co et al; J Manheimer (A).

JULY 16. JAMES SLIP, nec South, 84.10x45; Harry W Watrous—Jacob Herb et al; Finck, Cobb & Hubby (A). 73D ST, 228 E; Edwd Ridley et al—Leopold Kaufmann et al; Uterhart & Graham (A). 109TH ST, ns, 375 ft e 2 av, 25x100.11; Helen A Kudlich—Alfd L Rose et al; amended; H C Kudlich (A). 111TH ST, ss, 230 w Park av, 16.8x100.11; Harry Knopp—Esther Katz et al; W B Marx (A). 129TH ST, ss, 385 e 5 av, 35x99.11; Alfd M Heinsheimer et al; Stroock & Stroock (A).

JULY 17. CHERRY ST, 229; also WATER ST, 486-88; Farmers Loan & Trust Co—Stonington Realty Co et al; M A Raymond (A). 37TH ST, 145 E; Paul L Kiernan—Nancy A Furst et al; A E Gunn (A). 76TH ST, 303 W; Henry B. Platt—Minnie E O'Sullivan et al; J T Crane (A). 89TH ST, ns, 153.6 e Columbus av, 18x100.8; Jennie Steinman—Alfd Koehler et al; amended; M M Friend (A). 104TH ST, ss, 80 e Manhattan av, 20x100.11; Archibald H M Sinclair—Jas R Keane et al; amended; W A Alcock (A). 179TH ST, ss, 100 w Audubon av, 50x100; Harry Blauner—Wallach, Reisler & Co et al; J S Demovitch (A). WEST END AV, 913; Dry Dock Savgs Institution—Nettie Ingersoll; F M Tichenor (A). 5TH AV, nwc 14th, 100.3x100; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A).

Bronx.

JULY 10. 196TH ST, 937 E; Saml L Feldman—Alexander L Fenny et al; A O Ernst (A). 184TH ST, E nwc Marion av, 63.9x97.7; Peter Eandibode—Henry Fursht et al; S P Hallock (A).

ALBANY RD, ws, 185.8 n 231st, 52.1x51.3; Addie Powers—Thos J Totten et al; E J Donegan (A).

MAPES AV, ws, 35 s 179th, 40x100; Clarence Mayer—Chas Schaefer, Jr, Co et al; A Frankenthaler (A).

TINTON AV, es, 6 s 160th, 26x80; Wm C Keppenheimer—Jas Weston et al; Todd & St John.

3D AV, ws, 94 s 183d, 36x119; Cross, Austin & Ireland Lumber Co—Edmund Powers et al; Finck, Cobb & Hubby.

LOT 119, revised Map of Seneca Park; Chas Glore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A).

JULY 11. No Foreclosure Suits filed this day.

JULY 13. No Foreclosure Suits filed this day.

JULY 14. ANTHONY AV, es, 100 n 181st, 50x100; Jos A Mulholland—Wm L Phelan; Sproull, Harmer & Sproull (A).

RYER AV, ws, 245.1 n Burnside av, 50x267.6; Wentworth Mtg Co—Wm L Phelan et al; Sproull, Harmer & Sproull (A).

BRONX FORECLOSURE SUITS.

JULY 15. ALEXANDER AV, 134; College Point Savgs Bank—Frederic Bierhoff et al; F S Rauber (A).

ALEXANDER AV, 126; same—same; same (A). COLLEGE AV, ws, 400 s 169th, 80x85; Mary A Kreuter—Wm L Phelan et al; Amend & A (A).

VALENTINE AV, ws, 210.2 n 183d, 100x200; Julia A Ford—Ada B Fiedler et al; W C Arnold (A).

WEBSTER AV, es, 138.6 e Tremont av, 75x 158.9; E S Appleby—Adolph Freund et al; Cannon & C (A).

JULY 16. 179TH ST, ss, 78.1 w Marion av, 36x75.2; Philip Rhineland, exr—C K Realty Co et al; Miller & Hartcorn (A).

194TH ST, nec Valentine av, 100x113.6; Wm H Valentine—Jno J Tully Co; Salter & Steinkamp (A).

ALEXANDER AV, 128; College Point Savgs Bank—Frederic Bierhoff et al; F S Rauber (A). ALEXANDER AV, 130; same—same; same (A). ALEXANDER AV, 132; same—same; same (A). HUGHES AV, es, 175 n 183d, 100x100; Frank Fallotico—Nicola Tedeschi et al; A M Yuzzelino (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 9. FOOSTER ST, 97; Rector, Church-nardens & Vestrymen of St Bartholomew's Church in the City of N Y—Mary E Flomerfelt; Henry L Morris (A); Edw N Goodwin (R) due45,284.81

CLAREMONT AV, es, 300 n 122d, 75x 115.3; Jos Joite—Tuscan Constn Co; Abr A Silberberg (A); Herman M Zodikow (R); due2,008.46

JULY 10. LEXINGTON AV, es, 19.6 n 62d, 34x70; Jessie Gillender—Albt Klensk; Chas A Runk (A); Jno H Rogan (R); due44,273.46

JULY 11. No Judgments in Foreclosure Suits filed this day.

JULY 13. 96TH ST, ss, 325 w Central Park W, 17x100.8; Henry G Timmerman—Peter Wagner et al; Chas J McDermott (A); Meyer Auerbach (R); due19,084.75

150TH ST, ss, 116.6 e Convent av, 83.6x99.11; Jno G Moore et al—Nellie C McCarthy; Geo S Kebabian (A); Fredk L C Keating (R); due105,062.50

JULY 14. 82D ST, 246-8 E; Mutual Life Ins Co of N Y—Beth David Hospital; Fredk L Allen (A); Jno J Hynes (R); due16,666.67

JULY 15. BROADWAY, 32-4; also NEW ST, 69-71; Mutual Life Ins Co of N Y—Hudson Building; Fredk L Allen (A); Jno C Coleman (R); due833,264.12

LIS PENDENS.

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

Manhattan.

JULY 13. FULTON ST, sec Church, 33x78; Oscar Lowinson—Saml K Jacobs et al; action to foreclose mechanic's lien; Gilbert & Gilbert (A).

87TH ST, 109 W; Ellen M McClellan—Florence M Clarke et al; partition; G M Cumming (A).

5TH AV, 396; Ellen M McClellan—Nina M Stedman et al; partition; G M Cumming (A).

JULY 14. No Lis Pendens filed this day.

DELANCEY ST, 77-79; Passaic Structural Steel Co—Manhattan Holding Co et al; action to foreclose mechanic's lien; M S Marden (A).

JULY 16. 46TH ST, 46 W; Sydney J Freidin et al—Nicholas Gregorio & Co et al; counter-claim; Weschler & Kohn (A).

JULY 17. 28TH ST, 329 & 337 E; Sophia A Dougherty—Sarah J O'Neil et al; warrant of attachment; J H Dougherty (A).

44TH ST, 557 W; Andw Whelan—Bernardina Gorgers et al; action to enforce lien; J J Harris (A).

Bronx.

JULY 10. No Lis Pendens filed this day.

JULY 11. VILLA AV, es, 171.6 e Van Cortland av, 50x 122.5; Luigi Torregiani et al—Monaco Constn Co et al; action to foreclose mechanic's lien; Menken Bros (A).

WHITE PLAINS RD, nw—Eliza Nerid av; 82.9 x100.2; Eliza Hart et al—Eliza Hart et al; partition suit; Engelhard & P (A).

JULY 13. No Lis Pendens filed this day.

JULY 14. MAGENTA ST, ns, bet Bronxwood av and White Plains rd Lot 30, Sec 16, blk 4,629; L Josephine Moses—Carmelo Messina et al; action to foreclose lien; G A Moses (A).

160TH ST E, ss, 30.1 e Trinity av, 50x75; Mary T Rennard—Mary T Rennard et al; partition; Joline, Larkin & Rathborn (A).

ELLIS AV, ns, 280 e Pugsley av, 25x108; Danl Buhre—John J Gillis et al; action to declare conveyance fraudulent; Howell, McChestney & Clarkson (A).

LOT 24, map of the new Village of Jerome; Geo Corti—Kingston Securities Co et al; action to set aside conveyance; Menken Bros (A).

LOTS 248-249, map of Gleason prop; Leo Wolfson, receiver—Reinhold Richter et al; action to declare conveyance void; T W Constable (A).

JULY 16. No Lis Pendens filed this day.

Brooklyn.

JULY 9. CONOVER ST, nws, 68 sw Wolcott, 16x100; Fulton Co—Op B & L Assn—Antoinette Mayo et al; R K Jacobs (A).

GREENE ST, nwc Provost, runs w175xn100xe 50xn100xe125xs200 to beg; Albert Ulrich—Jno C Wiarda & Co; foreclosure of mechanic's lien; Hirsh & Newman (A).

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[EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET

Brooklyn

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Firm Established 1874

CORWITH BROS.

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Mortgage Loans, Appraisals, Insurance Entire Management of Property

851 Manhattan Avenue, Brooklyn

DAVID ROSENGARTEN

COUNSELOR AT LAW

19 CEDAR STREET, N. Y.

TELEPHONE 3195 JOHN

Mechanics' Liens A Specialty

MARTENSE ST, ns, 537.1 w Rogers av, 20x130; Roslyn H Harris—Sarah Shapiro & ano; E E Rosenblum (A).

TALLMAN ST, ss, 175 e Jay, 25x47; also TALLMAN ST, ss, 125.3 e Jay, 25.1x47; Margt V Hersh—Mary J McCole et al; partition; G D Russell (A).

NOLL ST, ses, 200 ne Central av, 25x100; Becky Rafel—Mollie Vinegar; partition; Weinberg Bros (A).

14TH ST, sws, 69.9 se Hamilton av, runs nw69.9 xs67.4xe23.1lxnw15.7 to beg; Equitable Trust Co—Raphel Seril et al; Murray, Porentice & H (A).

58TH ST, sws, 120 se 3 av, 200x100.2; Kitty Carpenter—Leon Geisman et al; Cary & Carroll (A).

AV P, ss, 40 e E 18th, 40x100; N Y Investors' Corp—Arthur G Deatly et al; H L Thompson (A).

BKLYN AV, es, 20 s East N Y av, 60x105.6; Amanda E Meyer—Jane Bowery et al; to create a title; F C Haven (A).

JEFFERSON AV, se Hamburg av, 100x100; Wm Henneman—Irving B Clement et al; partition; J M O'Neill (A).

VANDERBILT AV, es, 102.10 n DeKalb av, 18 x75; Robt L Pierrepont—Caroline W Weiss et al; W Anway (A).

17TH AV, ws, 200 s Bath av, 75x108.4; Jno F Saddington—Eliz H Cogan et al; H J Davenport (A).

LOTS 43 & 44, Map of Rugby; Cora I Read—Sadie Smith; to set aside deed; N Selvaggi (A).

JULY 10.

DEGRAW ST, ns, 384.4 e Howard av, runs n 129.9xne10.10xse121.11xsw21.5xw16.4 to beg; Edwin P Maynard—Morris Goldman et al; T F Redmond (A).

JEROME ST, es, 79.9 s Blake av, 20x75; Title G & T Co—Rose Nathenson et al; T F Redmond (A).

MALTA ST, es, 340 n Hegeman av, 40x100; Jos G Scharf—Morris Keshner et al; foreclosure of mechanic's lien; P F Rosenberg (A).

PARK PL, ns, 300.6 e Saratoga av, 19.6x127.9; Schenectady Savgs Bank—Ida Bangel et al; T F Redmond (A).

SCHOLES ST, ss, 300 w Waterbury, 50x100; Title G & T Co—Ida Rosen et al; T F Redmond (A).

UNION ST, ss, 323.6 e 6 av, 22x190; also PROP in Orange county; also MONROE ST, ss, 180 w Lewis av, 20x100; also UNION ST, ss, 348 e 7 av, 21x90; also 74TH ST, sws, 85.11 nw 11 av, runs —x—; also BAY RIDGE AV, ne 12 av, runs ne52.2xw157.10xse148.11 to beg; also 70TH ST, ne 12 av, runs nw360xne100xw 240xsw100xw100xe402xse320xsw200 to beg; also 70TH ST, sws, 100 se 11 av, 200x600; also 71ST ST, se 11 av, runs sw40xse100xsw120x nw100xsw37.7xe—xw549.3 to beg; Jno Guilfoyle—Jos F McClean et al; to declare a deed fraudulent; Lewis & Lewis (A).

E 3D ST, es, 60 s Av D, 20x100; Mary A Ward —Parkville Impt Co et al; W L O'Malley (A).

38TH ST, sws, 116.5 se Ft Hamilton av, 20x 95.2; Clara P Ackerman—Jos T Thompson & ano; J T Ackerman (A).

49TH ST, nes, 300 se 14 av, 60x100.2; Chas F Simons—Elsie M Marks & ano; A Madeo (A).

74TH ST, ns, 140 w 16 av, 40x100; Wm Meyer —Alacia Hornecker et al; Van Alen & Dyckman (A).

82D ST, nwc Bay pkway, 100x100; Matthew J McCue—Helen M Sargent et al; T F McGuire (A).

MYRTLE AV, ns, 49.5 w Stockholm, 40x80; Adelia C Flood—Philip Stephens et al; to set aside deed; MacGregor & Wickert (A).

ST MARKS AV, ns, 80 w Utica av, 30x52.9; O'Donohue Estates—Evelyn E Grelli et al; H L Thompson (A).

LOTS 32 & 33, Map Rugby E; Hyman Plotkin—Sarah Corrman; to set aside deed; S S Schwartz (A).

JULY 11.

BARBEY ST, nec Liberty av, 25x100; Annie Hommel—Nathan Ulman et al; R K Jacobs (A).

COMMERCE ST, sws, 56 nw Van Brunt, 17x70; Atlanta Savgs & Loan Assn—Eva Maresca et al; C A Webber (A).

HARRISON PL, ns, 250 w Porter av, 150x100; Jos A Burr—Emma A Mayhew et al; Coombs & Wilson (A).

UNION ST, ses, 281.4 w 8 av, 19.6x90; Bernhard H Plate—Chas H Tiedeman & ano; G V Brower (A).

17TH ST, ss, 112.6 w 7 av, 18.9x100; also DEAN ST, ss, 275 e Pearsall, 30.3x120; also HUDSON AV, ws, 88.3 n Concord, 52.11x 97.6x52.11x89; also JOHNSON ST, nec Lawrence, 56.6x100; Henry A Cornell—Frank C Cornell et al; partition; G V Brower (A).

61ST ST, sws, 260 se 5 av, 20x100; Herman E Tappe—Loretta Anacreonti et al; to set aside deed; H Newman (A).

75TH ST, ss, 640 w Ridge Blvd, 60x100; Cornelia C Emaus—Municipal Holding Co et al; L W Thompson (A).

DUMONT AV, ss, 40 e Hemlock, 40x90; Dietrich W Kaatze—Abram Caspe & ano; N D Shapiro (A).

OCEAN AV, es, 140 s Av S, 60x110; Isaac C Yawger—Jno C McDonald et al; A B Fisk (A).

LOT 41, block 5676; Assessment Map of Bklyn Realty Associates—Sedgwick Realty Co et al; J A Warren (A).

LOTS 681 to 683, Map Sea Gate; Mary C Hibbard—Kath Lindemann et al; Van Jandt & Webb (A).

JULY 13.

DOUGLASS ST, es, 230 s Blake av, 20x100; Mary A Gallagher—Ida Goetz et al; Cary & Carroll (A).

KENT ST, ss, 132.11 e Franklin, 22x95; Albert L Perry—Jno Gillies Co et al; C & T Perry (A).

STATE ST, ss, 151 — Henry, 36x100; Alice Gilsey—Profit Holding Corp et al; Cary & Carroll (A).

48TH ST, ns, 240 w 5 av, 30x100.2; Willard P Butler—Jno E Sullivan Co et al; Cary & Carroll (A).

ATLANTIC AV, nec Hale av, runs n29xe75xs 16xw75.1 to beg; E D Savgs Bank—Geo Schroeder et al; C L Sicard (A).

EEDFORD AV, es, 20 n Clifton pl, 20x80; John P Short—Anna Mitchell et al; R G Perry (A).

PROSPECT AV, nes, 97.5 nw 3 av, 22.1x70; Title G T Co—Cath Harkins et al; H L Thompson (A).

VANDERBILT AV, es, 102.10 n DeKalb av, 18x75; Ross L Pierrepont—Caroline W Weiss et al; W Anway (A).

WEBSTER AV, ns, 424 w 1 st, 42x107; May Farrell—Renny Rudloff et al; J Z Lott (A).

JULY 14.

HUDSON ST, es, 277 s Tillary, 28.1x100; Luciano Marzullo—Filomena Lentino et al (partition); W J Driscoll (A).

McDONOUGH ST, nwc Bway, 46.1x110.1; also Bway swc McDonough st, runs se29.3xsw70.2x s29.11xw35x100xe64.4 to beg; Wm L Mitchell —Moses H Moses et al; Smith & Bowman (A).

SMITH ST, 155; also BERGEN ST, 86; Gertrude M O'Donnell—Rose Moody et al; M Daly (A).

WARREN ST, ss, 287.2 e 5 av, 16x100; Edw A Everit—Fahie Berkeley Sr et al; G W Pearsall (A).

E 8TH ST, ws, 77.6 s Johnson, 15x100; Title G & T Co—Frank A Jones et al; H Redmond (A).

N 8TH ST, ss, 303.4 e Havemeyer, 25.8x100; Wm F Taylor—Robt E Patterson et al; E H Hazelwood (A).

BAY 35TH ST, nws, 201 sw Bath av, 80x96.10x 86.2x96.8; Title G & T Co—Emma A Mayhew et al; H L Thompson (A).

38TH ST, ss, 206 w 13 av, 25x95.2; Alex H Anderson—Selia Moliner et al; T F Redmond (A).

39TH ST, ss, 220 e 10 av, 20x95.2; Vito De Fino —Abr Ludecker et al; H O Dobson (A).

GATES AV, ss, 119.6 w Lewis av, 19.6x100; Ephraim Miller—Arthur I Braus et al; W F Connell (A).

LEXINGTON AV, ns, 16.8 e Reid av, 16.8x100; Theresa Neuville—Mary A Hutchings et al; E L Brisach (A).

LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs at Ossining—Brown Realty Co; T F Redmond (A).

PITKIN AV, nec Alabama av, 50x75; Trustees of N Y Annual Conference—David Davis et al; T F Redmond (A).

SNEDIKER AV, es, 395.2 n Liberty av, 20x100; Bond & Mtg Guar Co—Julia Ballenberg, etc; Redmond (A).

STRATFORD RD, es, 290 s Albemarle rd, 50x 100; Wells College—Caroline Breitenbecker et al; Cary & Carroll (A).

15TH AV, ws, 40 n 76th, 30x90; Home Title Ins Co—Ryland E Clarke et al; H J Davenport (A).

15TH AV, ws, 70 n 76th, 30x91; same—same; same (A).

17TH AV, ses, 380 sw 81st, 20x90; So Bklyn Savgs Bank—Sarah G Meistrell et al; Coombs & Whitney (A).

17TH AV, es, 62 n 17 av, 19x90; Bklyn Trust Co —Hilda M Johnson et al; Dykman, Oeland & K (A).

18TH AV, nws, 80.2 ne 57th, 40x91.6; also 59th, nes, 220 se 17 av, 60x100.2; Wm E Frost—Pauline Lenkowsky et al; H L Thompson (A).

JULY 15.

LEONARD ST, es, 88 n Grand, runs n 37xw69xs37 to beg; Jacob Simon—Anton Hecht et al; partition; R W Scott (A).

PRESIDENT ST, ns, 60.6 e N Y av, 19.6x125; Edw R Vollmer—Estelle Baar et al; J H Ines (A).

15TH ST, swc 6 av, 25x100; Florence S Weil—Fannie T Burrough et al; S Rasch (A).

ATLANTIC AV, ns, 20 w St Andrew's pl, 20x 64.6; Margt F Hammill—Annie Wolpoff et al; Johnston & Johnston (A).

GRAVEND AV, ws, 439.11 n Av S, 19.6x75; Walter B Merlin—Fanny Kahn et al; Mc Loughlin & Martin (A).

15TH AV, 5504; Paul Hirsch—Ethel M Kahl; specific performance; Abramson & Rose (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.

JULY 11.

9TH ST, 'E; New Columbia Iron Wks —Sailors' Snug Harbor & Chas Rosenberg; Bldg Contracting Co (51)..... 205.00

39TH ST, 317 W; Jno A Murray & Co —Sidonia Weiss; Morris Fogel (50) .. 100.00

40TH ST, 320-20½; Atlas Marble & Slate Wks—Albt Bosch; Jacob Goldman; (49) 20.00

46TH ST, 126-32 W; Manhattan Office Partition Co—Leavitt Realty Co; North American Films Corp (47) .. 5,801.00

BWAY, 704-6; Atlas Marble & Slate Wks—Adolph Boskowitz; Jacob Paris (48) 41.50

MANHATTAN AV, 507; Genl Contracting Co—Harry Schwitzer; Isaac Y Becker (53) 282.50

MANHATTAN AV, 507; Isaac Becker—Harry Schwitzer (54) 3,800.00

MANHATTAN AV, 507; Harry Streicher—Harry Switzer; Isaac Beck (55) .. 332.00

MORNINGSIDE AV, 171; Nicholas Mascio—Jennie Lederer; Chas Bjorkegren (52) 82.25

ST NICHOLAS AV, nwc 176th, 99.11x 115; Luke Smith—Stephen J Egan; Robertson & Govanne Contracting Co (46) 45.00

7TH AV, 869-73; Van Kannel Revolving Door Co—Welham Co & J F Champlin Hotel Co (45) 350.00

JULY 13.

BEAVER ST, 23-25; Raisler Heating Co—New & Beaver Arcade Co; Beaver St Restaurant Co, Inc (58)..... 273.25

CHARLES ST, 28-32; Dazie Constn Co, Inc—Margt M Fritz (62) 6,923.00

SAME PROP; same—same (63) 1,876.00

49TH ST, 536-40 W; David H Nathanson—Mary Frawley; Patrick Frawley (56) 115.00

136TH ST, 124-26 W; Louis Ordenstein —Chas D Martin & 4th Moravian Church; Stephen Wilcox (60) 100.75

7TH AV, 869-73; Van Kannel Revolving Door Co—Welham Co; Minnie E Fritz; J F Champlin Hotel Co (57) .. 350.00

JULY 14.

9TH ST, 51 E; Morris Sandzig—Snug Harbor & Sailors' Assn; Bldg & Contracting Co (64) 75.00

42D ST, 229 E; Louis Borenstein—Henry Weiss (66) 50.00

49TH ST, 547 W; Saml Specter—Michl Hallinan; Isaac Barr, Inc; renewal (65) 50.00

50TH ST, 507-13 W; Bessie Rosenthal Julius O Hoke & City Bank of Bayonne, N. J.; O Erickson (67).... 64.55

129TH ST, ss, 125 e Riverside dr, 50x 115.9; Northern Cornice & Roofing Wks—London Constn Co; renewal (69) 338.40

183D ST, 553 W; Alfonso Cummaro—Jno N Springer; J W Springer (68) .. 35.00

JULY 15.

FULTON ST, 144; Saml Specter—Thos Newbold; Isaac Barr, Inc; renewal (72) 38.00

WASHINGTON ST, 24; David Morison —Ann White, Jno Stewart, Campbell Stewart, Cath Stewart, A E Stuyvesant & Ann Stuyvesant; Battery Theatre Co, Inc (71)..... 4,400.00

3D AV, 2072-80; Spota & Di Martini, Inc—Mary E Jones; Film Amusement Co; Jno Carlucci (73) 660.00

3D AV, 2078-80; Larkin Lumber Co—Chas St Jones; Film Amusement Co; Jno Carlucci (70) 596.13

3D AV, 2078-80; Empire Architectural Iron Wks—Annie Jones; Film Amusement Co; Jno Carlucci (75).... 487.00

SAME PROP; I Rosenblum Co—Mary E Jones; Film Amusement Co; Jno Carlucci (76) 52.89

SAME PROP; Jarchos & Ebert—Film Amusement Co; Jno Carlucci (77).... 275.00

8TH AV, 930; Richard S Brown—Jno Doe & Walter Van Erlenbell (61) .. 1,195.00

JULY 16.

BEAVER ST, 23-5; also NEW ST, 50-60; J P Zurla Tile Co, Inc—New & Beaver Arcade Co; Beaver St Restaurant Co, Inc, & Saml Geneen (82) .. 1,075.00

55TH ST, 540 W; A F Hamowitz—Simon Meyer (80) 8.00

3D AV, 2078-80; Jarcho & Ebert—Mary E Jones; Film Amusement Co; Jno Carlucci (81) 275.00

3D AV, 2078-80; Ike Klinghofer—Mary E Jones; Film Amusement Co, Inc; Jno Carlucci (78) 120.00

SAME PROP; Felice Trocchia—same (79) 225.00

3D AV, 2078-80; Savoy Cornice & Sky-light Wks—Mary E Jones; Film Amusement Co; Jno Calucci (83).... 300.00

3D AV, 2076-80; Rubinstein Bros—Jno Doe; Jno Carlucci (84)..... 75.00

JULY 17.

W BROADWAY, 400; Jacob Fein—Leon C Giordano & Otto Melin (85) .. 220.00

9TH ST, 302-8 E; Sam Boyarn—Max & Sigmund Menschel & M Goldstein (86) 56.00

3D AV, 2078-80; Cross, Austin & Ireland Lumber Co—Chas S, Mary E & Annie Jones, Film Amusement Co & Jno Carlucci (87) 323.34

142D ST, 128 & 138 W; Louis W Peters, assignee—No 146 W 142d St Corp; renewal (88) 650.00

3D AV, 2078-80; Frank Angelilli—Jno Jones, Film Amusement Co & Jno Carlucci (89) 233.50

113TH ST, 200 W; Edw R Hotaling—Mathilde M Mertens et al; J H Steljes (90) 44.05

52D ST, 223 W; Bernard Hirschberg—Posada Realty Co, Geo Townsend, Jane Prince & Edw L David (91) .. 29.07

JEFFERSON ST, 80; Isaac Fleisher—Morris Azwolsky (92) 164.70

8TH AV, sec 111th, 75.8x100; Max Siegel—Josephine Schmid, Jacob & Rosie Silverstein (93) 160.75

130TH ST, 105 W; Benj Bronstein—First Emanuel Church & Jacob Perlman (94) 62.25

Bronx.

JULY 10.

173D ST, E, ns, 57.9 e Webster av, 50x 92.7; Standard Plumbing Co—Simplex Impt Co (15) 48.80

184TH ST, 299 W; Louis J Schoeffer —Jos Gruber (16) 270.00

BATHGATE AV, sec 172d, 55.8x87; Hyman Rapport—Bathgate Fealty Corp; Louis Weiner (18) 265.00

SAME PROP; Benny Jacobs—same (19) 200.00

SAME PROP; Berger Mfg Co—Bathgate eRalty Corp; L Greenberg; Model Constn Co; Louis Weiner (20) 650.25

Constn Co (20) 650.25

TINTON AV, ws, 275 s 163d, 27x135; Jno Yorlo—L Cohen; Louis Weiner (17) 500.00

UNIVERSITY AV, es, 50 n 190th, 50x 100; Jno Trainer—Wm M Moore Constn Co; Harry Brown (21) 50.00

JULY 13.

172D ST, 500 E; G Goldberg & Sons Inc—Louis Greenberg, Bathgate Realty Corp & Louis Weiner (22) .. 61.44

178TH ST, ** ss, whole front bet Mapes & Prospect avs, 295x47; Henry G Silleck, Jr—Middle Bronx Realty & Constn Co; renewal (59) 182.80

BATHGATE AV, 1612; Jno Richman Plumbing Co—same (23) 725.00

JULY 14.

WALLACE AV, 1932; Jacob Schwartz J Molpiedi (24) 28.00

JULY 15. 165TH ST, 930-4 E; Sheiner & Gottlieb - J G Patton; John Doe; J Mendelson (27) 8.35
178TH ST, ss, whole block front, from Mapes to Prospect avs, 295x47; Henry G Silleck, Jr - Middle Bronx Realty & Constn Co (25) 182.80
PROSPECT AV, ** ws, 75 s 180th; Empire Door & Trim Co - Ike Stup, Raphael Kurzrok; Paulina Schwartz; renewal (74) 1,132.88
WILKINS AV, 1419-23; Louis Dittelman - H H & S S Hess (26) 174.50

JULY 11. 172D ST, 451 E; Jno Richman Plumbing & Contracting Co - Hyman Samuelson (30) 260.00
217TH ST, 724 E; Antonio La Cagnina - Chas Hensle; Hensle Constn Co; Chas Hensle (28) 65.00
SOUTHERN BLVD, 2427; Harry Gorelick - Mary Maley; Frank Maley (29) **Recorded in N Y County.

Brooklyn.

JULY 9. HERKIMER ST, 176; S Hollander - Chlara Firestone 205.00
WEST ST, 438-40; N Gagliardo - Clarence D Quaid 100.00
W 25TH ST, ws, 120 s Mermaid av, 60 x129; E E Buhler Co - Saml G Ballard; F G Folsom 438.20
S1ST ST, ss, 80 w 5 av, 140.8x100; F Cicconi - Edw Edwards 862.81
AV L, ss, 40 e E 48th, 120x100; R L Williams - M J Crawford 25.00
AV P, nec E 13th, 100x100; R L Williams - Provident Associates 25.00
AV T, nec E 7th, 140x101.6; R L Williams - McIntire Constn Co 25.00
SURF AV, sec W 21st, -x-; Jno Mulstein Co - Richman Holding Co 446.90

JULY 10. RODNEY ST, nws, 100 n S 3d, 40x61; Halperin & Niertel - Bertha Long & Abr Barash & Ridgewood Realty Associates 120.00
58TH ST, sws, 180 se 3 av, 20x100; H Gosh - Leon Gelsman 40.00
LAFAYETTE AV, 1450-2; S Chodesh - Stolier Realty Co 950.00
16TH AV, 8647-53; S Jaffe - Esther & Nathan Kelmenson 105.00
17TH AV, 7701; B Krackow - Jasper Wolta, Wm De Goode, Mainard E & Bertha Schell 160.00

JULY 11. FULTON ST, swc, Richmond, 140x90; W F Austin - Concord Photo Play Co & Ferdinand Hoffman 68.20
JULY 13. BERRY ST, 84-6; N Aripotch - Mrs Ellen Kelly 145.00
HALSEY ST, ns, 410 e Tompkins av, 30x100; Sam Leurtzky - Mae E Williams; Israel M Davidson 27.00
HOPKINSON AV, ws, 200 n Church av, 20x100; Benj Altschuler - S Dinsick 44.00
7TH AV, swc 55th; -x-; F Lee - Shun & Drucker 47.40

JULY 14. AMES ST, ws, 125.5 s Newport av, 50x100; N A Goldstein - Annie & Morris Weisman 160.00
LENOX RD, 293; S Madorsky - Lillian R Robbins 260.00
JULY 15. E 13TH ST, ws, 440 n Av R, -x-; A Rosenthal - Mary J McClain 10.05
E 15TH ST, ws, 260 s Av S, 40x100; G Rebel - Mary I Gordon 74.88
E 39TH ST, es, 160 n Church av, 20x100; S Rendelstein - Herman Larseron & Langsam & Schwartz Plumbing & Heating Co 56.00
E 98TH ST, es, 100 s Farragut rd, 20x100; R Dose - Aloysius Moser & Herman E Fink & Fritz Eigler 171.98
CLARENDON RD, sec Bedford av, 80x100; Norfolk Lumber Co - Conrad Realty Co & Aron Schonberger Parquet Flooring Co 385.69
TROY AV, 307; J M Hayes - T & B Leslie Co & E Stayer 25.00
23D AV, 8628; H Miller - Michl Wilson & J H Walters 97.01

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.

JULY 11. 19TH ST, 37 E; Wm A Thomas - Montrose Realty Co et al; Mar17'13 300.43
ST NICHOLAS AV, nec 160th; American Flooring Co, Inc - N Y Public Library, Astor, Lenox & Tilden Foundations et al; Mar14'14 1,450.00
JULY 13. DELANCEY ST, 77-9; Passaic Structural Steel Co - Manhattan Holding Co et al; Apr15'14 2,897.21
45TH ST, 7-11 W; Fleischmann Bros Co - 45th St Realty Co et al; Feb 26'14 157,108.12
SAME PROP; same - same; Apr2'14 139,427.83
JULY 14. DELANCEY ST, 81-3; Passaic Structural Steel Co - Manhattan Holding Co et al; Apr4'14 2,897.21
45TH ST, 7-11 W; United Metal Door & Sash Co - Jas Keene et al; June 26'14 60.00
WEST END AV, nec 96th; Canavan Bros - W 82d St Realty Co et al; Feb2'14 15,500.00

3D AV, 1991; Ida Leventhal - Payne Estate, Inc, et al; Apr2'14 80.00
JULY 15. 5TH AV, 424-38; N Y Foundry Co - Frank V Burton et al; Mar9'14 928.20
JULY 16. No Satisfied Mechanics' Liens filed this day.
JULY 17. 12TH ST, 10 E; Henry & Bafian - Light Car Corp et al; Mar9'14 95.00
57TH ST, 347-9 E; Wm Beck - Bessie Pekelman et al; July10'14 57.50

Bronx.

JULY 10. No Satisfied Mechanics' Liens filed this day.
JULY 11. No Satisfied Mechanics' Liens filed this day.
JULY 13. No Satisfied Mechanics Liens filed this day.
JULY 14. No Satisfied Mechanics Liens filed this day.
JULY 15. 173D ST, ns, 58.11 e Webster av; D'Amore & Lanzetta - Emil Spindler et al; Nov18'13 1,726.85
173D ST, ns, 58.11 e Webster av; Matthew W Del Gaudio - Casolaro & Fasany Co et al; Oct18'13 175.00
SAME PROP; Clarence De Witt Rogers - Wilhelmine Spindler et al; Dec3'13 1,726.85
186TH ST, ns, whole front bet Belmont & Crescent avs; Vincenzo D'Alessandro - Iamascia Realty Corp et al; Sept16'13 202.00
186TH ST, nec Belmont av; Louis Marx & Son - Iamascia Realty Corp et al; Aug8'13 950.00
186TH ST, ns, whole front bet Belmont & Crescent avs; Ambroso & Angelilli - Iamascia Realty Corp et al; Sept16'13 565.80
186TH ST, nec Belmont av; Eller Mfg Co - Iamascia Realty Co et al; Sept18'13 100.00
CRESCENT AV, nec 186th; Tozzini & Co - Guiseppa Jamascia Constn Co et al; July29'13 167.0
JULY 16. GIFFORD AV, ss, 528.8 e Balcom av, 25x93; Standard Plumbing Supply Co - Ingrid Thorsland et al; June17'14 90.00

Brooklyn.

JULY 9. No Satisfied Mechanics Liens filed this day.
JULY 10. CATON AV, sec Stratford rd, -x-; Morris I Davidson & ano - Plandome Constn Co; May13'14 47.88
JULY 11. TROUTMAN ST, 183-185; Conrad Valentine - Estate of Friedrich Wolf; Feb28'13 81.83
BAY RIDGE PL, 18 to 24, 28-30; Farber & Markwitz - Montrose Bldg Co & Thos Brown; June24'14 52.00
LIBERTY AV, ss, 61 w Forbell av, 20 x100; Warren Chemical & Mfg Co - Wm Zaslav & Rockmore Realty Co; July10'14 77.80
WILLIAMS AV, ws, 220 s Sutter av, 80 x100; Brownsville House Wrecking Co - Habena, Inc; Apr9'14 175.93
JULY 13. AMES ST, ws, 125.5 s New York av, 50x100; Jennie Silverstein - Harry Finkelstein; May8'14 133.50
GRAND ST, nwc Rodney, 25x100; Hudson Refrigerator Co - Keap Constn Co; July10'14 338.00
PRESIDENT ST, 1497-99; Nils Ostborg - P F Emmel Co; Mar3'14 505.00
RODNEY ST, swc, Grand, ext, -x-; Louis Brook - Ridgewood Realty Associates & Abr Baruch; Jan29'14 23.00
STERLING PL, sec Rochester av, 45x100x30x100; Constn Cornice & Roofing Co - J V Cunningham, Inc, & Spencer Aldrich; Mar23'14 200.00
DEKALB AV, 714-6; Jno Murphy - 714 DeKalb Av Realty Corp & Curtin Constn Co; Mar4'14 476.84
DEKALB AV, ss, 175 e Marcy av, 100x100; Sunset Tile Wks - 714 DeKalb Av Realty Corp & Curtin Constn Co; Mar5'14 155.00
DEKALB AV, ss, 175 e Marcy av, -x-; Watson & Pittinger - 714 DeKalb Av Realty Corp & Curtin Constn Co; Mar12'14 205.18
SAME PROP; John Curtin - same; Feb 26'14 650.00
SAME PROP; Meyer Goldberg - 714 DeKalb Av Realty Corp & John Curtin; Feb26'14 184.30
SAME PROP; John Stark - same; Feb 26'14 205.00
SAME PROP; Jos Pinson - 714 DeKalb Av Realty Corp & Curtin Constn Co; Feb26'14 416.00
SAME PROP; John J Keegan - same Feb26'14 487.50
SAME PROP; Louis Linder - same; Feb 27'14 105.00
SAME PROP; Rosario Greco - same; Feb27'14 60.00
SAME PROP; Jos Sidoti - same; Feb 27'14 200.00
SAME PROP; Louis Marx & ano - same Feb28'14 1,730.60
SAME PROP; So Bklyn Marble & Tile Co - same; Mar3'14 345.00
FULTON ST, nec Somers, 127.4x124.3; Realty Supply Corp - Ethel A Potts; June6'14 140.31
JULY 14. PLYMOUTH ST, 324; Frank Di Stefano - Louise Van Wicklen; May28'14 104.25
PENNSYLVANIA AV, 365-71; Cohn Cut Stone Co - Glory of Israel Hebrew Institution of East N Y; June8'14 854.00

JULY 15. PROSPECT PL, ns, 225 e Franklin av, 30x131; Benj Shurack - Rosalie Rosenfeld; Jan30'13 750.00
E 5TH ST, es, 200 n Av C, 120x100; Jno Morton's Sons Co - Chas Schirmeister, Jr, & John W & R Jackson Heaslip; June26'14 200.00
HAMBURG AV, ws, 25 n Bleecker, 25x90; Emanuel Stone & ano - Abe Goldinger; May1'13 9.75
HAMBURG AV, ws, 75 n Bleecker; 25 x90; same - same; May1'13 14.10
MORGAN AV, 589; Jacob Axelrod - Diana Buchanan; June9'14 58.00
ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Jos G Scharff - Annie Levine; Nathan Rolnick & Jacob Zommick; July18'13 87.00
SAME PROP; Hyman Mendelowitz - Minnie Levine & Louis Goldsmith; Dec29'13 2,215.06
ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Metropolis Lumber Co - Minnie Levine, Nathan Rolnick & Jacob Zommick; July22'13 196.00

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

ATTACHMENTS.

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

Manhattan.

JULY 9. HILLMAN, Max; S & K Tire Co, Inc; \$3,700; Boudin & Liebman.
SETZER, Ella B Ottmann; H F Meyer; \$2,000; S Bowman.
JUNIATA MFG CO; W V Darling Co; \$1,982.80; Barney & Schuldenfrei.
JULY 10. No Attachments filed this day.
JULY 11. BEARDSLEY, Ralph E; Isotta Fraschini Motors Co; \$4,900; J C Higgins.
JULY 13. No Attachments filed this day.
JULY 14. MULLER, Jos H S; Geo F Snyder; \$504.78 Kellogg & Rose.
JULY 15. CLARK, Walter G; Wm M Alberti; \$1,749.10; R A Inch.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JULY 10, 11, 13, 14, 15 & 16. Beaver St Restaurant Co & Saml Genee. Beaver st, 23-5. Raisler Heating Co. Heating apparatus... 1,600.00
Claman, Hy & 48th St Co. 43d st, 241-5 W. Raisler Heating Co. Heating Apparatus. 2,450.00
Eagle Plumbing Co. 26th st, 109 E. Rumsey Pump & Machine Co. Pumps, &c. 975.00
Kennedy, Jno & Son. Church st, 8-10. Otis Elevator Co. Elevator... (R)
Tonas, Frank E & Mary L Richards. 3d st, 37 W. Tippet & Wood. Tanks, &c. 2,190.00
Traphagen, Alonzo B. 8th av, nwc 115th. Jos Feldman. Fixtures. 2,980.00

Bronx.

JULY 10, 11, 13, 14, 15 & 16. No Chattels filed these days.

Brooklyn.

JULY 9, 10, 11, 13, 14, 15. Crystal Constn Co. Amboy st nr Dumont av. Colonial Mantel & Refrigerator Co. (R) 60.00
Edgerton, Thos W. 211 5th av. Robt Edgerton. Plumbing Supplies. 13,000.00
Edgerton, Robt S. 962 Gravesend av. Robt Edgerton. Plumbing Supplies. 3,000.00
Grand Av Constn Co. Grand av, bet Prospect pl & St Marks av. Elsie E Kerby as extr. (R) 783.00
H K Realty Co. E 35th st, bet Avs J & K. Colonial Mantel & Refrigerator Co. (R) 150.00
Kivor-Kuper & Goldberg. Blake av, c Williams av. Isaac A Sheppard & Co. (R) 100.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JULY 11. 7TH AV, swc 59th, 25x100; Theodore W Myers loans Sol Bloom to erect a 12-sty apartment; - payments... 100,000.00
JULY 13. CONVENT AV, ws, 123.6 s 133d, 135.5 x100xirreg; Austin B Fletcher loans Convent Park Constn Co to erect a -sty building; 13 payments 120,000.00
JULY 14. FT WASHINGTON AV, sec 172d, 93.4 x122.5xirreg; Manhattan Mtg Co loans Tilman Constn Co, Inc, to erect a 6-sty apartment; 8 payments... 165,000.00
JULY 15. 145TH ST, ns, 100 w Lenox av, 175x 99.11; Hamilton Holding Co loans Wm Slattery Constn Co to erect 3 6-sty tenements; 15 payments 80,000.00
JULY 16. 31ST ST, 406-26 W; Hosmer J Barrett loans 406 West 31st St. Co, Inc, to erect a 15-sty loft building; 9 payments 235,000.00
180TH ST, ns, 120 e Audubon av, 50x100; City Mtg Co loans Hannion Constn Co to erect a 5-sty apartment; 10 payments 36,000.00

Building Loan Contracts, Manhattan, Continued.

JULY 17. MADISON AV, nwc 44th, 85.5x128.4x irreg; Prudential Ins Co of America loans Wm H Barnum to erect a 10-sty apartment; 5 payments1,000,000.00 Bronx.

ORDERS.

Brooklyn.

JULY 11. E 26TH ST, ws, 362.6 n Av N, 37.6x100; Otto Nelson on Lewis F Wood to pay Fredk W Starr..... 63.56 ALABAMA AV, es, 106 s Dumont av, 100 x100; Domicile Realty Co on Tinn's & Behrens to pay Realty Supply Corpn. 1,600.00 EMMONS AV, 3154; Inter-City Constn Co on Gabler Constn Co to pay J P Duffy Co 831.86

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

APPEAL 65 of 1914, New Building 129 of 1914, premises Vanderbilt avenue and 45th street, Manhattan, northwest corner, Warren & Wetmore, appellant. Windows. Sec. 104 Code. APPROVED ON CONDITION that the windows in the westerly wall overlooking the adjoining building be glazed with wireglass for a height of sixty feet above the roof of the building adjoining on the west; and further, that all exterior windows in the elevator-shafts and elevator-halls be glazed with wireglass. APPEAL 66 of 1914, Alteration 1743 of 1914, premises 158-160 East 86th street, Manhattan, Max Muller, appellant. Walls. Sec. 32, 39. Meeting rooms; moving pictures. APPROVED ON CONDITION that the strength of the old walls is satisfactory to the Bureau of Buildings. APPEAL 67 of 1914, New Building 169 of 1914, premises 57-61 West 38th street, Manhattan, Rouse & Goldstone, appellants. Walls. Sec. 36, 39. 12-sty fireproof lofts. APPROVED. APPEAL 68 of 1914, Alteration 1783 of 1914, premises northwest corner 115th street and 8th avenue, Manhattan, Koppe & Moore, appellants. Theatre (pictures), bowling alley under; one story. APPROVED (only in so far as it applies to Objection No. 5) ON CONDITION that the partitions separating basement stores from the bowling alleys be built of six-inch terra cotta blocks; and further, that the girders and columns supporting the fireproof structure above the bowling alleys be properly fireproofed. APPEAL 69 of 1914, New Building 3624 of 1914, premises 342-348 Prospect place, Brooklyn, Shampan & Shampan, appellants. Walls. Sec. 31. 5-story tenement. APPROVED. APPEAL 70 of 1914, New Building 3625 of 1914, premises 129-135 Division avenue, Brooklyn, Shampan & Shampan, appellants. Walls. Sec. 31. 6-story tenement. APPROVED. APPEAL 71 of 1914, New Building 3481 of 1914, premises 142-144 South 9th street, Brooklyn, Shampan & Shampan, appellants. Walls. Sec. 31. 6-story tenement. APPROVED ON CONDITION that an unpierced brick wall at least eight inches thick be built at the point marked "A" on the first, second and upper floor plan, said wall to extend from the first floor to the underside of the roof-boards; and on the further condition that the vestibules marked "B" on the second and upper floor plan be enclosed with six-inch terra cotta blocks, the steel work supporting same, to be properly fireproofed. APPEAL 72 of 1914, New Building 177 of 1914, premises 6-10 East 43d street, Manhattan, Geo. B. Post's Sons, appellants. Walls. Sec. 26, 36. 10-story stores and offices. APPROVED. APPEAL 73 of 1914, Alteration 3562 of 1914, premises northwest corner Smith and Livingston streets, Brooklyn, Thomas W. Lamb, appellant. APPROVED ON CONDITION that all stairs be made fireproof and enclosed with six-inch fireproof block partitions. APPEAL 74 of 1914, New Building 190 of 1914, premises 156-160 East 79th street, Manhattan, Geo. & Edw. Blum, appellants. Walls, party. APPROVED ON CONDITION that the old party wall and the new foundations are found to be adequate by the Bureau of Buildings. APPEAL 75 of 1914, New Building 3617 of 1914, premises 283-303 Johnson avenue, Brooklyn, Glucroft & Glucroft, appellants. Walls, section 33. One-story garage. APPROVED ON CONDITION that the piers supporting the roof girders be increased to twenty inches in thickness, and that a buttress four feet wide and twenty inches thick be placed in the centre of the wall marked "A" on the first floor plan. APPEAL 76 of 1914, New Building 186 of 1914, premises 344-348 West 38th street, Manhattan, Edward L. Larkin, appellant. Walls. Sec. 26, 36, 37. Withdrawn by appellant.

APPEAL 77 of 1914, New Building 185 of 1914, premises 406-426 West 31st street, Manhattan, Edward L. Larkin, appellant. Walls. Sec. 26, 36, 37. Withdrawn. APPEAL 78 of 1914, New Building 3754 of 1914, premises 1406 Lincoln place, Brooklyn, Benj. Cohn, appellant. APPROVED. APPEAL 79 of 1914, New Building 217 of 1914, premises 118 West 72d street, Manhattan, Buchman & Fox, appellants. Walls, windows, area. Apartment hotel. Sec. 105. APPROVED ON CONDITION that all windows in the courts, and windows on the lot lines in the gable walls, be made fireproof and glazed with wireglass. APPEAL 80 of 1914, New Building 218 of 1914, premises 42 West 72d street, Manhattan, Buchman & Fox, appellants. Same question, same decision. APPEAL 81 of 1914, New Building 219 of 1914, premises 126 West 73d street, Manhattan, Buchman & Fox, appellants. Same question, same decision. APPEAL 82 of 1914, New Building 221 of 1914, premises 89th to 90th street, east side Broadway, Manhattan, Charles A. Platt, appellant. Walls, Sec. 36; pent house, Sec. 105. (New Astor apartment house.) APPROVED. APPEAL 83 of 1914, New Building 183 of 1914, premises 30-38 East 33d street, Manhattan, M. E. Rountree, appellant. Walls. APPROVED ON CONDITION that the walls at each story are carried independently on the steel structure. APPEAL 84 of 1914, Alteration 2100 of 1914, premises 123-127 West 47th street, Manhattan, Adolph Mertin, appellant. Conversion, dwelling to hotel. Sec. 105. Withdrawn by appellant. APPEAL 85 of 1914, New Building 2762 of 1914, premises 300-300A Livingston street, Brooklyn, W. E. Lehman, appellant. Theatre (width of entrance). DISAPPROVED. APPEAL 86 of 1914, New Building 222 of 1914, premises 63-65 West 36th street, Manhattan, Rouse & Goldstone, appellants. Walls, 12 inches. Sec. 36. APPROVED. APPEAL 87 of 1914, New Building 3 of 1914, premises, southwest corner East and Cherry streets, Manhattan, Frank H. Quinby, appellant. Violation 3450. Exits from warehouse. DISAPPROVED. APPEAL 88 of 1914, New Building 24 of 1914, premises 885-895 Fifth avenue, Manhattan, Thomas Hastings, appellant. Fence ordinance of May 29, 1914. Ornamental wooden lattice, facing masonry wall. APPROVED. APPEAL 89 of 1914, Alteration 4132 of 1914, premises 42 South 10th street, Brooklyn, Jacob Lubroth, appellant. Walls. Sec. 31. Area 8. APPROVED (in so far as it applies to the question of wall thicknesses) ON CONDITION that the present walls are found by the Bureau of Buildings to be capable of sustaining the load to be imposed thereon by the additional story; and on the further condition that an independent enclosure wall is built, where no enclosure wall is now shown. The question of lot area covered, the Board declines to act upon. APPEAL 90 of 1914, New Building 185 of 1914, premises 406-426 West 31st street, Manhattan, Edward L. Larkin, appellant. Walls. APPROVED. APPEAL 91 of 1914, New Building 186 of 1914, premises 344-348 West 38th street, Manhattan, Edward L. Larkin, appellant. Walls. APPROVED ON CONDITION that the walls in the first story be made not less than sixteen inches thick. APPEAL 92 of 1914, Alteration 2100 of 1914, premises 123-127 West 47th street, Manhattan, Adolph Mertin, appellant. Conversion, dwellings to hotel. DISMISSED (the papers being irregular). APPEAL 93 of 1914 (No. 92 repeated, with correct papers). APPROVED ON CONDITION that an additional fireproof stairway be provided on the westerly side of the building, similar to the one shown on plans on the easterly side; with fireproof passage in the cellar, connecting with the fireproof passage already shown on the cellar floor plan. APPEAL 94 of 1914, New Building 4091 of 1914, premises 774 Liberty avenue, Brooklyn, Charles Infanger & Son, appellants. Walls. Sec. 31. APPROVED. APPEAL 95 of 1914, New Building 226 of 1914, premises northwest corner State and Whitehall streets, Manhattan, Starrett & Van Vleck, appellants. Walls, Sec. 36; pent house, 105. Offices. APPROVED ON CONDITION that all doors and trim in the pent house be made of kalamein or hollow metal and that all exterior windows of the pent house be metal, glazed with wire-glass; that the foundations of the self-supporting party wall between columns 13-15 be found sufficient by the Bureau of Buildings to carry the load imposed thereon; and further, that the roof be provided with skylights in accordance with section 78 of the Code. APPEAL 96 of 1914, New Building 4228 of 1914, premises 370-372 South 2d street, Brooklyn, Nast & Springsteen, appellants. Walls. Sec. 31; tenements. APPROVED ON CONDITION that the enclosure walls of the vestibules at the ends of the stair-halls be made of six-inch terra cotta blocks in angle iron frames, the supporting steel work to be fireproofed with two inches of fireproof material to the satisfaction of the Bureau of Buildings. APPEAL 97 of 1914, New Building 4136 of 1914, premises 682-688 Rockaway avenue, Brooklyn, Cohen & Felson, appellants.

Walls. Sec. 31; tenements. APPROVED ON CONDITION that a brick cross-wall at least eight inches thick be provided at the point marked "A" on the typical floor plan, to extend from the first floor to the underside of the roof-boards.

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.)

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

MANHATTAN ORDERS SERVED. Week Ending July 11.

Named Streets. Barclay st, 68--Morris Freeman.....C Barclay st, 68--Ficken & Haaren, Inc.....C Beach st, 8--S. Charles Welsh.....SS Beach st, 65--Independent Starch Co.....C Beekman st, 102--Est. Henry L. Meyer.....C Bleeker st, 93--John Saage & Alfonso Ippolito.....C Bleeker st, 208--Louis Durgolo.....G-A Bleeker st, 208--Thomas Pinto.....A-G Bleeker st, 208--Giuseppe Aleprando.....A-I-G Bleeker st, 208--Frank Calbarasi.....A-G Bond st, 27--Josephine Flamant.....C Bond st, 27--Abraham Winters.....C Bond st, 28--Est. Henry E. Lowrie.....C Bond st, 25-9--Robert Colin & Co.....D Bond st, 35-9--Joseph Weschler Est.....D Broome st, 265-9--Samuel Barkin.....E Broome st, 458--Roger P. Smyth.....G Broome st, 460--Arthur J. Anderson Est.....C Broome st, 460--Andrew McLean & Co.....G-C Broome st, 460--Joseph Besner.....C-A-I-G Broome st, 460--Charles Komar.....G-C-I-A Canal st, 200--Joseph Boderman.....C Cannon st, 13-15--Mrs. Silverman.....G Cannon st, 133--John Wallach.....G Cliff st, 29-31--Knoepful & Bergland.....C Cliff st, 29-31--Marconi Wireless Telegraph Co.....C Cliff st, 29-31--Chamberlain Supply Co.....C Cliff st, 29-31--Swift Slicing Machine Co.....D Cliff st, 29-31--Garden & Berg.....C Cliff st, 29-31--N. Y. Edison Co.....D Cliff st, 29-31--Wm. H. Oscanyan.....D Crosby st, 151--The New Star Straw Hat Mfg. Co.....C-I-G Duane st, 108-10--James H. Heroy Est.....C East Houston st, 435--Harry Schudi.....G Franklin st, 132-42--D. S. Walton Co.....G Greene st, 53--Sherman Bros.....C-I Greene st, 53--Louis Friedman.....G-A Greene st, 53--Isidor Crystal & Co.....G-I Greene st, 53--Flax Bros.....C-I Greene st, 53--Julius Rosenberg & Co.....C-I Greene st, 53--Elizabeth C. Brown.....C Greene st, 165-7--Thomas Gordon.....G Greene st, 165-7--Amer. Hat Frame Co.....G Greene st, 165-7--Adolph Pasternack.....G Greene st, 165-7--Mayer & Schoenfeld.....G Greene st, 165-7--Chas. F. Beckman.....G Greenwich st, 78-80--The Egyptian Nov. Co. G Greenwich st, 78-80--The Automatic Coin-wrapping Co.....G Greenwich st, 78-80--Daniel J. Faour.....C Hester st, 130-2--Louis Ladinsky.....G Hester st, 130-2--Joseph Gottesman & Julius Broder.....G Howard st, 6--Wrought Iron Art Glass Fixtures Co.....G-I Hudson st, 498--Est. Fred. Meyer.....E-B Hudson st, 513--Anthony Sartirana.....D-E-C Leonard st, 55--Wm. P. Draper.....B Lewis st, 56-8--Joseph Hurwitz.....G Lewis st, 117--George Gertz.....G Lewis st, 117--Max Goldstein.....G Lewis st, 117--Max Cohen.....G Lewis st, 117--Max Feinberg.....G Lewis st, 117--John Mantell.....G Lewis st, 126--John Berger.....G Lewis st, 126--Jacob Rubinstein.....G Lisenard st, 13-15--Sigmund Farkash.....C Mercer st, 115--Anne B. C. Hillis.....C-A-G Mercer st, 115--Joseph Newmark.....C-A-G Mercer st, 173--Morris Adelman.....C Mercer st, 193-5--John Bernstein.....G Mercer st, 221-3--John Parmigliani.....C Mercer st, 221-3--Frederick J. Mitchell.....C Mott st, 8--Est. Edwin Bergh.....B Mulberry st, 100-02--Nourmacher & Co.....G Nassau st, 83--N. Y. Life Ins. & Trust Co.....C Pelham st, 7-9--Jacob Flatow.....C Perry st, 161-5--Thos. J. Hall & Benj. E. Panath.....G Perry st, 161-5--Knickerbocker Machine Co.....A-G-C Spring st, 75--S. J. Singer & Son.....C-I Spruce st, 29--Marie Hauslet.....SSS Stanton st, 84--Dorsa Liebner.....E Stone st, 28--Jacob Barsky.....A-E-C Vanderwater st, 24-6--24th and 26th st Corpn.D

Washington st, 187—Louis A. Laurencelli...G
West st, 419—Josephine A. Budke...B
West Houston st, 29-35—Chas. Burstein...G
West Houston st, 44-48—Louis Wilson...G
West Houston st, 44-8—Chas. I. Seidler...G
White st, 47-9—Neuss, Hesslein & Co...G
White st, 90—Alexander Laird...C
Wooster st, 42-44—Silverman Bros...C
Wooster st, 137—Silverman & Grossman...C
Wooster st, 174—Ratner & Rosner...G
Wooster st, 174—Levine & Finkelstein Co...G
Wooster st, 174—Hyman Kaufman & Son...G
Wooster st, 174—Decorative Novelty Mfg. Co...G
Wooster st, 174—Rosenberg & Cohen...G
Wooster st, 174—Clover Paper Co...G
Wooster st, 175-7—Night & Day Press...G
Wooster st, 175-7—W. & B. Paper Box Co...G
Wooster st, 175-7—Elicit Skirt Co...G
Wooster st, 175-7—Wienrub Bros...G
Wooster st, 175-7—Empire Knee Pants Co...G
Wooster st, 175-7—Rosenthal & Sobel...G
Wooster st, 175-7—Gilbert Paper Co...G
Wooster st, 186-88—Germania Life Ins Co...E
Wooster st, 194—Aaron B. Rosentreich...G
Wooster st, 203-5—Samuel Wallner...G
Wooster st, 203-5—Blumberg Bros...G-C
Wooster st, 203-5—Dienstag & Nagel...G-C
Wooster st, 203-5—Cohen & Rosenthal...G
Wooster st, 234—Crescent Cap Co...G

Numbered Streets.

3d st, 20 E—Y. M. C. A...C
3d st, 20 E—David Groszoff...A-C
3d st, 21 W—Sun Dress Waist Co...G
3d st, 50-2 W—Jacob Sperling...G
3d st, 50-2 W—Sternlieb & Goldman...G
3d st, 82 W—Penzo & Co...G
4th st, 18-20 W—Meyer Berman...G
4th st, 40-44 W—Chester K. Clark...G
4th st, 40-44 W—Yale System Clothes...G
4th st, 40-44 W—I. Goodman & Co...G
4th st, 40-44 W—Waverly Studios...G
4th st, 40-44 W—Samuel Symons...G
4th st, 40-44 W—Levinson Bros...G
4th st, 40-44 W—Redbord, Gabrilove Co...G
4th st, 40-44 W—Arthur S. Millard...G
8th st, 67 E—Abram Cohen...G
10th st, 52 E—Prime Feather Co...G
10th st, 52 E—S. J. Hyman & Bro...G
11th st, 60-62 E—Leo. A. Feldman...G
12th st, 34 E—Benjamin Elgart...C
12th st, 34 E—Samuel Genauer...C
14th st, 12 W—White & Frieman...C
14th st, 30-32 E—Baum & Medicus...G
14th st, 30-32 E—Union Pencil Co...G
14th st, 30-32 E—Mrs. Evelyn Drea...G
14th st, 116-18 E—August Luchow...C
17th st, 11 W—Joseph Schenkin...C
17th st, 112 W—L. & K. Cloak & Suit Co...G
17th st, 11 W—Gottfried Dress Mfg. Co...G
17th st, 11 W—Benj. Weissman & Morris Weintraub...G
17th st, 11 W—Moses Schlessel & Aaron Wilner...G
18th st, 15 W—Excellen Mfg. Co...G
18th st, 216-22 W—L. Starke Co...G
18th st, 216-22 W—Frank Meany Co., Inc...G
18th st, 216-22 W—Grady Book Binding Co...G
18th st, 216-22 W—James Macdonald...G
18th st, 216-22 W—American Label Co...G
18th st, 216-22 W—Monahan Co...SS
19th st, 16-20 W—Cohen Raincoat Co...G
19th st, 16-20 W—Richman, Schlessel & Rapa-port...G
19th st, 133-5 W—Herman Sirvivit...G
20th st, 25 E—James Muir...C
21st st, 35 W—Samuel Diamond...G
21st st, 35 W—Feldman & Milberg...G
21st st, 35 W—Posner & Cooper...G
21st st, 35 W—Jos. Giordan...G-C
21st st, 35 W—Harry Schlesinger...G-C
21st st, 37 W—Robinson & Miller...G
21st st, 37 W—Morris Ludwig...G-C
21st st, 37 W—Liff Mfg. Co...G-C
21st st, 37 W—Bernstein & Freezer...G
21st st, 37 W—Weingarten Bros. & Co...G-C
21st st, 39 W—Mrs. Lizzie Dommenget...G-C
21st st, 39 W—P. & M. Dress Co...A-C-G
21st st, 39 W—Andrew Musket...G-C
21st st, 543-45 W—Simon G. Sterne & Co...C
22d st, 26 E—M. Lichtenstein & Co...G-A-C
22d st, 26 E—Mermaid Waist Co...A-G
22d st, 309-11 E—Carmel Wine Co...G
22d st, 309-11 E—Geo. Rutledge & Co...G
22d st, 309-11 E—Little & Preuss...G
22d st, 309-11 E—Hollis Press...G
22d st, 535 W—Eliza N. Hall...C
22d st, 545 W—George Becker...C
23d st, 54 W—Bernard Price...G
23d st, 122 W—Fred C. Wrightman...G
23d st, 133-7 W—Harris Bros...G
23d st, 142 W—Est. James A. Ruthven...C
23d st, 142 W—Richard H. Thierfeld...C
24th st, 13-15 W—Sigmund Jacker...I
24th st, 13-15 W—Cohen Block Co...I
24th st, 147 W—Gysel Co...C
24th st, 147 W—Est. Edmund Abby Hurry...C
25th st, 45-51 W—M. Steinberg & Son...G
25th st, 45-51 W—Mack, Kanner & Milius...G
25th st, 45-51 W—John I. Gibbons...G
25th st, 45-51 W—Cesar Romangoli...G
25th st, 45-51 W—Stern & Adler...A-G
25th st, 45-51 W—Edward Newgass...I
25th st, 45-51 W—John J. Gibbons...SS
25th st, 130-32 W—Frank Balkon...I
25th st, 130-32 W—Brill & Kaplan...I
26th st, 26 W—Rosanna Batchelor...I
26th st, 114-20 W—M. Aronin & Sons...C
26th st, 114-20 W—Lavy & Schwartzberg...C
26th st, 114-20 W—Singer & Kambolz...G
26th st, 114-20 W—J. P. Slater & Co...C
26th st, 114-20 W—Morris Meiselman...G
26th st, 114-20 W—The Bklyn-New York Mfg. Co...G
26th st, 114-20 W—The Lask Mfg. Co...G
26th st, 114-20 W—Joseph Weissman...G
26th st, 114-20 W—Leo Schwortzreich & Goodman Co...G
26th st, 141-3 W—Geo. B. Leonard...C
27th st, 12-16 W—Bernard & Isaacs...G
27th st, 12-16 W—Murphy Waist House...G
27th st, 45-7 W—Weinschenker & Kornbluth...G
27th st, 45-7 W—Pritchard & Collins...G
27th st, 45-7 W—Karp Bros...G
27th st, 114-16 W—Samuel Samuels...C
27th st, 135-7 W—Edelman & Edelstein...G-I-C
27th st, 348-50 W—Watt & Sheridan...G
28th st, 57 W—John Hayes...G
28th st, 57 W—Albert N. Kanantowitz...C
28th st, 57 W—Moses Rosenblatt...C

28th st, 57 W—Meyer Hockstadt...C
29th st, 219 W—De Paoli & Kelly...C
29th st, 244 W—Collins Wagner Mfg. Co...C
30th st, 157 W—Morris Abrahams...C
31st st, 31-3 W—Birnbaum & Auerbach...D
31st st, 31-3 W—Richardson & Boynton...D
32d st, 22-6 W—Albert Harris...C
32d st, 22-6 W—Henry H. Finder...I
32d st, 22-6 W—Robbins Dress Co...G
32d st, 106-8 W—Est. Chas. F. Hoffman, Inc...C
34th st, 152-54 W—Henry Brown...C
34th st, 201-3 E—Consolidated Gas Co...L
34th st, 510-14 W—James McLean...C
35th st, 3-7 W—Ginsberg Bros...G-C
36th st, 207-19 W (rear)—Patrick Tully...C
37th st, 403 W—Louis Krauss...C
38th st, 39 W—Henry Corman...G
38th st, 63 W—Charles Stenberger...G
38th st, 63 W—Hyman Goldfarb...G
38th st, 63 W—Geo. W. Bonthal...G
38th st, 63 W—Joseph Levin...G
38th st, 63 W—Benj. Wertheimer...G
38th st, 63 W—Louis F. Castle...G
38th st, 350-52 W—George Kern...C
38th st, 350-52 W—Eli Lester...C
41st st, 230 W—Robert Shields...C
42d st, 433-5 W—Henry L. Gobgordt...C
42d st, 433-5 W—Albert Lauber...C
42d st, 433-5 W—Thomas Hanlon...C
43d st, 533 W—Frank Platzer...C
45th st, 133-5 W—Mrs. Eva Joubert...C
48th st, 14 E—Elizabeth Host...C
66th st, 311-15 W—Nathan A. Cushman...D-C
66th st, 311-15 W—N. Y. Edison Co...L
103d st, 404 E—William Sostman...C
105th st, 254 W—Sophia G. Cane...C
107th st, 339 E—Filippa Rizzo...C
113th st, 8 W—Cong. Schilchonureh Anche-kutno...A
122d st, 327 E—Geo. C. Kline...C
122d st, 327 E—Shipp Bros...C
125th st, 51 E—Est. Gustav Solomon...C
125th st, 51 E—Elizabeth Piser...G-C
146th st, 246-8 W—Hopkins Holding Co...C

Named Avenues.

Av D, 127—W. R. Addicks, Con. Gas Co...C
Bowery, 267—Isidore Gang...C
Bowery, 267—Herman Greenblat...C
Bowery, 267—Michael J. Adrian Corp...C
Broadway, 60—Consolidated Gas Co...C
Broadway, 349—Est. James C. Ayer...SS-B
Broadway, 610—Moses Goldsmith...C
Broadway, 610—Rich Bros...I-C-A
Broadway, 616-18—Henry Burstein...A-G
Broadway, 616-18—The Jos. Klein Co...I
Broadway, 616-18—P. Rosen & Co...I-C-G
Broadway, 616-18—Knoble & Jacobson...C-A
Broadway, 707-9—J. Samuels & Bros...A-G
Broadway, 707-9—Cohen & Lang...I
Broadway, 707-9—H. B. Rosenthal & Co...G-I-C
Broadway, 707-9—Preiss Bros...G
Broadway, 707-9—Mary M. Ward...C
Broadway, 707-9—Consolidated Gas Co...C
Broadway, 753-5—Marks Volansky...A
Broadway, 753-5—Saliors Snug Harbor...C
Broadway, 753-5—Meyer Heller & Eisig Dickman...C-G
Broadway, 753-5—The B. Light Co...G
Broadway, 753-5—Benj. Fletcher...G-A
West Broadway, 28-30—A. O. Schoonmaker...C
West Broadway, 28-30—John O. Eberle...C
West Broadway, 65—Henry C. Overin...C
West Broadway, 217—E. N. Little's Sons...G

Numbered Avenues.

3d av, 386—W. R. Addicks, Con. Gas Co...C
4th av, 362-5—Phebe S. Sinclair...SS
5th av, 1444—Isaac Peaceman...G-A

BRONX ORDERS SERVED.

Named Streets.

Canal pl, 9-15—Sanitary Stamp Wares & Spec. Co...C-G
Canal pl, 9-15—William Toop...C-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ash st, 36—Church & Dwight Co...A-G
Bergen st, 25-27—Rex Extract Co...A
Bergen st, 1190—Thos. E. Murray...H-A-G-C
Bond st, 143—E. D. Bushnell...A
Carroll st, 505—Shultz Bread Co...G-A-D
Cedar st, 98—L. Lachmann's Sons...A-H
Cherry st, 125-7—Baar Bros., Inc...G-A-H-C
Christopher st, 220—Stitch Bros...D-A
Clinton st, 573—J. B. Cronin Corp...A
Columbia st, 159 1/2—David Rafelowitz...A-H-G
Columbia st, ft. Pier 2, Erie Basin—Schuyler & Caddell...H-A-G
Court st, 322—Philip Lillie...D-M-H-A
Franklin st, 2-4—J. F. Cogan Co...H-A-G
Franklin pl, 885—Macflin Laundry Co...A-O
Fulton st, 863—Mrs. Kate Campbell...C
Fulton st, 1174—Hoffman Bros...A-G
Garden pl, 27—P. N. Sproule...A-C
Grand st, 524—G. Busch...J
Grand & Waterbury sts—Ferdinand Von Damm...A
Harmon st, 363-65—Atlantic Comb Wks...L-A-G
Hicks st, 137—J. J. Luesier...H-A-G
Hooper st, 332—Joseph Fuchs...H-A-G
Hunts Alley, 10—Harold L. Burnett...H-A-G-D
Jefferson st, 177—Francis A. Kaicher...H-A
McDougal st, 302-4—Wischert Mfg. Co...A
Nimrod st, 193—James Y. Hawley...H-A-G
North Pier, 23-5—Jas. W. Crane...H-A-G
Park pl, 65—F. T. Parsons...G-A-C
Pioneer st, 88—T. P. Patterson, M.D...H-A
River st, bet. 2d & 3d sts—Amer. Sugar Refining Co...G
Russell st, 215-21—Hector C. Jaeck...A
Summit st, 43-53—Mrs. Jennie P. Childs...C
Sunmer pl, 12-14—J. Kurtz & Son...G-A
Tillary st, 39—Brooklyn News Co...H-A
Van Brunt st, ft.—Est. Wm. Beard...C-G-A
Water st, 190-94—Jones Bros. Co...A-H-D-C
Wyckoff st, 9—Geo. Kienke, Jr...C

Numbered Streets.

5th st, 141-151 S—Simon W. Farber...A-C
5th st, 283 S—Max M. Aptel...H-A-G
9th st, 154—Wm Haws...H-F-A
13th st & Gowanus Canal—Bklyn Alcatraz Asphalt Co...H-A
15th st, ft.—Vitagraph Co. of America...J
17th st, 981-3 E—Moses Loewenthal...A
19th st, 515 E—Chas. Addoms...A
19th st, 604 E—Edward J. Fanning...A-G
19th st, 852 E—C. B. White...H-A
23d st, 539 E—G. E. Lyon...H-A-G

46th st, 4510-20—Norwegian Hospital...G-A-C
48th st, 1446—Sol Cedar...A-G-M
50th st, 1440—Philip Cedar...H-A
53d st, ft.—E. W. Bliss & Co...H-G
86th st, 607-9—Jas. Fully...M-C
86th st, 1760—Philip Van Gelderen...H-A
92d st, E, nr. Church Lane—T. F. Winterberg...A

Named Avenues.

Atlantic av, 110—Kelly & Mulligan...D
Atlantic av, 449 1/2—Eureka Cement Co...H-A
Atlantic av, 1263—E. G. Hinchman...H
Atlantic av, ft.—Union Ferry Co. of N. Y. & Brooklyn...H-A
Av G, 1421—Floyd G. Ten Broeck...C-A
Bath av, 1790—B. Sternbach...H-A-G
Bay Parkway, 8801—Chas. H. Lott...H-A-G-D
Bedford av, 639—Guseppe Covalluzzi...A-G-D
Bedford av, 642—Chas. Tamarin...D-A-H
Bedford av, 1114—Geo. W. Northridge...A
Broadway, 1318—Jos. Saltzman...K-A-D
Broadway, 1664—Westerich & Greschler...A-M-K
Broadway, 1672—Hyman Shanchner...H-A-G-D
Bushwick av, 432—Morris Pomerantz...K-H-A
Bushwick av, 563—Henry C. Beebach...A-H-D
Bushwick av, 579—A. Corelkoff...A-H-D
Church av, 37-39—Wm. Beierlein...H-A-G-L
Classon av, 332-34—Grace A. M. E. Church...C
Columbia Heights, 7—Eagle Warehouse & Storage Co...D-A-C
DeKalb av, 620-2—Wm. R. Hague...D-M-A
Evergreen av, 179—John Braband & Son...C
Flatbush av, 1822—Hatch Bros...H-A-G
Flushing av, 387-91—Rosen & Helfat...A
Flushing av, 409—Schnitzer & Shore...H-A
Flushing av, 630—Chas. Pfizer & Co...G-D
Pt. Hamilton av, 6508—Catozji & Jensen...L-A-G
Glasson av, 101—Waterbury Co...F-A
Greene av, 283-9—Bklyn Metal Ceiling Co...K-A
Greene av, 515—C. A. Breitenstein...A

Named Avenues.

Jamaica av, 462—Wm A Lee Jr...H-A-C
Jamaica av, 518—Ferris A Overfield...C
Jamaica av, 594—John S. Heinson...G-L
Kent av, 430-4—Wm Burrows Mfg Co...A
Kent av, 702-6—Sterling Products Co...H-A
Lexington av, 364-66—Chas E Allen...G-A
Lexington av, 841-3—H C Bohack Co, Inc...C
Metropolitan av, 291-93—John Lambert...A
Metropolitan av, 637—Adolph Wexler...H-A
Morgan av, 208—Empire Brick & Supply Co...A-H
Neck rd, 65—Stephen G. Pettit...A-G
Neck rd, 609—Chas R Stillwell...K-A-G-H
Neptune av, 1607—Alfonso Martorello...J
Ocean av, 950—Harman H Doehler...H-A-G
Ocean av, 1815—Chas C Krelleirtz...A-G
Park av, 888—Wm J Kroeth...A-H
Schenectady av, 54-62—Wichert & Gardner...K-A
Sumner av, 51 1/2—Morris Gum...A-G
Surf av, bet 14th and 15th sts—Nicholas P Lovas...H-A
Surf av, bet 16th and 17th sts—Peter A Dooley...L-A-K
Tompkins av, 140-46—Cong Ohel Moshe Aushe Trob...D
Washington av, 73—B G Latimer Sons & Co...D
West av, 124—Brooklyn Union Gas Co...C
Wythe av, nwc N 12th st—Hecla Winslow Co...A-G

Numbered Avenues.

5th av, 4514—Harry Lagaroff...A-H
8th av, 4113—C & W Schinkel...A
11th av, 441-3—Michael Burger...H-A
14th av and Bath av (Dyker Beach Pk)—Welsbach St Lighting Co of Amer...H-A

QUEENS ORDERS SERVED.

Named Streets.

Amity st, nwc James pl—Chas W Copp...H-A
Beaufort st & Schooley pl—General Acoustic Co...A
Church st, ss, 150 s Metropolitan av—Paul H Irvin...A
Cornelia st, 416—Albert Rickert...K-H-A
Crescent & Nude sts—Queens Borough Gas & Electric Co...A
Honeywell st & Queens blvd—E E Smith Contg Co...G-H-A
Howard st, sws R R av—Holbrook, Cabot & Rollins Corp...A-H-G
Spruce st, 1320—Charlton A Swope...A-C
10th st, 12—J. Fries & Co...A-G
10th st, 14-28—Standard Oil Co...C-A
10th st, 38—W. D. Wilson Printing Ink Co., Ltd...A-G-C
13th st & Eroadway—Chas. G. Hieger...G

Named Avenues.

Bell av, 52—Wm. Parker...G-M-D
Bergen av, 22-28—Jamaica Branch, Metropolitan Tobacco Co...A
Boulevard, 571—Nathan Abraham...A
Boulevard swc Main st—The Waste Products Co., Inc...A-G
Bowne av, 62—Augustus M. Ryan...A-H-G
Broadway, 535—Long Island Beobachter...C
Broadway, s of Clinton st—Alfred Wright & Son...A-G-D
Broadway, nwc New st—Samuel Migel...C
Campion av & Hansen pl—Graf & Jocken...H-A-G
Cypress av, 816—Queensborough Business Institute...A
Cypress, av, 816—Ridgewood Times Printing & Pub. Co...C
Fisk av, 8 (Winfield)—Philip Frank, H-A-G-C-O
Fulton av, nwc Columbus av—John H. Descher, Inc...G-A-C
Hobson & Halle avs—Nichols Copper Co...A
Hunters Pt av & Creek st—Degnon Contg Co...H
Palo Alto & Flushing av (Hollis)—Fred'k W. Dunson...K
Parsons av, 16 N—E. C. Hulst...A
Sanford av, 312—Joseph Dykes...A-G
Vernon av, 682—Fred Schluer...A
Vernon av & Bodine st—Mayer & Loewenstein...A-G
Woodhaven av, 1659—Woodhaven Water Supply Co...A-G

Numbered Avenues.

6th av, 64 (L. I. C.)—Mrs. Vincenzo Permo...C
12th av, 393—August Geipel...A-G-H

RICHMOND ORDERS SERVED.

Named Streets.

Eay st, 48 (Rosebank)—John Schick...G

BUILDING MANAGEMENT

INSTALLATION OF ELEVATORS IN LOFTS

By CHARLES E. KNOX, Consulting Engineer

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

VIEWED from the standpoint of elevator service, the term Loft Building presents the broadest classification of buildings. It comprises structures of such varied use that it will be possible to consider the question of elevator service only in a very general way. It is obvious that the population, or total number of persons working in a loft building is determined entirely by the kind of business to which the building is devoted, and this population, which vitally affects the elevator service, varies widely with the kind of business. For example, the loft building occupied entirely for the manufacture of clothing would have a very large population, while, on the other hand, a building used for the exhibition of such commodities as furniture, would have a very small population. In the first case, the density of population might be such that there would be only fifty to sixty square feet of rentable floor area available per person; while in the case of the furniture show room, there might be as much as two or three hundred square feet per person. Both buildings would be termed Loft Buildings, yet to obtain satisfactory service in the first case, several times the number of elevators would be required that might be sufficient in the second case.

Use an Important Factor.

It is therefore important to determine as nearly as possible the kind of business for which the building may be used, before the particular arrangement, size and speed of the elevators are settled. In many cases, the location of the building and the occupancy of the surrounding buildings would enable the experienced engineer to make at least, an educated guess as to the proper service. Of course, the conditions might change, the character of the locality might vary from time to time and the occupancy of the building would change accordingly. Where wide variations of this kind are apt to occur, the allowance in the number of elevators and their speed should be more liberal than in a case where the conditions were more likely to be fixed, or else the building should be framed and arranged in such a way that additional elevator hatchways could be built, if conditions required.

Another element which enters into the matter of elevator service is that of the working hours of the people occupying the building. Naturally, the severest requirements of the elevators in a loft building used for the manufacture of clothes, or similar purposes, is that of carrying the employes to and from their work during the night and morning rush hours and during the noon recess. For this reason, in a loft building occupied for manufacturing purposes, the passenger service (using the term "passenger" in the sense of a visitor, rather than an employe) is of relatively small importance and the service elevators (that is, those carrying the employes) should be the first consideration. At this point I may say that, with few exceptions, all of the elevators in a loft building should be adapted for carrying passengers and should comply with the re-



CHARLES E. KNOX.

quirements of the Building Code, so that they may be used for passengers as well as freight. In many loft buildings, elevators are installed for freight purposes only, with the result that when the owners try to use them to carry employes, they are either stopped by the Building Department or are obliged to make changes in the equipment to make them conform with the rules governing passenger elevators.

The difference between a freight and passenger elevator, so far as the cost is concerned, is not great and it is generally advisable to have the elevators comply with the laws relating to passenger elevators. Merely placing a sign "Freight elevator. Persons riding on this car do so at their own risk," does not relieve the owner of legal liability, nor should it relieve his conscience in case of accident. The large percentage of the accidents occur in freight elevators, due to the lack of proper safety devices, rigid inspection and inferior equipment. No freight elevator should be permitted to carry any passengers, other than the operator, unless it complies with the very reasonable requirements of the Building Department; yet the practice is entirely too common to use freight elevators for passenger service as well.

The number of elevators therefore, depends upon the character of the tenancy of the building, but in any event, particular attention should be paid to the service for carrying employes, and all of the elevators, except in unusual cases, should be arranged to carry passengers, as well as freight.

Elevator Speed.

The next question of importance is the speed of the elevator. This is determined to a large extent by the height of the building, but it should be borne in mind that the speed of the elevators is gradually increasing with the more exacting demands of the modern building and the higher the speed, the greater the number of passengers that can be carried by the building with the same number of elevators, which helps to relieve the situation during the rush hours.

For a ten-story building or under, the speed of the passenger elevators should be not less than two hundred and fifty feet a minute, and the service elevators, not less than two hundred feet. From ten stories to sixteen stories, the passenger elevators should not be less than three hundred feet to three hundred and fifty feet, and the service elevators not less than two hundred to three hundred feet. For buildings of sixteen stories or over, the passenger elevators should be not less than three hundred and fifty to four hundred feet, and the service elevators, two hundred and fifty to three hundred and fifty feet. I realize in giving these speeds, that they are higher than the speeds ordinarily used in the past, but I think it is "good business" from the renting standpoint to use the speeds given hereinabove as minimum speeds in the cases of medium and high-grade loft buildings. In some cases the speeds of the service (or the combined passenger and freight elevators) should be as high as the passenger elevators.

Type of Elevators.

With reference to the type of elevator, there are few cases where the electric elevator is not superior to all other types, with regard to the initial cost and economy of operation. There are several types of electric elevators from which to chose in the case of loft build-

Schedule Showing Number and Speed of Elevators in Some Typical Loft Buildings.

Building Number	Number of Stories	Total Rentable Area	Passenger	Service	Freight	Speed—Feet	Floors Served	Rise—Feet
1	17	224,000	5	...	...	400	1-17	220
2	20	228,000	4	...	...	300	B-16	219
3	20	192,888	4	...	...	400	1-20	245
4	19	168,480	4	...	...	300	B-20	258
5	18	89,300	3	...	...	400	1-20	260
6	18	323,000	4	...	...	300	B-20	270
7	19	360,000	4	...	...	550	...	...
8	16	157,500	4	...	...	600	1-19	254
9	20	247,000	6	...	...	300	B-19	254
10	12	52,250	2	...	...	400	B-R	264
11	11	143,000	3	...	...	300	B-R	264
12	12	102,740	2	...	...	400	B-18	250
13	12	78,375	2	...	...	300	1-18	238
14	12	104,500	2	...	...	250	1-19	244
15	10	85,100	1	...	...	350	B-14	174
16	20	165,370	4	...	...	200	B-18	250
17	5	36,244	1	...	...	200	B-12	167
18	6	18,680	1	...	...	200	1-19	251
19	6	12,420	1	...	...	400	B-16	209
20	12	45,440	2	...	...	250	SB-16	219
21	12	120,500	3	...	...	400	B-20	265
22	8	71,780	2	...	...	300	B-20	265
						200	C-12	148
						200	C-12	148
						250	1-11	133
						150	1-11	133
						350	B-12	164
						250	B-R	177
						350	1-12	135
						250	B-12	149
						250	B-12	150
						150	B-12	150
						350	1R	136
						400	B-10	133
						250	B-20	293
						550	B-20	293
						400	SB-20	305
						250	B-5	72
						150	B-5	72
						250	B-6	91
						250	B-6	72
						150	B-6	72
						400	1-12	180
						250	B-12	197
						200	B-3	56
						350	B-12	152
						250	B-12	152
						350	B-8	100
						250	B-8	100

f—Combination. *Private Elevator.

ings, including drum machines, worm geared and helical geared traction machines; and in the case of the higher buildings with highest speed requirements, the two to one gearless machine. The cost of the various types increases in the order in which the machines have been named. The drum machine for speeds more than two hundred and fifty feet is, however, less desirable than the traction type from the viewpoint of safety. It is, however, cheaper in its initial cost and on that account will probably continue to be used for the lower speeds for several years to come.

Size of Cars.

Care should be exercised in determining the size of hatchways, so that the cars—particularly those used for carrying employes—may be as large as possible; and they should preferably be wider than they are deep, with large openings so as to facilitate loading and unloading of the cars.

In determining the size of the car and the corresponding lifting capacity of the elevator machines, an allowance of at least eighty to eighty-five pounds per square foot of floor area should be allowed for the service elevators, although the Building Department requirement is only seventy-five pounds per square foot. The reason I recommend the higher figure is because of the crowding which takes place, particularly at the noon hour and at night, as in these cases it has been found that loadings of approximately this amount occur.

The cars should have an entrance at only one side where it is at all possible to avoid doing otherwise. In many cases, particularly for service elevators, openings are provided at the front and back, so that the cars may be loaded from a corridor on one side at the ground or basement floors and unloaded from the other side at the upper floors. Having two doors in the car frequently leads to accidents and is to be avoided wherever possible. Where it is not possible to avoid having two openings, means should be provided whereby the operator may close the rear door in the hatchway and in the car also, by compressed air or similar device, so that he need not leave the car switch. Furthermore, electric contacts or interlocking devices should be provided so that the car could not be started until the door and gate were positively closed.

Safety Device.

As a matter of fact, means should be provided on all hatchway openings to prevent the movement of the car until the door is closed. While this adds slightly to the cost of the equipment, it unquestionably is the most needed safety device in the elevator equipment, because hatchway accidents which could be prevented by devices of this kind, are the most frequent of all accidents. The service elevator should be equipped with the same type and grade of safety devices as used on passenger elevators. As a matter of fact, the service elevators are likely to be overloaded and require safety devices even more than the passenger elevators.

In the schedule is given a list of twenty-two typical New York loft buildings of various heights and sizes, showing the number and kind of elevators, the height of building, number of stories served and the total rentable area per elevator due to differences in show the wide variation in the rentable area per elevator due to differences in the business transacted in the various buildings and also to improper judgment used in determining the number of elevators. In some of the buildings the elevator service has proved satisfactory, but in others, the service has been found inadequate owing to errors in judgment exercised in determining the number of elevators or their speed.

Serve All Alike.

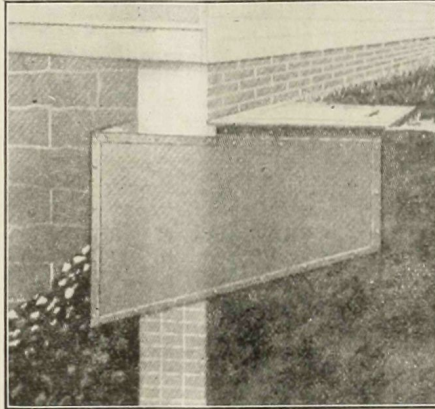
One of the worst things that could happen to any country is to enact laws which are calculated to protect one class of citizens to the detriment of another class. Both are injured and both become distrustful and dissatisfied.—Judge E. H. Gary.

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.

Coal Chute Flush With Lawn.

OWNERS of suburban homes, especially those painted white, have long sought for a coal chute that will do away with the annoyance of smut appearing on the white surface of buildings after the coal man has dumped several tons of furnace coal through it into

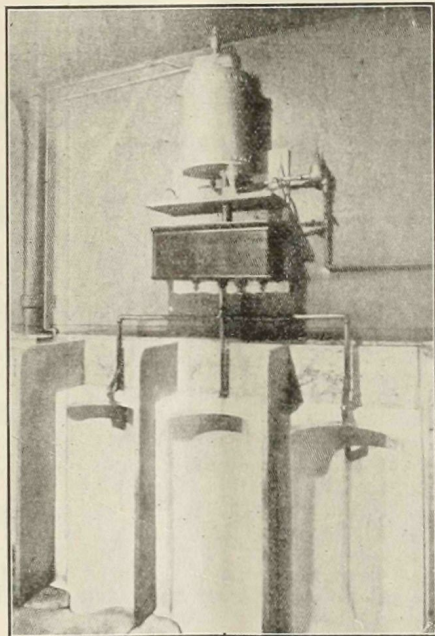


the cellar. It seems that the Galt Stove and Furnace Company, of Galt, Ontario, has something that should solve the problem.

The device consists of a chute placed flush with the lawn and protruding, underground, through the cellar wall into the basement coal pocket as shown in the illustration. It is especially adaptable in cases where the floor is on the same level with the sidewalk.

A Novel Urinal Flush.

EFFICIENCY seems to have reached the ultimate application when urinals in a hotel lavatory are flushed by water discharged by beer pumps in the cafe, but the fact is vouched for by the Plumbers' Trade Review, through the courtesy of which the accompanying illustration is printed. The air is drawn



from the outside through the smaller pipes shown in the top and then discharged to the beer taps. In this manner fresh air only is pumped into the beer kegs. The operation of the beer pump is automatic and the periods between flushes in the urinals are only a few minutes apart. The waste water, instead of being permitted to go from the beer pumps into the sewer are directed to the toilet fixtures and perform a drain service before being sent to the soil pipes. The arrangement is entirely sanitary according to E. Ed. Hants, of York, Pa., who made the installation.

Scale Salts and Feed Water.

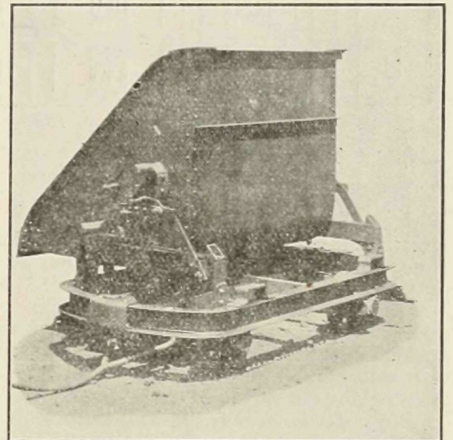
ACCORDING to statistics, most defects in steam boilers are due to scale and deposits, thus showing the importance of knowing the amount of scale-producing salts in feed water, says "Power." To detect individual impurities in water is a rather troublesome job and as scale is caused by two or three chief impurities, the following is a good way for an engineer, with the aid of inexpensive apparatus, to estimate the amount of these scale-producing substances. Some scale forms when hard water is heated and is due to deposits of calcium and magnesium carbonates and calcium and magnesium sulphates. The former arise from temporary and the latter from permanent hardness.

In the first case, the salts are in solution as bicarbonates, which, on boiling, lose the carbonic-acid gas and are converted into normal crystalline carbonates which are precipitated, the particles sticking to the side, forming scale. In the latter case, the salts are in solution as sulphates. These are not affected by boiling and the scale in this instance is formed simply by evaporation.

The total hardness is the amount due to both the temporary and permanent. Both temporary and permanent hardness may be tried for, and the result will give the amount of impurities causing scale. A standard is adopted as "degrees of hardness" and is expressed as grains per gallon or parts by weight in 100,000.

A Part-Way-Dump Coal Carrier.

THE Bertha Mining Company recently ordered an interesting special type of dump car for handling coal to their boilers, the car only dumping part way and remaining in position so that the material could be shoveled out easily and rapidly. When loading, the cars remain in normal upright position, but when unloading it is tipped over to



the position shown in the cut and held by an adjustable calk which fits under the rockers.

The car was designed for running over floors and is provided with flangeless wheels and swivel front axle with handle so that it can be pulled in any direction. It was designed and the underframe is made by the Orenstein-Arthur Koppen Company's special wide flange channel and roller bearings.

Liberty vs. Restriction.

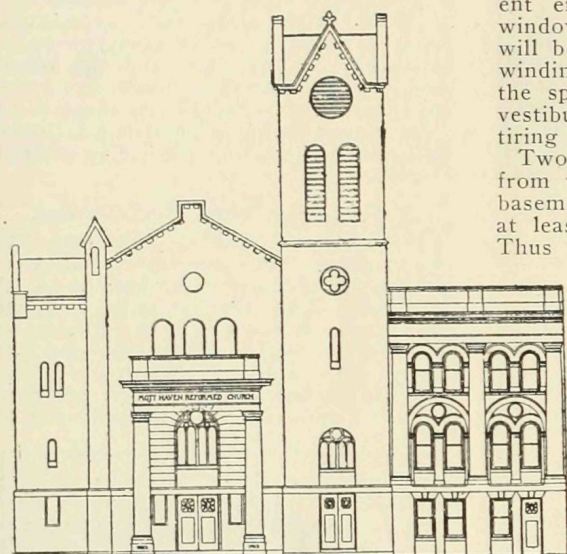
Just as the driving force of an engine is to be found in the steam chest and not in the brake, so the driving force in civilization will be found in liberty and not in restriction. The cycle will, in due time and after a colossal waste of energy and of accomplishment, complete itself, and liberty will once more displace regulation and restriction as the dominant idea in the minds of men. It is worth your while to take note, therefore, that while liberty is not now in the foreground of human thinking and human action, it cannot long be kept out of the place which of right and of necessity belongs to it.—President Nicholas Murray Butler.

The National Association of Building Owners and Managers is in session this week at Duluth. See report on another page.

CURRENT BUILDING OPERATIONS

Interesting Project of Moving a Stone Church in the Bronx to Another Site—Several Unique Mechanical Problems.

THE members of the consistory of the Mott Haven Reformed Church, Third avenue and 146th street, the Bronx, have not been unmindful of the need of making improvements, but have not as yet been able to effect them. The increasing noises of Third avenue, due to its enlarged use for surface and elevated traffic, have complicated the situation and made the continuance of church work on the present site practically impossible. Under the circum-



ELEVATION OF CHURCH EDIFICE.

stances the consistory decided that to spend more money in the endeavor to improve the basement would be a waste and, moreover, the large stone edifice is too valuable to be destroyed. It has become a landmark, and its destruction would be heartily disapproved by many, so the proposition to abandon the church and build a new one in another locality has not been seriously considered. The need of a church in this strategic point is evident to all.

For many years the consistory has been convinced that the problem can be solved by removing the church building to a new location on the vacant lot between the church and the parsonage, in 146th street, having a depth of 120 feet. There is abundant space in the rear for a new building for Sunday school and social purposes to supplement the new basement which can be made dry, light and with a much higher ceiling. The lot on Third avenue can then be improved with a business structure which will be a source of revenue, and will also help protect the church from the noises of the avenue.

The consistory has given this proposition unanimous approval, and has engaged Albert E. Davis, architect, to outline a plan for the removal of the church and for making the best possible use of the available space for the needs of the congregation. Movers of buildings have assured the committee that the church can be moved to the new site without injury, and at a reasonable cost. The plan is subject to improvement in details, but in general seems to meet the needs remarkably well.

Church on New Site.

As will be seen, the church will be placed in 146th street, adjoining the parsonage. Back of the towers abundant space will be reserved for light and air, and for passageways to the entrances of the new building. The combined frontage of church and parsonage will be 85 feet, while 90 feet is reserved for the new business building.

No portion of the church lot will be used respecting the title to which there is any question.

When the building is upon the new site the auditorium will be only slightly changed. The floor will be on the same level. Owing to the slope of the street, it will seem higher, and the entrances will lead into a new vestibule, practically on the level of the sidewalk, which will be underneath the present vestibule, to which access will be had by two flights of stairs. The present entrances will be converted into windows. The stairway into the gallery will be placed in the east tower. The winding stairway will be removed and the space added to the present tower vestibule will make it a convenient retiring room.

Two short flights of steps will lead from the vestibule to the level of the basement, the ceiling of which will be at least twelve and a half feet high. Thus will be provided, what has long been needed, a front entrance to this lower room. This will be divided by rolling-doors into three rooms, the first of which will be 20x36 feet. Furnished with tables and bookcases this will provide a reading room and a meeting place for committees and small social gatherings. Divided by curtains it will provide two pleasant class rooms for the senior department of the Sunday school, the Baraca and teacher-training classes. The second room is about the same size as the first, and will provide place for the intermediate department of the Sunday school. The floor of the third, or rear room, will be raised about 30 inches above the floor of the main room, and will thus provide a suitable platform for lectures and entertainments.

The Sunday School Room.

The new building is designed to provide room for Sunday, school, social and athletic purposes. There are three entrances, and in addition to numerous windows, it will be lighted in part through skylights in the roof. The floor will be on the level of the rear room under the church. The main room is for the junior department, and can be divided by curtains into class rooms and provided with other up-to-date equipment. This will be the playroom, where drills and gymnastic exercises may be held, and games, like handball and basketball, may be played. Here socials will be held, dinners served and a variety of social activities enjoyed. The commodious kitchen to the right of the entrance will especially appeal to the women. The architect has shown where sink, closets and ranges may be placed, but the final disposition of these facilities will be left to the women.

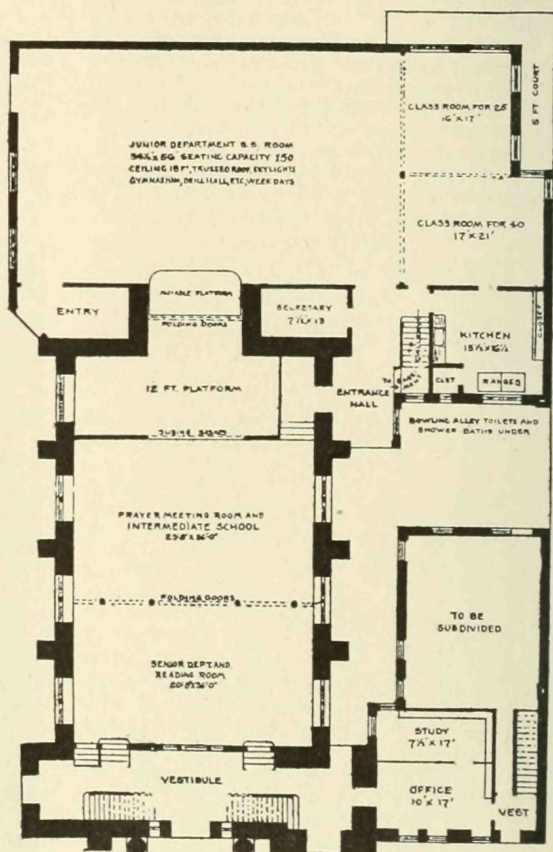
Over the two class rooms and the kitchen are rooms for the beginners and primary departments. Beneath are toilets and shower baths, and if desired space may be set apart for bowling alleys. Over the entrance hall and the secretary's room, on the level of the church floor, is a pastor's room, from which, by a new door to be cut through the church wall, pastor and choir will find entrance to the pulpit and choir

loft. A flat roof will cover the new building, on which open air services can be held. In case dispensary work is undertaken, for which the kitchen and class rooms will furnish splendid opportunity, this will provide space for patients needing sunshine and air.

The Parsonage.

The first floor of the new parsonage, like the new church vestibule, will be on the level with the sidewalk. Here study and offices will be provided where pastor and church workers may receive callers without disturbing the family. Space is reserved for the men's club, to be fitted up as their needs require. The minister's apartments, and rooms for the church workers are provided on the floors above. Though not shown in the sketch, the architect has endeavored to make them commodious and suited to the special needs of the occupants. The heating plant for the entire structure will be in the basement of this building.

Realizing its pressing needs the Classis of New York has voted to loan the church, on mortgage, a sum not to be less than \$30,000 to aid in carrying this project into effect. With the amount thus obtained it is proposed to erect the business building, from the income of which taxes and interest will

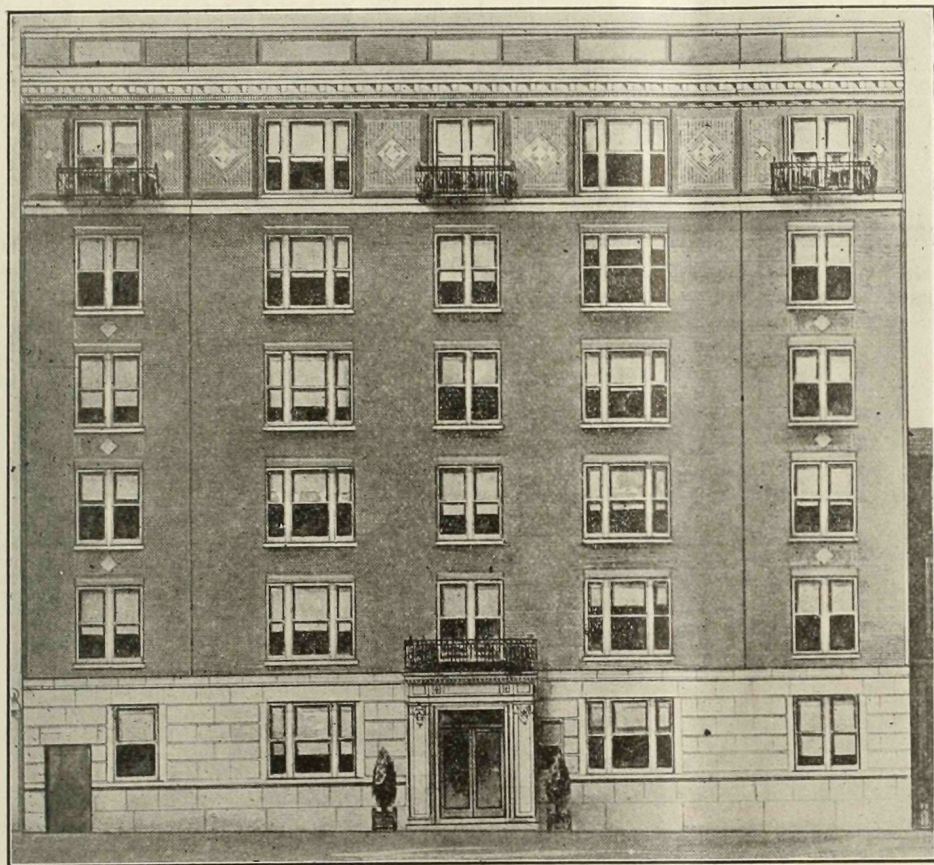


GROUND FLOOR PLAN.

be paid, and the surplus used in part to reduce the mortgage, and in part to aid in the work.

Toward the cost of removing the church and making the proposed addition about \$4,000 are in hand. This must be supplemented by such amounts as members and friends of the church will contribute. If the amount subscribed is sufficient to warrant it, the plan will be carried to completion the present season. If not, some parts will have to be left to the future. The church congregation was organized November 17, 1851, and the present edifice was constructed in 1853.

NEW HOUSES ON BROOKLYN'S HEIGHTS



9-13 Schermerhorn Street, Brooklyn.

Robt. T. Lyons, Architect.

THE MONTANA.

The Colonial and the Montana, the six-story elevator apartment houses which the firm of Bing & Bing are completing in the Heights section of Brooklyn are giving an early promise to their builders of complete success for the undertaking, according to George H. Gray of Howard C. Pyle & Co., renting agents for the houses. Mr. Gray says the section could profitably take a few more high-class multiple dwellings, and that there are similar opportunities in other good neighborhoods; but on the whole he is not advising more housing at the present time.

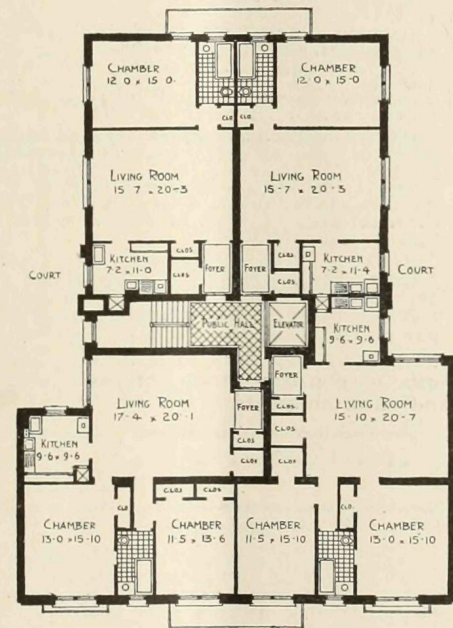
Many Manhattan builders are watching the Bing & Bing experiment, as it is called, in order to take advantage of the judgment of the big New York operators. The Montana and the Colonial have interesting floor plans. The Montana has suites of nine rooms and three baths, with two apartments on the floor. The principal rooms are exceptionally large, the living-rooms 14x20 ft., and some of the chambers 14.8x16.4.

The Colonial contains suites of three and four rooms and bath, with exceptionally large living-rooms and completely equipped kitchens. These small suites are interesting. They respond to a wish often expressed in the public prints in behalf of folk who would be delivered from the fashionable boarding-house but would not undertake the care of a large apartment. The surroundings of these houses, in Livingston and Schermerhorn streets, are refined.

Reminiscences of the Tower Building.

Referring to the demolition of the Tower Building, George A. Just, of the George A. Just Company, states in the Engineering Record agent some highly colored accounts that have appeared in the past concerning the construction of the Tower Building, says that while this was the first attempt in New York City to build a so-called skeleton frame building, it turned out, however, to be of hybrid construction, with cast-iron columns in the gable walls, bolted together through the flanges, and without cross-bracing of any kind in the narrow or Broadway wing of the structure.

The columns were raised to a certain level, at which level they were topped



FLOOR PLAN IN THE COLONIAL.

with a rolled beam girder, which in turn carried the solid brick gable walls to the roof. As the building was about topped-out, doubts as to its stability arose. A prominent consulting engineer called to report on existing conditions did not hesitate to say that it was criminal to lay another brick in the building.

At this crisis Mr. Just was called in consultation. With the building almost under the roof, the task was hardly alluring. However, stability was secured in the narrow Broadway wing by introducing vertical angle-iron trusses in the plane of the trusses and transverse to the building. The scheme was not admirable, says Mr. Just, but as a makeshift, under extraordinary circumstances, it fully answered its purpose.

It may be added to what Mr. Just has said that steel-framed buildings had already been erected in Minneapolis and Chicago, which embodied more of the principles of modern skeleton construction than were contained in our Tower Building.

New Fifth Avenue Apartment.

Plans have been prepared by C. P. H. Gilbert, architect, 1123 Broadway, for a twelve-story apartment to be built on the property 1066-1067 Fifth avenue. It will be erected as an investment, by the 1067 Fifth Avenue Company, Bainbridge Clark, president. This project will cost in the neighborhood of \$400,000 and will cover a plot 50 by 100 feet. The front facade of the building has been designed in the style of the 15th century period of French Gothic, built of Indiana limestone. In appearance it will be similar to a high class residence. The return walls of the building on the north and south sides will be finished to harmonize with the front facade. In plan the architect has provided for single and duplex apartments, with every modern convenience and decorations and finish of the highest class. Active operations will be started in the near future and the building will be ready for occupancy early in the summer of 1915.

Contract Awarded for Ford Factory.

Fountain & Choate, 110 East 23d street, have recently been awarded the general contract to build an addition to the Ford Motor Co.'s plant at Long Island City. The building will be used as a warehouse and assembly plant, and will cost about \$750,000. It will be built of brick, terra cotta and reinforced concrete, eight stories and basement in height and will cover a plot 328x150x256x200 feet. The plans and specifications were prepared by the owner's architect John Grahm, 2030 Woodward avenue, Highland Park, Detroit. The T. L. Gordon Co., 53 West Jackson boulevard, Chicago, has charge of the structural engineering. Work will be started immediately.

Austin, Nichols & Co. to Build.

Austin, Nichols & Company, wholesale grocers, contemplate the erection of a large fireproof four-story warehouse on the Harlem River, covering the plot 200x250 feet on the north side of 129th street, between Second and Third avenues, adjoining the old Payne flour mill. The structure will be for the exclusive use of the company.

The warehouse in course of construction in Brooklyn for the firm is now well under way. Plans are by Cass Gilbert, and the Turner Construction Company has the general contract.

Mr. Reid & Co. Awarded Contract.

A general contract for the erection of a residence at 7 East 79th street for Mrs. Elvira Brokaw Fischer, 9 West 47th street, has recently been awarded to M. Reid & Co., 116 West 39th street. The building will be six stories in height, with a facade of Indiana limestone and marble. Construction will be fireproof throughout. The house will cost more than \$250,000 to build. Plans and specifications were prepared by H. Van Beuren Magonigle, architect, 101 Park avenue.

\$2,000,000 Plant at Edgewater.

Following the report in the Record and Guide last April, it was learned that the Aluminium Company of America will erect a \$2,000,000 factory on the two blocks of land purchased on the River road, Edgewater, N. J. The tract containing about 118 lots was sold for about \$400,000, by William Bauer, who recently bought it from George R. Beach, receiver of the Columbia Real Estate and Investment Co.

Catching the Eye of the Public.

In the last fifteen years of the production of the Otis electric type of elevator has increased from 15 to 90 per cent of the total output, representing an aggregate load of 525,000 horsepower. A booklet entitled "Catching the Public Eye," has been issued by the Otis Elevator Company, particularly intended to interest central electric station men in a business suggestion made in the booklet.

—There are 172,686 houses in Brooklyn, while there are but 119,383 in Manhattan.

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NO ARCHITECTS SELECTED.

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

ROCHESTER, N. Y.—The Central Trades Council of Rochester, A. Agren, president, 100 Arcade Building, is receiving competitive sketches for a 3-sty brick labor temple in North Fitzhugh st, near Church st, to cost about \$40,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
BROOKLYN.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, architect, is taking bids on separate contracts to close July 20 for a 5-sty apartment, 52x105 ft, at 253-255 Pearl st, for Malafsky & Rappaport, 333 Sheffield av, owners. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—R. I. Dodge, 233 Broadway, architect, is taking bids for an 8-sty reinforced concrete factory on the site of the present factory for the Adriance Machine Works, Benjamin Adriance, president, 254 Van Brunt st, Richard A. Wright, 233 Broadway, Manhattan, consulting engineer. Cost, about \$100,000.

HALLS AND CLUBS.

MANHATTAN.—Plans are being figured for alterations to the 4-sty settlement house, southwest corner of Av A and 59th st, for the Madison Av M. E. Church, Madison av and 60th st, Rev. Chas. L. Mead, pastor. Joseph L. Heron, care of Douglas Robinson Co., 14 Wall st, architect. Cost, about \$9,000.

SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—The Board of Trustees of the New York State School of Agriculture, Dr. Franklin W. Hooper, secretary, 30 Lafayette av, Brooklyn, is taking bids to close at 10 A. M., August 8, for the construction of a power house at the New York School of Agriculture, near Farmingdale.

FLUSHING, L. I.—W. J. Ryan, 162 Ryerson st, Brooklyn, architect, is ready to take bids on general contract for a 4-sty brick parochial school, 108x85 ft, for St. Michael's Parish, Rev. Father E. J. Donnelly, pastor, 62 Madison av. Cost, about \$90,000.

MANHATTAN.—The Board of Education opened bids July 13 for gymnasium apparatus for various schools in Manhattan and the Bronx. The Narragansett Machine Co. low bidder at \$13,380 for Manhattan and \$810 for the Bronx.

ROCKVILLE CENTRE, L. I.—Plans are being figured for the 1 and 2-sty brick parochial school for St. Agnes R. C. Church, Rev. Father Queenley, pastor. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about \$20,000.

MANHATTAN.—The Board of Education, corner of Park av and 59th st, is taking bids to close July 27 at 3 p. m. for additions and repairs to the electric equipment in P. S. 106, 253 Lafayette st and P. S. 184, 31 West 116th st, from plans by C. B. J. Snyder, corner of Park av and 59th st.

MISCELLANEOUS.

MANHATTAN.—Plans are being figured by McDermott & Hanigan, Inc., 103 Park av, for the 5-sty brick and steel transformer and battery station, 50x100 ft., at 115-117 West 39th st, for the N. Y. Edison Co., 130 East 15th st. W. Weissenberger, Jr., 55 Duane st, architect. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about \$250,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
RIVERSIDE DR.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 9-sty apartment, 118x100 ft. and two 4-sty residences, 40x50 ft. each, at the northeast corner of Riverside drive and 88th st, for Klein & Jackson, 149 Broadway, owners and builders. C. E. Matlock, 30 East 42d st, mechanical and ventilating engineer. Cost, about \$400,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed 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. Owner will soon call for bids.

1ST AV.—L. A. Sheinart, 194 Bowery, has completed plans for alterations to two 5-sty tenements, 1571-3 1st av, for Samuel D. Wohlfeil, 441 East 87th st. Cost, about \$3,000.

129TH ST.—Plans for alterations to the 5-sty tenements, at 165 West 129th st, have been completed by Delano & Aldrich, 4 East 39th st, for the Estate of J. A. Megargee, 1 East 124th st. Cost, about \$8,000.

135TH ST.—Maximilian Weinstein, 507 5th av, has had plans prepared by Nathan Korn, 251 West 114th st, for alterations to the 5-sty tenement, 178 West 135th st.

HESTER ST.—Louis Goodman, 50 Church st, has completed plans for alterations to two 6-sty tenements, 54-56 Hester st, for the Estate of Rachel Gossett, 121 St. Nicholas av.

8TH AV.—Plans have been completed by W. B. Tubby, 81 Fulton st, for alterations to the 6-sty tenement, 485-7 8th av, for the Estate of Richard Smith Clark, 19 Liberty st. Cost, about \$6,800.

134TH ST.—Cohen & Felson, 329 4th av, have completed plans for alterations to the 5-sty tenement, 130 West 134th st, for Arthur M. Bullowa, 29 West 42d st. Cost, about \$18,000.

DIVISION ST.—Abraham H. Sarasohn, 200 West 113th st, has had plans prepared by Horenburger & Bardes, 122 Bowery, for alterations to the 5-sty tenement, 193 Division st.

PARK AV.—Robert T. Lyons, 119 West 40th st, has completed plans for a 12-sty apartment, 77x81 ft., at 951-955 Park av, for the Akron Building Co., 119 West 40th st. Cost, about \$225,000.

AUDUBON AV.—Plans have been completed by George F. Pelham, 30 East 42d st, for a 6-sty apartment, 49.9x80.10 ft., at the northeast corner of Audubon av and Croton st, for Isaac Weil, 204 West 110th st. Cost, about \$50,000.

CHURCHES.

138TH ST.—Ludlow & Peabody, 101 Park av, have been commissioned to prepare plans for a church in the south side of 138th st, between Lenox and 7th avs, for St. James' Presbyterian Church, care of the Church Extension Committee of Presbytery of N. Y., 156 5th av. Cost, about \$55,000.

STORES, OFFICES AND LOFTS.

WATTS ST.—Renwick, Aspinwall & Tucker, 320 5th av, have been commissioned to prepare plans for a 2-sty brick and stone store and loft building at 48-50 Watts st, for James E. Bergenzi, 58 Grand st, owner. Germania Roofing Co., 26 Sullivan st, is lessee.

53D ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for alterations to the residence 1 East 53d st, for business purposes. Barnet House, Inc., 10 West 40th st, lessee.

STORES, OFFICES AND LOFTS.

SUFFOLK ST.—The U. S. Government will improve the plot, 75x100 ft., 45 to 51 Suffolk st, with a new post office building. The property was acquired this week through the Charles F. Noyes Co.

Bronx.

SCHOOLS AND COLLEGES.

LONGWOOD AV.—The Board of Education contemplates the erection of a brick addition to P. S. 39, on Longwood av, Kelly and Beck sts, from plans by C. B. J. Snyder, 59th st and Park av. Cost, about \$285,000.

BROWN PL.—C. B. J. Snyder, 59th st and Park av, will soon start work on plans for a brick addition to P. S. 43, at Brown pl and 135th st, for the Board of Education, 59th st and Park av.

BRONX.—Bids were opened July 13 by the Board of Education for the general construction and for plumbing and drainage of additions to and alterations in P. S. 12. All bids laid over.

BRONX.—The Board of Education opened bids July 13 for additions, alterations and repairs to the electric equipment in P. S. 2, T. Frederick Jackson, Inc., low bidder at \$1,081; P. S. 10, \$1,496; Commercial Construction Co., for P. S. 27 at \$824; and Electrical Engineering Co. for P. S. 38, at \$690 and M. H. S. at \$315.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
17TH ST.—F. W. Eisenla, 16 Court st, has completed plans for a 4-sty tenement, 25x75 ft., in the north side of 17th st, 100 ft. east of 3d av, for the Carnician Realty Co., 30 Sherman st, owner and builder. Cost, about \$20,000.

NEW LOTS RD.—Morris Whinston, 459 Stone av, has completed plans for two 4-sty tenements at the northwest corner of New Lots rd and Hendrix st, for the Hadrian Realty Co., 674 Hendrix st, owner and builder. Cost, about \$75,000.

RALPH AV.—C. Infanger, 2634 Atlantic av, is preparing plans for six tenements with stores on the east side of Ralph av, 55 ft north of Sterling pl, for the Howard Investing Co., M. Seiderman, 1934 Prospect pl, president and builder. Cost, about \$43,000.

LIBERTY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 25x68 ft, on the south side of Liberty av, 160 ft east of Van Siclen av, for the H. & A. Construction Co., 156 Grafton st, owner and builder. Cost, about \$30,000. Also for two 4-sty apartments, 50x89 ft, at the southeast corner of Liberty and Van Siclen avs, for the same owners, to cost, about \$70,000.

WILLIAMS AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements 50x88 ft, on the east side of Williams av, 300 ft south of Dumont av, for Wallan & Hoffman, Inc., 653 Georgia av, owner and builder. Cost, about \$50,000.

13TH ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty tenements, 53x82 ft, in the east side of East 13th st, ft north of Caton av, for Miller-Bergs Realty Co., Isidore Bergs, president, 12210 Nostrand av, owner and builder. Cost, about \$100,000.

DUMONT AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x89 ft, at the northeast corner of Dumont av and Powell st, for the Stratmore Co., J. P. Slater, president, 156 Glenmore av. Cost, about \$50,000.

7TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 25x90 ft, at the southwest corner of 7th av and 53d st, for George Shumer, 1164 49th st, owner and builder. Cost, about \$20,000.

41ST ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 40x89 ft, in the north side of 41st st, 200 ft east of 9th av, for Pasquale De Rosa, 1260 59th st, owner and builder. Cost, about \$20,000.

EAY PARKWAY.—Wortmann & Braun, 114 East 28th st, Manhattan, have nearly completed plans for a 4-sty tenement, 50x100 ft., on the west side of Eay Parkway, 150 ft south of Benson av, for Samuel Brill, 126 Bay 13th st, owner and builder. Cost, about \$45,000.

CHURCH ST.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 4-sty tenement, 60x103 ft., on the south side of Church av, 216 ft. east of East 16th st, for John Farina, 226 19th st, owner and builder. Cost, about \$75,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on the north side of Division av, 264 ft. east of Bedford av, for the Keap Construction Co., to cost about \$50,000.

DWELLINGS.

NEW LOTS RD.—L. Danancher, Fulton st, Jamaica, has completed plans for two 2-sty brick residences, 20x55 ft., on the south side of New Lots rd, 40 ft. west of Berriman av, for Shirley S. Lloyd, 105 West 40th st, Manhattan. Cost, about \$10,000.

20TH AV.—Thomas Bennett, 52d st and 3d av, is preparing plans for a 2-sty brick residence and store, 22x42 ft., on the east side of 20th av, 70 ft. south of 86th st, for Mary F. Waldron, 720 Riverside dr, owner and builder. Cost, about \$4,500.

CHAUNCEY ST.—H. E. Funk, 1008 Gates av, has completed plans for a 2½-sty brick residence, 25x100 ft., at 282 Chauncey st, for Mr. and Mrs. Klein, 217 Patchen av.

AV J.—B. F. Hudson, 319 9th st, is preparing plans for two 3-sty brick residences, 20x55 ft., on the north side of Av J, 60 ft. east of 15th st., for Edward Neilson, builder, 368 East 11th st, owner and builder. Cost, about \$6,500.

SCHENECTADY AV.—Cohn Bros., 361 Stone av, are preparing plans for six 3-sty brick residences, 20x55 ft., at the northeast corner of Schenectady av and Eastern parkway, for Flynn & Katz, 216 Utica av, owners and builders. Cost, about \$5,000.

NOSTRAND AV.—The Kraslow Construction Co., 189 Montague st, owner and builder, contemplates the erection of eleven 3-sty brick residences, 21x55 ft., on the east side of Nostrand av, from Beverly rd to Canarsie lane, from plans by Cohn Bros., 361 Stone av. Cost, about \$4,500 each.

ESSEX ST.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for five 2-sty residences, 20x55 ft., in the north side of Essex st, 94 ft. south of Blake av, for the De Haven Building Co., N. Schmitman, president, 460 Snediker av, owner and builder. Cost, about \$4,500.

SCHOOLS AND COLLEGES.

12TH AV.—The Board of Education, Park av and 59th st, Thomas W. Churchill, president, contemplates the erection of a public school on the east side of 12th av, between 64th and 65th sts, from plans by C. B. J. Snyder, Park av and 59th st. Cost, about \$290,000.

Queens.**DWELLINGS.**

FLUSHING, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2½-sty brick and frame residence, 39x24 ft., on Jamaica av, near Parental School, for Theodore Elfein, Jamaica av. Cost, about \$7,500.

BAYSIDE, L. I.—The Hansen Building Co., Bell av, contemplates the erection of eight 2½-sty frame residences at 3d and 4th sts and Ashburton av, from plans by C. W. Ross, 47 West 34th st, Manhattan. Cost, about \$30,000.

RICHMOND HILL, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for seven 2-sty brick residences, 20x55 ft., at Garden and Ward sts, for George Koeppel, Vince st, owner and builder. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education July 13 for installing electric equipment in Flushing High School. N. Y. Construction Co. low bidder at \$26,668.

QUEENS.—The Board of Education opened bids July 13 for alterations, repairs, etc., at P. S. 20, Edw. E. Stapleton, low bidder at \$1,334, and for Jamaica High School, Wesley De Graff, at \$1,259.

Richmond.**HOSPITALS AND ASYLUMS.**

SEA VIEW, S. I.—The Municipal Art Commission has approved plans of Edward F. Stevens, 9 Park st, Boston, Mass., and Renwick, Aspinwall & Tucker, 320 5th av, Manhattan, and F. A. Wright, in charge, 110 East 23d st, Manhattan, associated architects, for twenty-two 2-sty pavilions for tuberculosis patients, 1-sty dining hall and kitchen building and 2-sty administration building, for the Department of Public Charities, Municipal Building, John A. Kingsbury, commissioner. Cost, about \$532,000.

Westchester.**APARTMENTS, FLATS AND TENEMENTS.**

YONKERS, N. Y.—James A. Watson, Reeves Building, has completed plans for a 4-sty apartment, 48x52 ft., at the corner of McLean & Cornell avs, for Patrick McGrath, 99 Morris st, owner and builder. Cost, about \$20,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Jackson, Rosencrans & Waterbury, 1328 Broadway, are preparing plans for a brick and marble residence at Beechmont for J. W. McAuliffe, 200 5th av, Manhattan.

WHITE PLAINS, N. Y.—Louis Petry, Depot Sq, White Plains, is preparing plans for a 2½-sty brick, hollow tile and stucco residence, 40x128 ft., at Prospect Park, for James Ullman, care of Sigmund Ullman & Co., Park av and 146th st, Manhattan. Bids will be taken on general contract by architect about July 24.

YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, has completed plans for a 2½-sty frame residence, 26x38 ft., at Yonkers and Grace avs, for Theo. R. Heinrichs, 175 Yonkers av, owner and builder. Cost, about \$6,500.

GEDNEY FARMS, N. Y.—W. S. Phillips, 103 Park av, Manhattan, has completed plans for a 2½-sty frame residence, 50x25 ft., for Miss M. Whitney, White Plains, N. Y., owner. Cost, about \$15,000.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for two 2½-sty frame and stucco residences, 34x43 ft., on Claremont av, between Lincoln and Primrose avs, for the Manor Building Co., care of architect. Cost, about \$7,000 each. Bids will be taken about Aug. 1.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty frame and stucco residence, 40x34 ft., at Lower Summit, for Dr. M. Caturani, care of architect. Cost, about \$9,000.

RYE BEACH, N. Y.—Louis Petry, Depot Sq., White Plains, has completed plans for a 1½-sty frame bungalow, 35x60 ft., for G. Albert Thompson, 3 Stewart pl and Depot sq, White Plains, owner and builder. Cost, about \$5,000.

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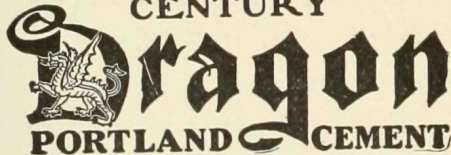
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Contemplated Construction—Brooklyn (Cont'd).

RYE, N. Y.—A tract of land containing eight acres, with large frontage on Grace Church st and Manuring av has been purchased by Harold Milliken. He intends to improve the property at once with a residence for his own occupancy.

STABLES AND GARAGES.

YONKERS, N. Y.—George Starin Cowles, 215 Woodworth av, has been commissioned to prepare plans for a stable in Alexander st, for the City of Yonkers, James T. Lennon, mayor; T. A. Brogan, clerk, City Hall.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Andrew Cisen, 1330 62d st, Brooklyn, has received the general contract to erect two 3-sty apartments, 42x98 ft., on the east side of Sheepshead Bay Road, 204 ft. north of Voorhies av, for John A. Knukel, 1665 Shore rd. Koch & Wagner, 26 Court st, architects. Cost, about \$25,000.

CHURCHES.

COLLEGE POINT, L. I.—A. P. Fries, College Point, has received the general contract to erect a 2½-sty frame chapel, 30x35 ft., at 13th st and 18th av for St. Paul's Episcopal Church, College Point, Rev. Mr. Mattram, pastor. Cost, about \$5,000. Harry T. Morris, this place, architect.

OSSINING, N. Y.—Michael Delfino, this place, has received the general contract to erect a fieldstone church, 36x72 ft., at Groton and Stone avs for the Ossining Gospel Assembly, owner. John C. Moore, Realty Building, White Plains, architect. Cost, about \$15,000.

RIDGEWOOD, L. I.—The Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect a 2½-sty brick church and parsonage, 60x100 ft., at the southeast corner of Catalpa and Buchman avs, for the Lutheran Church of the Covenant, on premises, Rev. J. H. Stelljes, pastor, 2409 Hughes av. Carl L. Otto, 45 Broadway, Manhattan, architect. Cost, about \$30,000.

DWELLINGS.

HARTSDALE, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame and stucco residence on Greenacres av for Dr. Albert R. Brown, 1328 Broadway, Manhattan. Chester A. Patterson, 262 Main st, New Rochelle, architect. Cost, about \$9,000.

ROSEDALE, L. I.—Charles Hoffman, 21 Avroyd av, Jamaica, has received the general contract to erect a 2½-sty hollow tile and stucco residence at Foster Meadow rd, near Ocean av, for John E. Minchen, care of architect, Hans Liebau, Fulton st, Jamaica. Cost, about \$6,000.

YONKERS, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 3-sty brick residence in Franklin st for the Sisters of the Most Holy Trinity, Rev. Father John Kunusek, pastor, 18 Franklin st. Stephen J. Kodak, 45 Warburton av, architect. Cost, about \$12,000.

DOUGLASTON, L. I.—The Efficient Construction Co., 1416 Broadway, Manhattan, has received the general contract to erect a 2½-sty frame residence, 30x39 ft., on the south side of Bay av, 237 ft. west of Main av, for Dwight Rockwell, Main av. N. McGlashan, 1123 Broadway, Manhattan, architect. Cost, about \$7,000.

CEDARHURST, L. I.—Peter Roche, John st, Far Rockaway, L. I., has received the general contract to erect a 2½-frame residence, 30x100 ft., for J. Howes Burton, this place, owner. Cross & Cross, 10 East 47th st, Manhattan, architects. Cost, about \$30,000.

BROOKLYN.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect a 3-sty residence and garage, 44x62 ft., at the southwest corner of Stuyvesant av and Decatur st for Otto Seidenberg, 17 Battery pl, Manhattan, owner. Kirby & Petit, 103 Park av, Manhattan, architects.

JERSEY CITY, N. J.—Herman Wurret, 50 Bidwell av, has received the general contract to erect two frame residences for George J. Macklin, care of general contractor. John Armstrong, 175 Duncan av, architect. Total cost, about \$7,000.

GARRISON, N. Y.—Gillies-Campbell Co., 101 Park av, Manhattan, has received the general contract to alter and make additions to the 2½-sty brick residence, 53x108 ft., and garage for Samuel Sloan, this place, owner. Cost, about \$75,000. James Gamble Rogers, 470 4th av, Manhattan, architect.

GREENWICH, CONN.—B. E. Schubert, Cos Cob, Greenwich, has received the general contract to erect a 2½-sty frame residence, 30x50 ft., at Rock Ridge Park, for George E. Lander, Jr., Greenwich. F. G. C. Smith, Smith Building, architect. Cost, between \$8,000 and \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have received the general contract to erect a storage building on Fresh Pond rd, for the Brooklyn Rapid Transit Company, 85 Clinton st, T. S. Williams, president.

BROOKLYN.—Joseph Kist, 938 Metropolitan av, has received the general contract to erect a 1 and 2-sty brick foundry, 50x200 ft., on the south side of Metropolitan av, 147 ft. east of Olive st, for the Metropolitan Iron Foundry, Thomas Halloran, president, on premises. E. J. Meisinger, 394 Graham av, architect. Cost, about \$25,000.

HALLS AND CLUBS.

NORTH PLAINFIELD, N. J.—Stahl & Kenny, 71 Pearl st, Plainfield, have received the general contract to erect a 2½-sty frame lodge building at Washington Rock Park for an association, care of P. H. Stewart, president,

Washington Rock Park, North Plainfield, Wilder & White, 50 Church st, Manhattan, architects. George S. Drew, State House, Trenton, N. J., state architect.

BROOKLYN.—Gillies, Campbell Co., 101 Park av, Manhattan, have received the contract for alterations to the building and new auditorium of the Apollo Club, 41-43 Greene av, from plans by Ludlow & Peabody, 101 Park av, Manhattan.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Henry M. Doremus & Co., 36 Orange st, have received the general contract to erect a 4-sty addition to the hospital, 50x50 ft., in 10th st, adjoining the present building for the Women's & Children's Hospital, Central av, owner. F. F. Ward, 203 Broadway, Manhattan, architect. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Isaac A. Hopper, Inc., 110 West 40th st, have received the contract to erect the John Hus Bohemian Church House at 347-351 East 74th st, from plans by Ludlow & Peabody, 101 Park av.

NORTH BABYLON, L. I.—A. H. Clace, this place, has received the general contract, and Alley Bros., Deer Park av, the heating and ventilating for the 1-sty frame school, 30x40 ft., to be erected in District 3 for the Board of Education of Babylon. Lewis Inglee, Broadway, Amityville, architect. Cost, about \$6,000.

FARMINGDALE, L. I. (sub.)—Mack & Mack, 16 Baufoort av, Jamaica, L. I., have received the contract for the electric wiring for the 2-sty stucco horticulture building for the Board of Trustees of New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, in charge. Lewis F. Pilcher, Capitol, Albany, State architect. Rufus Brown, Inc., 350 Fulton st, Brooklyn, general contractor. Cost, about \$4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the contract for alterations to the building at the southwest corner of Greenwich and Harrison sts, from plans by V. Hugo Koehler. Cost, about \$5,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has received the general contract for the erection of a 10-sty factory at 163 Front st, near Fletcher st, for the L. E. Waterman Company, from plans by Ludlow & Peabody, 101 Park av, architects. Work will be undertaken at once.

MANHATTAN.—The general contract has been awarded to Jennings & Welstead, 227 West 50th st, for the 3-sty store and office building at 964 Madison av for the Tailor Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about \$40,000.

MANHATTAN (sub.)—Cathcart & Meagher, 7 West 42d st, have received the plastering contract and Barker Painting Co., 355 West 26th st, the painting work for the 2-10-sty store and office building at the southwest corner of 5th av and 37th st, for Robert W. Goeltz, 9 West 17th st. Mark Cross Co., 210 5th av, lessee. Warren & Wetmore, 70 East 45th st, architects. George A. Fuller Co., 111 Broadway, general contractor.

MISCELLANEOUS.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect a 1-sty brick shop at 123d-124th sts and Amsterdam av, 200 ft. north of 123d st, for the Standard Gas Light Co., 130 East 15th st, W. Greeley Hoyt, president. William C. Morris, care of owner, architect.

BROOKLYN.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has received the general contract to erect a 1-sty and basement brick sub-station, 50x100 ft., at 64th st and 4th av, for the N. Y. Municipal Railway Corp., 85 Clinton st. Cost, about \$40,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SEAMAN AV, 50 w of 207th st, two 5-sty brick apartments, 55x87; cost, \$55,000 each; owner, Seaman Constn. Corporation, president, Gaetano Gelardi, 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 243.

SHERMAN AV and Academy st, n e cor, 5-sty brick apartment, 100x90; cost, \$100,000; owner, Jacob Ruppert Realty Corporation, Jacob Ruppert, president, 90th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 244.

5TH AV, 1066-67, 12-sty brick fireproof apartment house, 50x83; cost, \$260,000; owner, 1067 5th Av. Co., Inc., Bainbridge P. Clark, president, 45 Cedar st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 248.

170TH ST, 513 West, n s cor Audubon av, two 6-sty brick tenements, 65x90; cost, \$120,000; owner, F. M. & S. Corporation, Aaron Goodman, Pres., 117 West 119th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 251.

54TH ST, 100-108 East, s e cor Park av, 12-sty brick fireproof apartment house, 114x90; cost, \$350,000; owner, Horatio Realty Co., Inc, Samuel A. Herzog, Pres., 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 252.

HALLS AND CLUBS.

135TH ST, East, s s, 20 w Madison av, 1-sty brick store and dance hall, 176x88; cost, \$25,000; owner, Jas. Everard Estate, care Farmers' Loan & Trust Co., Edwin F. Marston, president, 22 William st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 247.

STABLES, STORAGE AND DWELLINGS: 95TH ST & 1ST AV, s e cor, 2-sty brick stable, storage and dwelling, 100x103; cost, \$15,000; owner, Wm. F. Cunningham, 438 East 91st st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 253.

STORES, OFFICES AND LOFTS.

MADISON AV and 28th st, n e cor, 16-sty brick fireproof store and loft building, 98x150;

cost, \$350,000; owner, Robt. W. Goelet, 9 West 17th st.; architects, Warren & Wetmore, 16 East 17th st. Plan No. 146.

CLINTON ST, 133, 7-sty brick loft and stable, 25x95; cost, \$25,000; owner, Dorothy Sokolski, 354 Grand st.; architect, Jacob Fisher, 25 Av A. Plan No. 249.

48TH ST, 17 East, 8-sty brick fireproof store, office and loft building, 25x84; cost, \$40,000; owner, Rosa L. Barzaghi, 130 West 77th st.; architect, D. C. Newman Colliers, 29 Broadway. Plan No. 250.

MISCELLANEOUS.

25TH ST, n e cor, and 13th av, 1-sty frame platform, 14x160; cost, \$1,800; owner, Real Estate & Improvement Co. of Baltimore City, Baltimore, Md.; architect, Herman W. Orde-man, Port Richmond, S. I. Plan No. 245.

Bronx.

DWELLINGS.

HILL AV, e s, 250 n Strang av, 2-sty frame dwelling, 20.6x30; shingle roof; cost, \$2,000; owner, John Aagman, 3957 Amundson av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 350.

LELAND AV, e s, 300 n Lacombe av, 1-sty frame dwelling, 25x30, tin roof; cost, \$1,500; owner, Annie Moccia, 362 East 152d st; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 351.

CASTLE HILL AV, w s, 77.81 s Parker st, 2-sty brick dwelling, tin roof, 23x47; cost, \$5,000; owner, Alex Berman, 282 South 4th st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 355.

225TH ST, n s, 146.8 e Bronxwood av, 3-sty brick dwelling, tin roof, 25x61.6; cost, \$15,000; owner, Mary Gerbin, 1226 St. Nicholas av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 360.

231ST ST, s s, 105 w Laconia av, 2-sty frame dwelling, tin roof, 20x35; cost, \$3,500; owner, Thos. Gilday, 484 East 141st st; architect, Carl P. Johnson, 30 East 42d st. Plan No. 358.

WATERBURY AV, s s, 50.10 e Wilcox av, 1-sty brick dwelling, tin roof, 20x34.6; cost, \$3,000; owner, Jos. Wendt, 134 Prospect av; architect, B. Ebeling, 135 Westchester sq. Plan No. 361.

WEBSTER AV, w s, 353.6 n 236th st, 2½-sty frame dwelling, shingle roof, 20x29; cost, \$3,100; owner, Mary A. Willinbuesher, 4304 Webster av; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 363.

FACTORIES AND WAREHOUSES.

CABOT ST, e s, 550 s Eastern blvd, 1-sty brick storage, 42.9x37.6, galvanized iron roof; cost, \$1,200; owners, Rock Plaster Mfg. Co., 381 4th av; architects, Turner Constn. Co., 11 Broadway. Plan No. 353.

SCHOOLS AND COLLEGES.

INTERVALE AV, w s, from Chisholm st to Freeman st, 5-sty brick school, tile roof, 200x94; cost, \$320,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 357.

STABLES AND GARAGES.

188TH ST, s e cor Concourse, 2-sty brick garage, slag roof, 91.8x87.11; cost, \$15,000; owner, John M. Ireland, 2505 Creston av; architect, M. J. Garvin, 3307 3d av. Plan No. 354.

WATERBURY AV, n s, 15 w Vreeland av, 2-sty brick stable, asbestos roof, 42.10x32; cost, \$5,000; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 364.

STORES AND DWELLINGS.

WALKER AV, s e cor Commonwealth av, 2-sty frame store and dwelling, tin roof, 19.6x20; cost, \$3,000; owner, John Wholey, 5673 Broadway; architect, B. Ebeling, 135 Westchester sq. Plan No. 362.

STORES AND TENEMENTS.

176TH ST, n e cor Crotona pkway, 5-sty brick store and tenement, 58.10x83.3, slag roof; cost, \$65,000; owners, S. & O Constn. Co., Barnett Saltz, 574 St. Nicholas av, president; architect, Chas. B. Meyers, 1 Union sq. Plan No. 352.

166TH ST, n w cor Findlay av, eight 5-sty brick tenements, 34x90, 38x68, slag roof; cost, \$255,000; owners, Tully Bldg. Co., John J. Tully, 391 East 149th st, president; architects, Kreyborg Architectural Co., 1029 East 163d st. Plan No. 348.

INTERVALE AV, w s, 71.26 s 167th st, 5-sty brick tenement, plastic slate roof, 30x74.4; cost, \$25,000; owner, I. & H. Const. Corp., Janette A. Bravy, 254A Saratoga av, Brooklyn, Pres.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 356.

BROOK AV, s w cor 169th st, two 5-sty brick tenements, plastic slate roof, 42x88, 40x90; cost, \$95,000; owner, Benj. Benenson, 407 East 153d st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 359.

MISCELLANEOUS.

VERNON PKWAY, w s, 150 s Baychester av, 1-sty frame office and storehouse, 24x24; cost, \$400; owner, Louis Hansen, on premises; architect, Geo. Carlson, Lincoln Heights, Yonkers, N. Y. Plan No. 349.

WATERBURY AV, n s, 15 w Vreeland av, 1-sty brick tank house, slag roof, 31x50; cost, \$1,000; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 365.

WATERBURY AV, n s, 57 w Vreeland av, 1-sty brick pump house, asbestos roof, 12x16; cost, \$450; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 366.

WATERBURY AV, n s, 107.10 w Vreeland av, 1-sty brick shed, galvanized iron roof, 40x22; cost, \$500; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 367.

WATERBURY AV, n s, 107 w Vreeland av, 1-sty brick shed, corrugated iron roof, 35x20; cost, \$350; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 368.

WATERBURY AV, n s, 127.10 w Vreeland av, 1-sty brick can house, asbestos roof, 35.6x40.6; cost, \$4,650; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 369.

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Brooklyn.

DWELLINGS.
 WARWICK ST, e s, 150 n Livonia av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$9,000; owner, Warwick Impt. Co., 635 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4737.
 WARWICK ST, e s, 190 n Livonia av, 2-sty brick dwelling, 17x42, slag roof, 2 families; cost, \$3,500; owner, Warwick Impt Co., 635 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4738.
 EAST 35TH ST, e s, 147.6 s Av G, two 2-sty frame dwellings, 18x55, — roof, 2 families each; total cost, \$7,000; owner Daniel Laur, 800 East 21st st; architect, B. Driesler, 153 Remsen st. Plan No. 4744.
 AV L, between East 36th and East 37th sts, ten 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, \$35,000; owner, Daniel Laur, 800 East 21st st; architect, B. Driesler, 153 Remsen st. Plan No. 4751.
 CARROLL ST, n s, 166 w Albany av, seven 2-sty brick dwellings, 22x65, gravel roof, 2 families each; total cost, \$49,000; owner, Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 4818.
 E 19TH ST, w s, 226 s Av J, 2-sty frame dwelling, 27x29.9, shingle roof, 1 family; cost, \$5,000; owners, D. & W. Constn. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 4796.
 W 23D ST, w s, 63.6 s Railroad av, six 1-sty frame dwellings, 12x27, — roof, 1 family each; total cost, \$3,000; owner, Vincent P. Donohue, 1010 East 3d st; architect, E. E. Soderstrom, 1142 East 37th st. Plan No. 4792.
 W 23D ST, w s, 340 s Surf av, 2-sty frame dwelling, 24.8x32, shingle roof, 1 family; cost, \$8,000; owner, N. Y. Children's Aid Society, 105 East 22d st, N. Y.; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 4795.
 E 24TH ST, e s, 250 s Av K, 2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$3,000; owner, Kate C. Roberts, Hempstead, L. I.; architect, B. F. Hudson, 319 9th st. Plan No. 4797.
 SEA PL, n s, 47 w West 32d st, two 1-sty frame dwellings, 12x34, shingle roof, 1 family each; total cost, \$1,400; owner, Wm. J. Hunter, West 32d st and Sea pl; architect, Wm. Richter, 441 18th av. Plan No. 4840.
 69TH ST, s s, 204.10 e 17th av, two 2-sty frame dwellings, 17x51, shingle roof, 1 family each; total cost, \$7,000; owner, Mary Callahan, 1725 70th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4858.
 WARWICK ST, w s, 125 s Pitkin av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, \$3,500; owner, Mrs. Ray Feldman, 2158 Atlantic av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4896.
 WARWICK ST, w s, 150 s Pitkin av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, \$3,500; owner, Solomon Agress, 509 Barbey st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4895.
 HEGEMAN AV, n s, 20 w Snediker av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$12,000; owners, Pentz & Rosenstein, 428 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4857.
 RUTLAND RD, s s, 180 w Kingston av, two 1-sty brick stable and dwellings, 26x26, gravel roof, 1 family each; total cost, \$2,300; owner, Frances Cuicco, 189 Prospect st; architect Pasquale Gagliardi, 239 Navy st. Plan No. 4837.
 EAST 10TH ST, w s, 220 n Av I, two 2-sty frame dwellings, 18x40, shingle roof, 1 family each; total cost, \$8,000; owner, G. M. Craiger Co., 2801 Av F; architect, A. White Pierce, 59 Court st. Plan No. 4777.
 EAST 15TH ST, w s, 420 n Av I, two 2-sty brick dwellings, 20x34, slag roof, 2 families each; total cost, \$8,000; owner, Soloff Const. Co., 158 East 8th st; architect, M. A. Cantor, 39 West 28th st, Manhattan. Plan No. 4781.
 55TH ST, s s, 60 w 14th av, two 2-sty frame dwellings, 26x36, shingle roof, 1 family each; total cost, \$5,000; owner, St. Judas P. E. Church, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 4778.
 13TH AV, n e cor 38th st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, \$7,500; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4766.
 13TH AV, e s, 120 n 38th st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, \$7,500; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4768.
 BUCKINGHAM RD, e s, 250 n Albemarle rd, 2-sty frame dwelling, 42.2x35.2, shingle roof, 1 family; cost, \$8,500; owner, John A. Davison, 185 Montague st; architects, S. Lee & Bryson, 154 Montague st. Plan No. 4865.
 DUMONT AV, n s, 20 w Railroad av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$2,500; owner, Salvatore Mauro, 174 Chester st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4861.
 NEWKIRK AV, n w cor East 13th st, 2-sty frame dwelling, 24x24, — roof, 1 family; cost, \$3,000; owner, John McLean, on premises; architect, Benj. Driesler, 153 Remson st. Plan No. 4868.
FACTORIES AND WAREHOUSES.
 FROST ST, 55, 1-sty brick shop, 50x50, gravel roof; cost, \$2,000; owner, Jas. Arnone, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 4856.
HOSPITALS AND ASYLUMS.
 DE KALB AV, n e cor Raymond st, 4-sty brick bakery, 37.8x276.1, slag roof; cost, \$225,000; owner, Brooklyn Hospital, 26 Broadway, Manhattan; architects, Lord, Hewlett & Tallant, 345 5th av, Manhattan. Plan No. 4906.

STABLES AND GARAGES.

W 9TH ST, n s, 143.6 e Columbia st, 1-sty frame stable, 30x96, gravel roof; cost, \$1,000; owner, John Muldoon, 364 Union st; architect, W. J. Conway, 400 Union st. Plan No. 4826.
 EAST 18TH ST, w s, 135 s Newkirk av, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner, A. H. Strong, on premises; architect, A. R. Strong, on premises. Plan No. 4917.
 BLAKE AV, n e cor Jerome st, 1-sty brick garage, 16x16, gravel roof; cost, \$500; owner, Louis Wiland, M.D., 509 Schenck av; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4925.
 NOSTRAND AV, 1127, 1-sty brick garage, 24x20, iron roof; cost, \$1,000; owner, Rose Sickler, on premises; architect, Raphael Caporale, 1929 63d st. Plan No. 4824.
 VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 40x20, iron roof; cost, \$850; owner, Rudolph Reimer, Jr., 2814 Atlantic av; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 4848.
 LOTT ST, w s, 220 s Beverly rd, 1-sty brick garage, 37x37, slag roof; cost, \$5,000; owner, Robt. Johnston, 2456 Bedford av; architect, John F. McKenna, 83 Murray la. Plan No. 4815.
 W 9TH ST, n s, 143.6 e Columbia st, 2-sty brick stable and dwelling, 40x100, slag roof, 2 families; cost, \$9,000; owner, Porfirio Moriello, 11 West 9th st; architect, John Burke, 22 Tompkins pl. Plan No. 4805.
 E 19TH ST, e s, 140 n Av J, 1-sty frame garage, 12x20, shingle roof; cost, \$500; owner, Acutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 4804.
 E 19TH ST, w s, 140 s Av J, 1-sty frame garage, 13x18, shingle roof; cost, \$250; owners, D. & W. Constn. Co., 1410 Av J; architect A. E. Dietrich, 1410 Av J. Plan No. 4801.
 OCEAN AV, 950, 1-sty frame garage, 23x37, shingle roof; cost, \$1,200; owner, Arthur A. Jones, premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4811.
STORES AND DWELLINGS.
 AV J, n s, 60 w East 15th st, two 3-sty brick store and dwelling, 20x55, gravel roof, 2 families each; total cost, \$12,000; owner, Edw. S. Nielson, 36 East 11th st; architect, B. F. Hudson, 319 9th st. Plan No. 4798.
 SHEEPSHEAD BAY RD, e s, 204.9 n Voorhees av, two 3-sty brick stores and dwellings, 42.10x98, — roof, 2 families each; total cost, \$20,000; owner, Helen E. Kunkel, 1665 Shore rd; architect, C. C. Wagner, 422 54th st. Plan No. 4743.
 DEAN ST, n e cor Bond st, 2-sty brick store and dwelling, 20x44, tin roof, 1 family; cost, \$3,000; owner, Robert T. Downing, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4853.
 LIBERTY AV, s e cor Sheridan av, 1-sty frame store and dwelling, 25.8x55, slag roof, 2 families; cost, \$1,200; owner, Perfect Constn. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 4850.
 LIBERTY AV, s s, 28.5 e Sheridan av, 1-sty frame store and dwelling, 26x55, slag roof, 2 families; cost, \$1,200; owner, Perfect Constn. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 4849.
 13TH AV, e s, 20 n 38th st, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$25,000; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4767.
 CANARSIE LA, n e cor Nostrand av, 4-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, \$7,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4889.
 BEVERLY RD, s e cor Nostrand av, 4-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, \$7,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4887.
 NOSTRAND AV, e s, 19 s Beverly rd, eight 4-sty brick store and dwellings, 19x55, gravel roof, 2 families each; total cost, \$24,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4888.
STORES, OFFICES AND LOFTS.
 LINDEN AV, s s, 272.5 e Flatbush av, 3-sty brick office and dwelling, 19.10x85, tin roof, 2 families; cost, \$9,000; owner, Linden Av. Co., 854 Flatbush av; architects, S. Lee & Bryson, 154 Montague st. Plan No. 4839.
 86TH ST, s s, 410.6 e Sea Beach R. R., 1-sty frame store, 13x20, gravel roof; cost, \$500; owner, Sevulano Coreall, on premises; architect, Doni Salvati, 525 Grand st. Plan No. 4789.
STORES AND TENEMENTS.
 HINSDALE ST, e s, 50 n Livonia av, two 4-sty brick tenements, 50x88.6, slag roof, 23 families each; total cost, \$50,000; owner, Hinsdale Bldg. Co., 593 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4758.
 SACKMAN ST, e s, 100 n Livonia av, two 4-sty brick tenements, 50x88.6, slag roof, 23 families each; total cost, \$50,000; owner, Max Leibler, 150 Hinsdale st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4759.
 OSBORN ST, n e cor Riverdale av, 4-sty brick tenement, 30x90, slag roof, 14 families; cost, \$20,000; owner, Saml. Koeppl, 330 Utica av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4819.
 MILLER AV, e s, 100 s Pitkin av, two 4-sty brick tenements, 50x84, slag roof, 20 families each; total cost, \$50,000; owner, Dewey Realty Co., 2036 Douglass st; architect, S. Millman, 1780 Pitkin av. Plan No. 4761.
THEATRES.
 KNICKERBOCKER AV, s e cor Halsey st, 2-sty theatre, 88x100, concrete roof; cost, \$18,000; owner, Jas. H. Ward, 157 Remsen st; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 4810.
MISCELLANEOUS.
 GRAFTON ST, w s, 350 n Sutter av, 1-sty brick bakery, 50x53.7, slag roof; cost, \$5,000; owner, Bakery Builders, 175 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4762.

FRANKLIN ST, e s, 87.15 n Meserole av, 1-sty frame shed, 29.4x74, gravel roof; cost, \$1,000; owner, W. H. Avery, 18 Franklin st; architect, Christian Bauer, 651 Leonard st. Plan No. 4883.

LOMBARDY ST, n s, 211.10 e Kingsland av, 1-sty frame shed, 13x38, — roof; cost, \$300; owner, Max Truns, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 4876.

DEKALB AV, n e cor Raymond st, 4-sty brick powerhouse, 78.4x122.2, slag roof; cost, \$130,000; owner, Brooklyn Hospital, 26 Bway, Manhattan; architects, Lord, Hewlett & Talant, 345 5th av, New York. Plan No. 4905.

Queens.

CHURCHES.

FLUSHING.—Murray st, w s, 61 s Sandford av, 2-sty brick church, 37x17, slag roof, steam heat; cost, \$12,000; owner, 1st Church, Christian Scientist, Flushing; architect, A. Wallace McCrea, 23 East 15th st, Manhattan. Plan No. 2343.

CORONA.—Home st, n s, 100 e Corona av, 2-sty frame Synagogue, 23x65, slag roof; cost, \$4,500; owner, Cong. Independent of Isreal, 136 Home st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2330.

DWELLINGS.

FLUSHING.—27th st, e s, 160 s Norwood av, 2-sty frame dwelling, 18x20, tin roof, 1 family; cost, \$1,200; owner and architect, Yale Land Co., 110 West 34th st, Manhattan. Plan No. 2345.

MIDDLE VILLAGE.—Fulton av, e s, 300 n Market st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,000; owner, Jos Kurlander, 45 Main av, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2346.

MIDDLE VILLAGE.—Griffith av, e s, 100 n Wayne st, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton st, Middle Village. Plan No. 2347.

MIDDLE VILLAGE.—Wayne st, n e cor Griffith av, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2348.

MIDDLE VILLAGE.—Wayne st, n s, 25 e Griffith av, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 2349.

WOODHAVEN.—Woodhaven av, e s, 74 s Kimball av, 2 1/2-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, \$2,600; owner, H. F. McAfee, 110 Forball av, Brooklyn; architect, G. Sternberg, 3739 Syosset st, Woodhaven. Plan No. 2352.

BEECHURST.—28th st, s s, 120 e 14th av, 2-sty frame dwelling, 22x30, single roof, 1 family, steam heat; cost, \$3,000; owner and architect, H. Anderson, Bayside. Plan No. 2301.

COLLEGE POINT.—21st st, e s, 111 s 5th av, 2-sty frame dwelling, 20x42, shingle roof, 1 family; cost, \$3,200; owner, Mrs. Hattie Franklin, 907 East 175th st, Manhattan; architect, F. O. H. Funky, 46 North Murray st, Flushing. Plan No. 2308.

CORONA.—Buena Vista st, s s, 150 w Myrtle av, 1-sty brick dwelling, 25x30, slag roof, 1 family; cost, \$1,500; owner, N. Ramanelli, 89 Myrtle av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2331.

ELMHURST.—Ivy st, n s, 298 w Chicago av, two 2-sty frame dwellings, 21x38, tin roof, 2 families; cost, \$8,538; owner, Ruth A. Smith, care architect; architect, W. B. Gardner, 110 Miller av, Brooklyn. Plan No. 2317.

FAR ROCKAWAY.—McNeil av, w s, 61 n Morrell pl, 2-sty frame dwelling, 34x38, shingle roof, 1 family, steam heat; cost, \$4,500; owner S. J. Ellsworth, Far Rockaway; architect, Robert Davis, Far Rockaway. Plan No. 2307.

FOREST HILLS.—Exeter st, n e s, 160 s e Tennis pl, 2 1/2-sty tile dwelling, 29x34, tile roof, 1 family, water heat; cost, \$7,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2335.

FOREST HILLS.—Puritan st, n w s, 50 s w Seasonwood rd, 2 1/2-sty tile dwelling, 34x30, tile roof, 1 family, steam heat; cost, \$8,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2336.

JAMAICA.—Desmond av, e s, 280 s Ayling av, 2-sty frame dwelling, 22x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. Emma Wooley, Puntine st, Jamaica; architect, Wm. Young, 12 Dora av, Jamaica. Plan No. 2332.

JAMAICA.—Jeffrey av, e s, 236 n Hillside av, 2 1/2-sty frame dwelling, 25x46, shingle roof, 1 family, water heat; cost, \$5,000; owner, Chas. Ebert, 108 Wyckoff av, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2327.

MASPETH.—Clinton av, s s, 245 e Clermont av, 2-sty frame dwelling, 25x20, shingle roof, 1 family; cost, \$1,800; owner Paul Keryc, Willow av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2315.

OZONE PARK.—Brazil st, n s, 305 e Freedom st, 2 1/2-sty frame dwelling, 17x28, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Jacob Hessler, 69 Nicholas av, Ozone Park; architect, R. T. Schaeffer, 1526 Flatbush av, Brooklyn. Plan No. 2316.

RICHMOND HILL.—Lexington st, s s, 50 w Chestnut st, two 2-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Lewis Gotthelf Constn. Co., 2377 Lexington st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2296-97.

SOUTH OZONE PARK.—Brinkmeyer av, e s, 1,000 s Rockaway rd, two 2 1/2-sty frame dwellings, 16x38, shingle roof, 1 family; cost, \$3,200; owner and architect, B. Olsen, South Ozone Park. Plan No. 2313.

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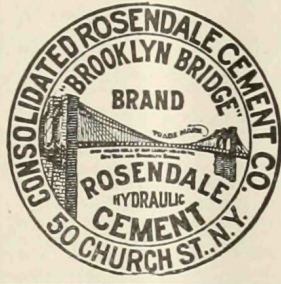


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Plans Filed, New Buildings, Queens (Continued)

SOUTH OZONE PARK.—Brinkmeyer av, w s, 64 s Alquin av, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$2,000; owner and architect, Ole Emerson, 71 Brinkmeyer av, South Ozone Park. Plan No. 2318.

WOODHAVEN.—Ocean view av, w s, 907 n Jamaica av, three 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2298-99-2300.

WOODHAVEN.—Napier av, w s, 137 n University pl, 2-sty frame dwelling, 19x41, shingle roof, 1 family; cost, \$2,500; owner, Jos. Carney, care Architect Henry Ludermann, 333 Chestnut st, Woodhaven. Plan No. 2325.

WOODHAVEN.—Dennington av, w s, 40 n Ferris st, 2 1/2-sty frame dwelling, 24x31, shingle roof, 1 family, water heat; cost, \$3,500; owner, Gustave Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2324.

WOODHAVEN.—Dennington av, n w cor Ferris st, 2 1/2-sty frame dwelling, 24x31, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Jacob Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2323.

ELMHURST HEIGHTS.—Lenox av, w s, 320 n Port pl, 2 1/2-sty frame dwelling, 20x34, shingle room, 1 family, steam heat; cost, \$3,000; owners, Candberg & Ossesky, 17 West 60th st, Manhattan; architect, C. Gabele, 114 Maurice av, Elmhurst. Plan No. 2362.

ELMHURST.—Acorn st, n s, 200 e Van Dine st, four 2 1/2-sty frame dwellings, 21x54, tin roof, 2 families; cost, \$14,800; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2355-56-57-58.

FOREST HILLS.—Tennis pl, s s, 260 s e Exeter st, 2 1/2-sty tile dwelling, 30x31, tile roof, 1 family, steam heat; cost, \$8,500; owner, Sage Foundation Homes Co., Forest Hills; architect, owner. Plan No. 2353.

FOREST HILLS.—Jewel st, n s, 225 n Seminole av, 2-sty frame dwelling, 34x24, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2359.

JAMAICA.—Brown av, e s, 125 n State st, 2-sty frame dwelling, 17x36, shingle roof; cost, \$1,400; owner, Anthony Farrecca, Catherine st, Jamaica; architect, Constant Varrine, 58 Washington st, Jamaica. Plan No. 2361.

FACTORIES AND WAREHOUSES. L. I. CITY.—Webster av, n e cor 7th av, 2-sty brick carpet factory, 200x138, slag roof; cost, \$80,000; owner Anna S. Anabel, Morris-town, N. J.; architect, Henry J. Horwitz, 290 Broadway, Manhattan. Plan No. 2310.

LONG ISLAND CITY.—Jackson av, cor Honeyville st, 8-sty brick factory, 300x200, slag roof; cost, \$650,000; owner, Ford Motor Co., Detroit, Mich.; architect, John Graham, Detroit, Mich. Plan No. 2360.

STABLES AND GARAGES. ARVERNE.—Remington av, 118, 1-sty frame garage, 18x18, shingle roof; cost, \$90; owner, L. Druckerman, premises. Plan No. 2303.

JAMAICA.—Jeffrey av, e s, 236 n Hillside av, 1 1/2-sty frame stable, 34x18, slag roof; cost, \$1,450; owner, Chas. Ebert, 108 Wyckoff av, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2326.

LAUREL HILL.—Washington av, w s, 100 s Shell rd, 1-sty frame garage, 17x15, tin roof; cost, \$150; owner, L. Wagner, premises. Plan No. 2314.

L. I. CITY.—Broadway, s s, 50 e 7th av, 1-sty frame stable, 25x13, tin roof; cost, \$100; owner, Mrs. J. Kemerer, 456 Broadway, L. I. City; architect, J. M. Grady, 265 8th av, L. I. City. Plan No. 2306.

WOODHAVEN.—Oveanview av, n w cor Ful-ton st, 1-sty steel garage, 17x17, steel roof; cost, \$400; owner, F. P. Nichols, premises. Plan No. 2339.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Repairs to 12" Water Main Under River at the Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, July 27th, 1914, when they will be opened and read publicly. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made shall be required to furnish surety company bid in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, in accordance with the terms of specification No. 2003. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated Albany, N. Y., July 6th, 1914. J. H. B. HANIFY, Secretary, State Hospital Commission.

RAMBLERSVILLE.—Hawtree av, s e cor Grimm av, 1-sty brick garage, 12x20, slag roof; cost, \$350; owner, J. J. Riccardo, 1160 Halsey st, Brooklyn. Plan No. 2333.

WOODHAVEN.—Dennington st, n w cor Ferris st, 1-sty frame garage, 19x12, slag roof; cost, \$200; owner, Jacob Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2322.

STORES AND TENEMENTS.

L. I. CITY.—Taylor st, s s, 200 w Van Alst av, 3-sty brick tenement, 25x80, slag roof, 6 families; cost, \$8,000; owner, Chas. Felke, 507 Euclid av, Brooklyn; architect, Louis Danan-cher, 375 Fulton st, Jamaica. Plan No. 2344.

RIDGEWOOD.—Madison st, s s, 818 e Fresh Pond rd, four 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$40,000; owner, Chas. Groesch, 2570 Hughes st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2321.

MISCELLANEOUS.

BAYSIDE.—Titus av, w s, 200 s Braddish av, frame coop, 18x12, paper roof; cost, \$125; owner, W. T. Taluma, premises. Plan No. 2351.

COLLEGE POINT.—5th av, s s, 250 w 10th st, 1-sty frame shed, 40x24, slag roof; cost, \$300; owners, Kraemer Bros., premises. Plan No. 2350.

GLENDALE.—Myrtle av, n s, 775 w Woodbine st, cesspool for dwelling; cost, \$85; owner, J. Bense, premises. Plan No. 2340.

MIDDLE VILLAGE.—Firth av, e s, opposite Catherine st, 1-sty frame shed, 15x36, gravel roof; cost, \$215; owner, J. Baumann, premises. Plan No. 2338.

COLLEGE POINT.—3d av, s e cor 3d st, metal tank; cost, \$1,000; owner, U. S. Metal Product Co., premises. Plan No. 2311.

ELMHURST.—Maurice av, n w cor Chicago av, 1-sty frame office, 16x34, slag roof; cost, \$150; owner, J. Gleason, premises. Plan No. 2312.

FAR ROCKAWAY.—Grandview av, n s, 200 e Rue De St Felix, temporary observatory, 18x8; cost, \$250; owner U. S. Coast and Geological Survey, Far Rockaway. Plan No. 2329.

L. I. CITY.—Blackwell st, foot of, steel tower, 8x25; cost, \$150; owner, Astoria Veneer Co., premises. Plan No. 2334.

L. I. CITY.—Boulevard, s w cor Webster av, 1-sty frame shed, 15x35, tin roof; cost, \$350; owner, V. Tortora, premises. Plan No. 2309.

NORTH BEACH.—Beach st, e s, 125 s Jackson av, fence, 325x8; cost, \$200; owners, Rae Bros., premises. Plan No. 2305.

RAMBLERSVILLE.—Hawtree Creek, e s, 65 n Brook rd, 1-sty frame barn, 8x12; cost, \$75; owner, W. M. Pierce, premises. Plan No. 2304.

ROCKAWAY PARK.—Beach 110th st, e s, 200 n Triton av, 1-sty frame isolation ward, 30x16, shingle roof; cost, \$500; owner, Sanitarium for Hebrew Children, premises; architects, L. Rouse and Goldstone, 38 West 32d st, Manhattan. Plan No. 2320.

SOUTH OZONE PARK.—Leahy av, e s, 100 n Attley av, 1-sty frame barn, 12x16; gravel roof; cost, \$150; owner, M. Gunther, premises. Plan No. 2319.

RICHMOND HILL.—Hillside av, s s, 50 w Cottage av, 1-sty frame shed, 7x8, tin roof; cost, \$50; owner, C. Hansen, premises. Plan No. 2354.

Richmond.

DWELLINGS.

GROVE PL, w s, 127 s Hatfield av, Port Richmond, 2 1/2-sty frame dwelling, 19x41; cost, \$2,800; owner, Jeanette Clark, Port Richmond; architect and builder, J. A. B. Larsen, Port Richmond. Plan No. 619.

NORTHCOLTE PL, n s, 200 w Richmond rd, Stapleton, 2-sty frame dwelling, 22x24; cost, \$1,800; owner and builder, H. H. Pasewark, Stapleton. Plan No. 605.

3D ST, s s, 66 e Fairview av, New Brighton, five 2-sty frame dwellings, 22x22; total cost, \$9,000; owner, Mary O. Phillips, New Brighton; architect and builder, John J. McHenry, New Brighton. Plan No. 607.

CEDAR GROVE AV and Seafoam st, n e cor, New Dorp, 1 1/2-sty frame dwelling, 14x29; cost, \$700; owner and builder, W. T. Ford, Bayonne, N. J. Plan No. 615.

DECKER AV, w s, 478 n Katherine st, Port Richmond, 2-sty frame dwelling, 20x42; cost, \$3,700; owner, Fritz Bucha, Port Richmond; architect and builder, Louis Larsen, Port Richmond. Plan No. 617.

LAUREL AV, s s, 200 e Gordon st, Stapleton, two 2-sty frame dwellings, 16x46; total cost, \$4,000; owner, W. Kemether, Stapleton; architect, Thos. Cummings, Stapleton; builder, Hy. Kressin, Richmond. Plan No. 616.

NEW YORK AV, n s, 925 e Jewett av, New Brighton, 2-sty frame dwelling, 33x25; cost, \$5,000; owner, Jos. Wanty, Westerleigh; architect, Jas. Whitford St. George; builder, Gus. Erickson, Port Richmond. Plan No. 618.

ROMA AV, e s, 350 s Marine Way, New Dorp, 1-sty frame bungalow, 18x24; cost, \$400; owner and builder, Tony Compo, 165 Christ st, Manhattan. Plan No. 606.

WINAN AV, n s, 600 e Bayview av, Crescent Beach, 1-sty frame bungalow, 20x24; cost, \$350; owner and builder, Ed Gross, 64 2d av, Manhattan. Plan No. 610.

1ST AV, s s, 120 e Pine st, New Brighton, two 2-sty frame dwellings, 21x46; total cost, \$5,600; owner, Max Ginzberg, New Brighton; architect and builder, Jos. Kienan, New Brighton. Plan No. 604.

WOODLAND BEACH, 350 s Lincoln av, Woodland Beach, three 1-sty frame bungalows, 10x15; total cost, \$180; owner and builder, H. W. Putnam, New Dorp. Plan No. 612.

STABLES AND GARAGES.

PROSPECT ST, 692, West Brighton, 1-sty frame garage, 12x18; cost, \$75; owner, M. W. Allen, New Brighton; builder, H. Hermansen, New Brighton. Plan No. 613.

CASTLETON AV, s s, 100 e Richmond av, Port Richmond, 1-sty concrete garage, 28x28; cost, \$500; owner, Dr. G. Walrath, Port Richmond; architect and builder, W. D. Bailey, Mariners' Harbor. Plan No. 622.

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MISCELLANEOUS.

RICHMOND TER, n s, 230 e Broadway, Port Richmond, 1-sty frame brass foundry, 41x22; cost, \$1,250; owner, architect and builder, Staten Island Ship Bldg. Co., Port Richmond. Plan No. 620.

GYNAN AV, n s, 250 s Boulevard, Great Kills, 1-sty frame hen house, 9x12; cost, \$10; owner and builder, Louis Capell, 5623 7th av, Brooklyn. Plan No. 621.

JACKSON AV, n s, 140 e Old Stone rd, Granite Park, 1-sty frame shed, 10x16; cost, \$55; owner and builder, J. Marsiglio, Granite Park. Plan No. 614.

OVERLOOK AV, s s, cor Fairview av, Graniteville, 1-sty frame workshop, 20x30; cost, \$250; owner, I. W. Wolf, Graniteville; builder, F. H. Skerritt, Port Richmond. Plan No. 611.

CEDAR GROVE BEACH, 1/4 mile from Marine Hospital, New Dorp Beach, 1-sty frame camp, 20x26; cost, \$300; owner, J. L. Rose, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 609.

CEDAR GROVE BEACH, 1/4 mile from Marine Hospital, New Dorp Beach, 1-sty frame camp, 15x26; cost, \$250; owner, J. L. Rose, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 608.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BIBLE HOUSE, 1-19, s s 9th st, between 3d and 4th avs, stairs, bulkhead to 6-sty brick office building; cost, \$75; owner, American Bible Society, 29 Bible House, Astor pl; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 2661.

BROAD ST, 8-16, mason work, removal of encroachment, to 10-sty brick building (New York Stock Exchange); cost, \$7,500; owner, New York Stock Exchange Bldg. Co., Ransom H. Thomas, president, 71 Broadway; architects, Geo. B. Post & Sons, 101 Park av. Plan No. 2687.

CHAMBER ST, 77, fire escape ladder, fire-proofing dumbwaiter shaft to 5-sty brick store and loft; cost, \$350; owner, First Peddie Memorial Baptist Church, Sidney W. Blum, 845 Broad st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2662.

DIVISION ST., 28, partition, plumbing, stairway to 6-sty brick stores and tenement; cost, \$800; owner, Estate of Simon Epstein, 1851 7th av; architect, Otto Reissmann, 30 1st st. Plan No. 2646.

EAST BROADWAY, 185-187, removal of masonry and partitions to 4-sty brick school and stores; cost, \$300; owner, Leon Kamaiky, 185 East Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2713.

EXTERIOR ST, w s, 65th to 67th sts, pent house extension to 5-sty brick laboratory; cost, \$500; owner, Rockefeller Institute, Av A and 65th st; architect, William J. Larch, 30 East 42d st. Plan No. 2683.

FRANKLIN ST, 48, fire escapes to 5-sty brick store and factory; cost, \$700; owner, John S. Sutphin, 311 West 72d st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2651.

FRONT ST, 49, mason work, beams to 3 1/2-sty brick loft; cost, \$200; owner, Theo. Camp, 28 Broad st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2673.

GRAND ST, 260, partition to 6-sty brick stores and lofts; cost, \$100; owner, Joseph Korns, 260 Grand st; architect, Max Glassberg, 445 West 45th st. Plan No. 2746.

GREENWICH ST, 729, doorway to 3-sty brick tenement; cost, \$30; owner, M. B. Brown, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 2688.

HUDSON ST, 640-642, kalamein door to two 3-sty brick stores and dwellings; cost, \$50; owner, John H. Nicholson, 646 Hudson st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2657.

LAFAYETTE ST, 382, steel tank supports to 9-sty brick lofts; cost, \$800; owner, Laura Jay Edwards, Wm. White & Sons, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 2691.

LEROY ST, 49, mason work, beams, store front, fireescapes, partition, ceiling, fireproof doors, cornices to 5-sty brick tenement; cost, \$6,000; owner, Estate of Jas. Galbraith, Sarah Galbraith, 49 Leroy st; architect, John McDonough, 47 Morton st. Plan No. 2711.

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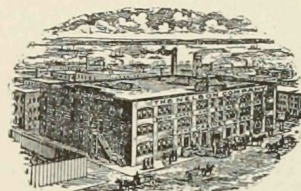
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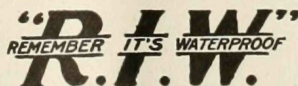
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Plans Filed—Alterations—Manhattan (Cont.)

LUDLOW ST, 21, mason work, partitions, store front, galvanized iron cornice to 2-sty brick store and dwelling; cost, \$1,500; owner, Frank D. Creamer, 44 Court st, Brooklyn; architect, Frank Straub, 25 West 42d st. Plan No. 2733.

MOORE ST, 12-14 North, demolition, moving, mason work, stairs, partitions to 3-sty brick apparatus house; cost, \$12,000; owner, City of New York, Fire Dept., Municipal Bldg.; architect, William S. Connell, Fire Dept. Plan No. 2690.

NEW ST, 34-38, cellar stairways, iron grating to 5-sty brick store and offices; cost, \$500; owners, De Forrest Bros., 34-36 New st; architect, Brutus Gundlach, 185 Madison av. Plan No. 2647.

NEW ST, 52-54, removal of encroachment to 4-sty brick store and offices; cost, \$300; owner, Almy G. Gallatin, Hotel St. Regis; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2726.

NEW ST., 3-5-7, removal of encroachment to 11-sty brick stores and offices; cost, \$200; owner, Union Trust Co., 80 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2751.

PIKE ST, 71-73, steel tank supports to 7-sty brick store and lofts; cost, \$750; owner, Saml. Strausburger, 74 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 2666.

VESTRY ST, 19, stairs, bulkhead to 5-sty brick shop and storage house; cost, \$350; owner, David W. Cochran, 120 West 12th st; architect, Chas. Mayer, 30 East 42d st. Plan No. 2665.

WILLIAM ST, 26 South, fire escapes to 4-sty brick store and factory; cost, \$500; owner, Estate of Alexander Brown, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2649.

3D ST, 5 WEST, partition, plumbing to 3-sty brick store and lofts; cost, \$125; owner, Farmers' Loan & Trust Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 2656.

21ST ST, 538 West, mezzanine floor to 1-sty brick studio; cost, \$700; owner, Eugene W. Glaenzler, 538 West 21st st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2658.

22D ST, 142 East, casement sash, iron balcony to 3-sty brick dwelling; cost, \$200; owner, Samuel V. Hoffman, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2752.

22D ST, 346 West, skylight, door opening to 4-sty brick dwelling; cost, \$450; owner, Stewart Chaplin, Woodstock, N. Y.; architect, Jos. Mitchell, 332 West 24th st. Plan No. 2729.

24TH ST, 537 West, fire escape stairway to 5-sty brick factory; cost, \$150; owners, John & Lee McCallum, 537 West 24th st; architect, Adolf Rosenbaum, 499 West 41st st. Plan No. 2724.

24TH ST, 203-17 West, alteration to conveyor of 11-sty brick loft building; cost, \$1,000; owner, National Cloak & Suit Co., 203-17 West 24th st; architect, Otis Elevator Co., 250 11th av. Plan No. 2734.

29TH ST, 52 West, removal of encroachment to 3-sty brick store and lofts; cost, \$200; owner, Sarah A. McLanahan, 68 Broad st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 2730.

29TH ST, 155-161 West, removal of encroachments to two 7 and 5-sty brick stores and loft buildings; cost, \$500; owner, Josephine M. Schweinler, 421 Hudson st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2681.

29TH ST, 128 West, iron stairs to 3-sty brick stores and tenement; cost, \$100; owner, Geraldine M. Brosseau, 177 Madison av; architect, Christian H. Lang, 131 West 58th st. Plan No. 2700.

29TH ST, 46-50 West, removal of encroachment to 3-sty brick factory; cost, \$650; owner, 48 West 29th St. Corporation, 48 West 29th st; architect, Wm. A. Hynd, 28 East 23d st. Plan No. 2717.

29TH ST, 36-38-40 West, removal of encroachment to three 3 and 5-sty brick dwellings; cost, \$200; owner, Mary B. Farelira, 106 6th av; architect, William A. Hynd, 28 East 23d st. Plan No. 2747.

30TH ST, 1 West, steel tank supports to 9-sty brick apartments; cost, \$350; owner, John J. Gibbons, 1 West 30th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2753.

31ST ST, 13 West, store front to 4-sty brick dwelling and store; cost, \$200; owner, Mark W. Maclay, 13 West 31st st; architect, John H. Knubel, 305 West 43d st. Plan No. 2697.

31ST ST, 155 West, removal of encroachment to 4-sty brick store and tenement; cost, \$200; owner, Wm. F. Donnelly, 407 West 22d st; architect, Geo. M. McCabe, 96 Fifth av. Plan No. 2720.

32D ST, 2-4 WEST, removal of encroachment to 4-sty stores and lofts; cost, \$800; owner, Wm. Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2758.

33D ST, 15-17 EAST, removal of encroachment to 4-sty brick stores and lofts; cost, \$700; owner, Wm. Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2757.

34TH ST, 131 East, store front, doorway, fireproof door; cost, \$500; owner, Dr. John A. Wyeth, 244 Lexington av; architect, Henry H. Holly, 39 West 27th st. Plan No. 2654.

36TH ST, 127 East, partitions to 4-sty brick dwelling; cost, \$800; owner, John M. Dickinson, 60 Wall st; architect, Chas. Graf, 101 Park av. Plan No. 2695.

36TH ST, 601 West, fireproof elevator shaft to 8-sty brick printing shop; cost, \$3,000; owner, David Williams, 437 11th av; architect, Walter S. Timmins, 315 5th av. Plan No. 2689.

36TH ST, 506 W, driveway alteration for store purposes in 4-sty brick tenement; cost, \$1,000; owner, Equitable Trust Co., 37 Wall st; architect, Brady & Oltrash, 31 West 140th st. Plan No. 2756.

37TH ST, 113 East, partition, vent flue to 4-sty brick dwelling; cost, \$200; owner, Geo. B. McEntyre, 401 Greenwich st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 2712.

37TH ST, 36-38 West, windows to 14-sty brick loft and offices; cost, \$300; owner, Ball Realty Co., 334 5th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2709.

38TH ST, 23 West, store front to 4-sty brick stores and tenement; cost, \$125; owner, Arthur Brisbane, 238 William st; architect, Samuel Goldsmith, 242 Delancey st. Plan No. 2682.

40TH ST, 125 West, mason work, store front to 2-sty brick stores and dwelling; cost, \$500; owner, Edw. H. Van Ingen, 160 5th av; architect, Morris Schwartz, 194 Bowery. Plan No. 2725.

40TH ST, 604-610 West, adding 1-sty brick garage to 2 and 3-sty brick stable; cost, \$12,000; owner, Chas. E. Appleby, 11 John st; architect, Alexander Brociner, 489 5th av. Plan No. 2659.

45TH ST, 25 West, partitions, fireproof doors and base to 5-sty brick stores and offices; cost, \$200; owner, Century Holding Co., 1182 Broadway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2676.

45TH ST, 156 West, extension to 5-sty brick stores and dwelling; cost, \$2,000; owner, May I. Eiseldt, 127 West 43d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 2708.

50TH ST, 160 West, partitions to 3-sty brick dwelling; cost, \$300; owner, Albert H. Miller, 162 West 50th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2696.

53D ST, 446 West, fireproof passage to 4-sty brick tenement; cost, \$300; owner, Chas Lovinger, 446 West 53d st; architects, Cohen & Felson, 329 4th av. Plan No. 2702.

53D ST, 1 East, removal of encroachment, extension to 5-sty brick store and dwelling; cost, \$5,000; owner, Curtis Estate, 1 East 53d st; architects, Schwartz & Gross, 347 5th av. Plan No. 2701.

54TH ST, 307-309 East, mason work, gallery, fire passage, stairway to 4-sty brick lofts, distillery and stable; cost, \$10,000; owner, Martin Wortman, 419 West 119th st; architect, Jos. J. Eberle, 409 5th av. Plan No. 2678.

54TH ST, 305 West, iron stair, partitions, fireproof door to 3-sty brick stores and hall; cost, \$150; owner, N. Y. Turn Verein, 915-919 8th av; architect, Jos. J. Eberle, 489 5th av. Plan No. 2679.

54TH ST, 314 West, partition to 4-sty brick court house; cost, \$100; owner, City of New York, president of the Borough of Manhattan, Municipal Bldg.; architect, Frank M. Coffin, 272 Manhattan av. Plan No. 2650.

56TH ST, 36 West, windows to 5-sty brick dwelling; cost, \$750; owner, Louis Cerlian, 36 East 49th st; architect, Lawrence M. Loeb, 37 East 28th st. Plan No. 2648.

56TH ST, 120 East, pent house, stairway to 4-sty brick dwelling; cost, \$2,000; owner, Ernest A. Bigelow, 120 East 56th st; architect, Vernon Jarboe, 381 4th av. Plan No. 2684.

56TH ST, 164 West, plaster boards to 2-sty brick garage and lofts; cost, \$500; owner, P. J. Finn, 879 7th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2740.

58TH ST and 3d av, s w cor, fire escape stairway to 5-sty brick store and tenement; cost, \$150; owner, W. C. Dilger, 198 East 58th st; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2723.

58TH ST, 422-430 West, terra cotta block partitions, iron stairs, metal door, mason work, roofing, skylight, fire escapes to 4-sty brick office building; cost, \$15,000; owner, N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st; architect, Edward A. Munger, 15 Dey st. Plan No. 2718.

59TH ST, 241 East, window openings, kalamein frames and sashes to 2-sty brick garage; cost, \$20; owner, William J. Roome, 177 Madison av; architect, Frederic Ober, Jr., 30 East 42d st. Plan No. 2664.

61ST ST, 58-60 East, room on roof of 9-sty brick school; cost, \$1,000; owner, Brearley School, 58-60 East 61st st; architects, McKim, Mead & White, 101 Park av. Plan No. 2754.

67TH ST, 205-215 East, mason work, marquis to 5-sty brick theatre; cost, \$300; owner, Otto Cohn, 148 West 36th st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 2669.

73D ST, 219 East, partition, light shafts, skylight, chimneys, plumbing, concrete work, tar roof, painting to 5-sty brick stores and tenement; cost, \$5,000; owner, Augusta L. Jones, Tuxedo, N. Y.; architect, Alfred A. Zink, 219 East 73d st. Plan No. 2652.

75TH ST, 201-205 West, partitions, ceilings to 5-sty brick stores and loft; cost, \$850; owner, Estate of W. S. Walton, 30 Broad st; architect, Jas. C. Green, 103 Park av. Plan No. 2677.

77TH ST, East, s w cor Lexington av, steel beams, fireproofing, mason work, partitions, ventilating flues, extension of stairs and elevator shaft to 5-sty brick hospital; cost, \$10,000; owner, German Hospital & Dispensary, premises; architect, I. E. Ditmars, 111 5th av. Plan No. 2671.

78TH ST, 22 East, 2-sty addition to 4-sty brick dwelling; cost, \$1,500; owner, Jos. L. De Saullés, 22 East 78th st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 2732.

80TH ST, 42 East, mason work, dumb waiter shaft, partitions, plumbing, electric wiring to 4-sty brick dwelling; cost, \$5,000; owner, Ford Huntington, 15 Dey st; architects, Hoppin & Koen, 244 5th av. Plan No. 2693.

85TH ST, 211-215 East, partitions, windows to 6-sty brick stores and tenement; cost, \$1,000; owner, Ignatz Weisberg, 211-215 East 85th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2698.

86TH ST, 230-240 East, resetting doors, light, fan-light, iron enameled sink to six 4-sty brick stores and dwellings; cost, \$500; owner, Trusy Realty Corporation, 160 Broadway; architect, none. Plan No. 2706.

99TH ST, 219 East, mason work, fireproof doors and stairs to 5-sty brick school; cost, \$4,000; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2748.

103D ST, 302 East, store fronts, plumbing, column, girders, iron doors to 5-sty brick stores and tenement; cost, \$1,000; owner, Nathan Schaincupp, 151 East 81st st; architect, Maximilian Zipkes, 220 5th av. Plan No. 2694.

106TH ST, 207 East, window opening, stairway to 4-sty brick store and tenement; cost, \$50; owner, Antonio Granatelli, 220 East 105th st; architect, Rosario Candela, 205 East 106th st. Plan No. 2727.

109TH ST, 51-53 East, stair and scuttle to 6-sty brick stores and tenement; cost, \$60; owner, Lewis Samuels, 1 West 70th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2653.

116TH ST, 105 West, exit to 2-sty brick restaurant; cost, \$300; owner, Morris E. Bernheimer, 105 West 116th st; architects, Cohen & Felson, 329 4th av. Plan No. 2703.

116TH ST, 162 East, terra cotta block partitions, kalamein frames, doors and sash doorway to 2-sty brick school annex; cost, \$750; owner, Emanuel Alexander, Hotel Chamberlain, Bath Beach; architect, H. S. Minnerly, 103 Park av. Plan No. 2742.

124TH ST, 80 West, photographic studio, on roof of 3-sty brick stores and dwelling; cost, \$500; owner, John J. Spowes, 101 Pierpont st, Brooklyn; architect, Jos. C. Cocker, 2017 5th av. Plan No. 2721.

135TH ST, 52-54-56 East, roof, posts to 1-sty frame storage shed; cost, \$100; owner, N. Y. C. & H. R. Railroad; architect, Robt. H. Mathews, 109 East 126th st. Plan No. 2675.

152D ST, 448 West, stairway to 2-sty brick dwelling; cost, \$70; owner, Isabell Wallace, 54 West 120th st; architect, Abel B. Lieberman, 71 East 108th st. Plan No. 2705.

178TH ST, 670 West, mason work, partitions, plumbing, metal ceiling, vent shaft to 1-sty brick stores and restaurant; cost, \$5,000; owner, Cliff Constn. Co., John Lever, president, 4194 Broadway; architect, John P. Walther, 201 North High st, Mt. Vernon, N. Y. Plan No. 2716.

AMSTERDAM AV, 2906, store front to 5-sty brick store and tenement; cost, \$250; owner, Ebling Realty Co., 271 West 125th st; architect, John J. McCoy, 1874 Park av. Plan No. 2692.

BOWERY, 223 1/2-225, fireproof doors, partitions to 10-sty brick lodging house; cost, \$2,500; owner, The Salvation Army, 122 West 14th st; architect, Wm. S. Barker, 122 West 14th st. Plan No. 2710.

BROADWAY, 42, removal of encroachment to 20-sty brick office building; cost, \$500; owner, Jas. N. Rosenberg, 42 Broadway; architect, Jas. C. McGuire, 50 Church st. Plan No. 2722.

BROADWAY, 1710-1718, store fronts to 2-sty brick stores and lofts; cost, \$250; owner, Jesse Froelich, 1727 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 2707.

BROADWAY, 113 West, fire escapes, fireproof frames and sash to 5-sty brick lofts; cost, \$1,000; owner, John H. Haaren, 134 West 121st st; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 2736.

BROADWAY, 1161, store front to 4-sty brick store and loft; cost, \$450; owner, N. Y. Business Corporation, 347 5th av; architect, John H. Friend, 148 Alexander av. Plan No. 2737.

BROADWAY, 817-19, steel tank supports to 14-sty brick store and lofts; cost, \$2,000; owner, Isabell Anderson, care D. Birdsall & Co., 317 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2749.

BROADWAY, 1441-1449, flooring, kalamein doors, dressing rooms, steel work to 5-sty brick theatre; cost, \$30,000; owner, Broadway & 41st St. Co., Geo. H. Earle, Jr., president, Broad and Chestnut sts., Phila., Pa.; architect, W. H. Hoffman, 1323 Market st, Phila., Pa. Plan No. 2735.

CENTRAL PARK, 292-293 West, dumb waiter shaft, skylight, kalamein doors, jambs and trim, partitions, tile to 5-sty brick sanitarium; cost, \$3,750; owner, Chas. B. Towns, 119 West 81st st; architect, A. H. Schoonmaker, Jr., 103 Park av. Plan No. 2739.

COLUMBUS AV, 753, flooring, windows to 5-sty brick stores and tenement; cost, \$200; owner, Samuel Martin, 1974 Broadway; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 2728.

MADISON AV, 132, partition to 4-sty brick stores and offices; cost, \$250; owner, Jared W. Bell, 248 Lexington av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2714.

PARK AV, 635, extension of elevator shaft, cables, kalamein door and trim, plastering to 12-sty brick apartment house; cost, \$1,200; owner, Susanna S. Minturn, 109 East 21st st; architect, Wm. J. Smith, 37 West 25th st. Plan No. 2674.

PLEASANT AV, 277, mason work to 3-sty brick store and dwelling; cost, \$1,000; owner, Nicolo Grasso, 277 Pleasant av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2655.

WEST END AV, 440, windows to 7-sty brick tenement; cost, \$350; owner, Eugene Rothschild, 440 West End av; architect, John Hooper, 2240 Broadway. Plan No. 2704.

1ST AV, 1467, mason work, plumbing to 4-sty brick tenement; cost, \$500; owner, Andrew Adamco, 253 East 3d st; architect, Frank Eberhart, 401 East 76th st. Plan No. 2670.

2D AV, 1035, store front to 4-sty brick store and tenement; cost, \$200; owner, Joseph Haupt, 46 Jay st; architect, John M. O'Rourke, 137 East 47th st. Plan No. 2699.

2D AV., 1094-6, store front to 6-sty brick stores and tenement; cost, \$350; owner, E. Martin Pletsch, 2344 2d av; architect, H. A. F. Wunderlich, 550 Jackson av. Plan No. 2750.

3D AV, 1724, store front, partitions to 5-sty brick tenement; cost, \$1,000; owner, Cora De J. Henie, 1724 3d av; architect, John H. Knubel, 305 West 43d st. Plan No. 2660.

3D AV, 1527, store front, galvanized iron cornice, ceiling to 5-sty brick store and hall; cost, \$2,415; owner, Jacob Lauchheimer, Greenwood av, Far Rockaway; architect, Stephen R. Vous, 215 7th av. Plan No. 2719.

5TH AV, 1054-1056, partitions, changing widths of doors, altering service entrance, elevator, plumbing, trim, floors, plastering to 6-sty brick and stone dwelling; cost, \$38,000; owner, William H. Erhart, Cedarhurst, L. I.; architect, Addison Mizner, 431 5th av. Plan No. 2686.

5TH AV, 319, removal of encroachment to 4-sty brick club; cost, \$1,000; owner, The Knickerbocker Club, 319 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 2743.

5TH AV, 503, partitions to 5-sty brick stores and offices; cost, \$1,000; owner, 503 5th Av Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 2755.

6TH AV, 651, mason work, partitions, columns, girders, stairs, iron doors, iron and glass cornice to 4-sty brick cafe and tenement; cost, \$1,500; owner, P. J. Flannery, 38th st and 6th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2741.

6TH AV, 496-498, removal of encroachment to 2-sty brick stores and lofts; cost, \$1,500; owner, 1227 Broadway Co., 1119 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2715.

6TH AV, 677, mason work, partitions, plumbing to 4-sty brick apartments; cost, \$1,000; owner, Adolph A. Hageman, 67 West 36th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 2731.

6TH AV, 483, store front to 4-sty brick store, office and hotel; cost, \$500; owner, Wm. T. Hallahan, 483 6th av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2685.

7TH AV, 361, store front to 4-sty brick store and loft; cost, \$300; owner, Morris Littman, 226 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 2672.

7TH AV, 2309, window, door, partition to 3½-sty brick dwelling; cost, \$100; owner, Bert Williams, 210 West 133d st; architect, Aaron Bibsky, 165 West 143d st. Plan No. 2744.

8TH AV, 2662, store front to 5-sty brick store and tenement; cost, \$350; owner, Katherine Syska, 100 West 94th st; architect, Karl Schultz, 150 West 99th st. Plan No. 2738.

8TH AV, 871, store front, girders to 5-sty brick store and tenement; cost, \$400; owner, Wm. Cabill, 871 8th av; architect, Rudolf Boehler, 195 Lexington av. Plan No. 2668.

9TH AV, 755, store front to 5-sty brick stores and tenements; cost, \$100; owner, Richard Van Der Handin, 402 West 51st st; architect, Jos. J. Eberle, 489 5th av. Plan No. 2667.

9TH AV, 235, partition, plumbing to 4-sty brick store and tenement; cost, \$25; owner, Sol Cohen, 158 West 131st st; architect, Jesse Acker, 1045 Hoe av. Plan No. 2680.

10TH AV, 499, store front, beams to 4-sty brick store and dwelling; cost, \$600; owner, Sarah J. Leonard, 51 Bradhurst av; architect, Thos. H. Styles, 1451 Broadway. Plan No. 2663.

10TH AV, 169-171, repairs to roof of 4-sty brick stores and tenement; cost, \$50; owner, The General Theological Seminary, Chelsea Square; architect, none. Plan No. 2745.

Bronx.

HOME ST, 897, new show windows, new toilet to 3-sty frame store and tenement; cost, \$400; owner, Nichola Apostolico, 1158 Simpson st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 384.

OAKLAND PL, n s, 100 w Prospect av, 1-sty stone extension, 8.9x14, to 2-sty frame dwelling; cost, \$250; owner, Chas. F. Griffin, on premises; architect, R. F. Knockenhauer, 531 Tremont av. Plan No. 394.

155TH ST, 751 to 755, new toilet to 6-sty brick stores and tenement; cost, \$250; owner, Nathan Marcus, 121 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 370.

186TH ST, n s, from Crescent to Belmont avs, new toilet, new partitions to 5-sty brick store and tenement; cost, \$500; owner, Guiseppa Jamschia, 651 Crescent av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 378.

BATHGATE AV, 2341, 1-sty frame extension, 25x16.6, and new partitions to 2-sty frame store and dwelling; cost, \$500; owner, Henry Schmidt, on premises; architect, Thos. E. Leahy, 446 East 185th st. Plan No. 377.

CLAY AV, 1133-1135, new store front, new beams to two 2-sty frame stores and dwelling; cost, \$800; owner, Jacob Marx, 170 Broadway; architect, M. M. Del Gaudio, 401 Tremont av. Plan No. 386.

ELLISON AV, w s, 37.6 n Waterbury av, move 2½-sty frame dwelling; cost, \$2,000; owner, Joseph Polschenske, Fort Schuyler rd; architect, M. A. Buckley, 1513 Howe av. Plan No. 387.

HOE AV, 1275, new stairs, new partitions to 2-sty frame synagogue; cost, \$1,000; owners, The Freeman & Hoe Av. Realty Co., 39 West 91st st; architect, Joe Lewis, 24 East 97th st. Plan No. 391.

LONGWOOD AV, 887, new show windows, new partitions to 5-sty brick store and tenements; cost, \$2,500; owner, Geo. F. Johnson, 212 5th av; architect Carl J. Itzel, 847 Freeman st. Plan No. 382.

MARION AV, e s, 25 n Oliver pl, 2-sty frame extension, 8x16.3 to 2½-sty frame dwelling; cost, \$500; owner, C. Katz, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 393.

PROVOST AV, w s, 136.5 n Light st, move 2½-sty frame dwelling; cost, \$3,000; owners, Dursie & Russell, Dyre av; architect, Wm. S. Irving, 752 East 226th st. Plan No. 392.

ST. ANNS AV, 342, new piers, new girders, new store front to 4-sty brick store and tenement; cost, \$5,000; owner, Solomon Schubach, 695 Eagle av; architect, Norman Leduer, 1341 Southern Boulevard. Plan No. 396.

ST. LAWRENCE AV, e s, 25.9 s Beacon st, move 2½-sty frame dwelling; cost, \$2,500; owner, Ida Kushner, 1424 Rosedale av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 383.

ST. PETER'S AV, s w cor St. Raymond's av, new store front, new stairs to 2-sty frame store and dwelling; cost, \$500; owner, Wm. Fonzo, 1701 Zerega av; architect, Anton Pirner, 2069 Westchester av. Plan No. 389.

SO BOULEVARD, n e cor 137th st, 1-sty brick extension, 40x90, to 5-sty brick factory; cost, \$10,000; owners, Winter & Co., on premises; architect, Albert E. Davis, 258 East 138th st. Plan No. 385.

WATSON AV, n e cor Tremont av, new posts, new foundation to 2-sty frame store and dwelling; cost, \$500; owners, G. & A. Kreisdell, on premises; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 390.

WESTCHESTER AV, s s, 213 e Olmstead av, 2-sty frame extension, 18x26, to 1-sty frame store and dwelling; cost, \$150; owner, J. Braithwaite, 2126 Westchester av; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 381.

WESTCHESTER AV, s s, 213 e Olmstead av, move 2-sty frame dwelling; cost, \$500; owner, J. Braithwaite, 2126 Westchester av; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 380.

WILLIS AV, 458, new store front, new partitions to 3-sty frame store and dwelling; cost, \$1,000; owner, Harry P. Minogue, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 395.

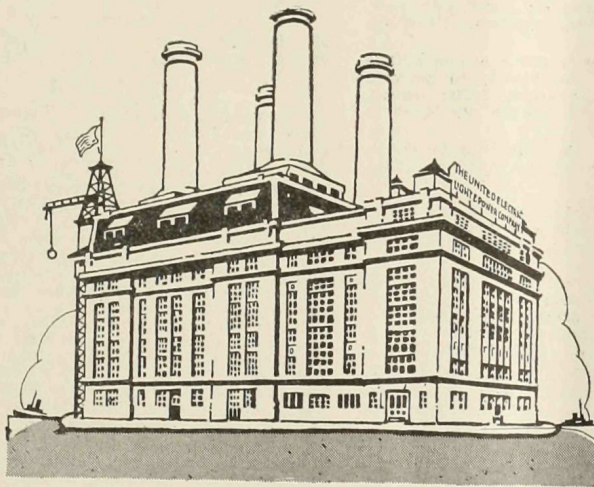
3D AV, s w cor, 146th st, move and new stairs to 1-sty stone church; cost, \$16,000; owner, Reformed Church of Mott Haven, Oscar M. Voorhees, 350 East 146th st, president Board of Trustees; architect, Albert E. Davis, 258 East 138th st. Plan No. 388.

Brooklyn.

CEDAR ST, 88, interior alterations to 3-sty tenement; cost, \$450; owner, Anna Dillon, 8 Kissuth pl; architect, M. J. Boyle, 1039 DeKalb av. Plan No. 4843.

DEGRAW ST, 99, extension to 1-sty w. c.; cost, \$500; owner, Guiseppa Caruba, 202 Union st; architect, F. P. Imperato, 356 Fulton st. Plan No. 4749.

FLATBUSH AV, 1580, extension to 2-sty garage; cost, \$1,200; owner, Fred Brecht, 1580 Flatbush av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4926.



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FULTON ST, 503, vault to 7-sty office building; cost, \$1,500; owner, Laurman Estate, premises; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 4802.

GRAND ST, 176, exterior alterations to 3-sty dwelling; cost, \$1,000; owner, Chris Stepleberg, 176 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 4748.

HENDRIX ST, 399, extension to 2-sty dwelling; cost, \$200; owner, Bertha Hess, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4885.

HOWARD AV, 146, move 2-sty dwelling; cost, \$1,500; owner, Herman Moscovitz, 184 Watkins st; architect, S. Millman, 1780 Pitkin av. Plan No. 4898.

LEONARD ST, 362, interior alterations to 3-sty tenement; cost, \$400; owner, Sam Roser, 894 Withers st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4773.

MADISON ST, 447, interior alterations to 2-sty dairy; cost, \$2,000; owner, High Ground Dairy Co., on premises; architect, A. R. Koch, 737 Chauncey st. Plan No. 4860.

PROSPECT AV, 261, extension to 4-sty lodge rooms; cost, \$12,000; owner, John A. Kelle, on premises; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 4918.

SACKETT ST, 155, interior alterations to 3-sty tenement; cost, \$250; owner, Dominic Esposito, 194 Union st; architect, E. H. Scally. Plan No. 4765.

STERLING PL, 1170, porch to 2-sty dwelling; cost, \$300; owner, Jos. M. Levy, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4904.

TILLARY ST, 14, interior alterations to 4-sty mission; cost, \$500; owner, Fredk. Loeser, 177 Montague st; architect, W. H. Ludwig, 801 Eastern parkway. Plan No. 4769.

WILLOUGHBY ST, 28, extension to 3-sty store; cost, \$150; owner, Chas. Duane, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 4782.

S 2D ST, 181, interior alterations to 3-sty tenement; cost, \$300; owner, Solomon Tanenbaum, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4808.

WEST 3D ST, 3000-4, plumbing to two 3-sty tenements; cost, \$100; owner, Estate of Chas. E. Morson, 3004 West 3d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4855.

W 9TH ST, 140, interior alterations to 3-sty tenement; cost, \$500; owner, Margt. Berrey, 410 Classon av; architect, A. J. Johnson, 438 Court st. Plan No. 4787.

E 14TH ST, 2413, move 1-sty shop; cost, \$600; owner, Herman C. Peterson, 656 10th st; architects, Rupp Bros., 189 Montague st. Plan No. 4757.

E 18TH ST, 912, interior alterations to 2-sty dwelling; cost, \$850; owner, Bessie Natsch, premises; architect, Seth Cutting, 1721 Av J. Plan No. 4742.

E 19TH ST, 1058, plumbing and porch to 2-sty dwelling; cost, \$1,000; owners, D. & W. Constn. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 4884.

24TH ST, 146, extension to 2-sty factory; cost, \$300; owner, Estate Alex M. White, 14 Wall st; architect, Maxwell Eng. Co., 146 26th st. Plan No. 4812.

W 29TH ST, 2933, interior alterations to 1-sty dwelling; cost, \$150; owner, Jennie A. Trimble, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4875.

42D ST, 1017, extension to 2-sty dwelling; cost, \$900; owner, John D'Alessio, 3921 New Utrecht av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4851.

93D ST, 334, extension to 2-sty dwelling; cost, \$300; owner, Cath. Salmon, on premises; architect, Olof B. Almgren, 230 95th st. Plan No. 4800.

ATLANTIC AV, 326, interior alterations to 4-sty tenement; cost, \$800; owner, Sarah Suisky, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4816.

ATLANTIC AV, 1199, interior alterations to 4-sty factory; cost, \$1,200; owner, Louis Metra, 11 West 46th st, Manhattan; architect, Albert Ulrich, 371 Fulton st. Plan No. 4747.

BROADWAY, 772, interior alterations to 4-sty store and dwelling; cost, \$1,000; owner, Wm. Ahneman, on premises; architects, Shampman & Shampman, 772 Broadway. Plan No. 4825.

EVERGREEN PL, 26, move 1-sty dwelling; cost, \$900; owner, Jas Mulligan, on premises; architect, S. J. Shelton, 352 Elton st. Plan No. 4790.

GATES AV, 1421, extension to 3-sty tenement; cost, \$500; owner, Benj. Light, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4774.

GRAHAM AV, 123, interior alterations to 3-sty store and tenement; cost, \$500; owner, Mrs. Leib Lurie, 119 Graham av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4892.

IRVING AV, 480, extension to 3-sty garage; cost, \$750; owners, E. & F. Pinkerhill, premises; architect, G. W. Springsteen, Jr., 21 West 45th st, Manhattan. Plan No. 4783.

NEW LOTS RD, 380, extension to theatre; cost, \$3,000; owner, Harry Brady, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4871.

SHORE RD, 9711, move 1-sty garage; cost, \$1,300; owner, John P. Muller, 220 81st st; architect, F. W. Stork, 7416 3d av. Plan No. 4732.

STONE AV, 70, interior alterations to 3-sty tenement; cost, \$475; owner, Barbara Lutz, 287 St. Nicholas av; architect, Jacob Fein, 99 Powell st. Plan No. 4784.

SUTTER AV, 894, extension to 2-sty store and dwelling; cost, \$2,000; owner, Chas. Weissinger, 448 Ashford st; architect, Joseph W. Weiss, 24 Cooper av, Glendale, L. I. Plan No. 4882.

THROOP AV, 105, interior alterations to 3-sty store and tenement; cost, \$500; owner, Moses Rosen, 27 Whipple st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4844.

TOMPKINS AV, 185, interior alterations to 4-sty dwelling; cost, \$2,000; owner, Saml Feldman, 192 1/2 Stockton st; architects, Shampman & Shampman, 772 Broadway. Plan No. 4739.

VANDERBILT AV, n w cor Sterling pl, interior alterations to 2-sty school; cost, \$2,400; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4847.

5TH AV, 5624, store front to 4-sty store and tenement; cost, \$700; owner, Ernest Tutino, 4919 5th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4846.

5TH AV, 344, interior alterations to 1-sty theatre; cost, \$3,000; owner, C. A. McInerney, 392 8th st; architect, L. A. Sheinart, 194 Broadway. Plan No. 4771.

7TH AV, 455, interior alterations to 2-sty theatre and dwelling; cost, \$200; owner, Henry Morgenstein, on premises; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 4919.

8TH AV, 33, exterior alterations to 5-sty dwelling; cost, \$4,500; owner, Helen A. Courtney, on premises; architect, Robert J. Reilly, 477 5th av, Manhattan. Plan No. 4842.

Queens.

BAYSIDE.—6th st, w s, 100 n Lawrence blvd, 1-sty frame extension, 8x15, side dwelling, tin roof; cost, \$350; owner, Hensen Building Co., Bayside. Plan No. 1544.

BLISSVILLE.—Review av, n w cor Pine st, interior alterations to factory; cost, \$1,000; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 1540.

CEDAR MANOR.—Kosciusko st, s s, 140 e Strensky st, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, \$150; owner, Jos. Gansky, premises. Plan No. 1575.

COLLEGE POINT.—11th st, e s, 125 s 4th av, interior alterations to dwelling; cost, \$225; owner, W. M. Mounts, premises. Plan No. 1518.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, 1-sty frame extension, 8x12, rear dwelling, tin roof; cost, \$60; owner, M. Mullins, premises. Plan No. 1537.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, \$125; owner, M. Mullins, premises. Plan No. 1538.

EVERGREEN.—Cypress av, e s, 225 s Cooper av, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, \$125; owner, M. Mullins, premises. Plan No. 1539.

EVERGREEN.—Lafayette st, 32, 1-sty frame extension, 16x14, rear dwelling, tin roof; cost, \$200; owner, G. Clauder, premises. Plan No. 1554.

FAR ROCKAWAY.—Walker av, w s, 200 n Remsen st, plumbing to two dwellings; cost, \$100; owner, M. Lucas, premises. Plan Nos. 1526-27.

FAR ROCKAWAY.—Mott av, n w cor Clinton av, 1-sty frame extension, 3x9, rear dwelling; cost, \$75; owner, M. H. Loeb, premises. Plan No. 1564.

FAR ROCKAWAY.—Remsen st, w s, 200 n Lake Grove pl, plumbing to dwelling; cost, \$100; owner, A. Capparelli, premises. Plan No. 1546.

FLUSHING.—Washington av, n w cor Prince st, interior alterations to church, to provide for moving picture show; cost, \$350; owner, Castle Amusement Co, 56 Beaver st, Manhattan. Plan No. 1522.

FLUSHING.—Elm st, 15, plumbing to dwelling; cost, \$50; owner, C. Garner, premises. Plan No. 1545.

GLENDALE.—Dry Harbor rd, w s, 120 n Cooper av, interior alterations to dwelling; cost, \$100; owner, A. Weismantle, premises. Plan No. 1573.

JAMAICA.—Rockaway rd, w s, 311 s Bandman av, 1-sty frame extension, 28x20, rear dwelling, tin roof; cost, \$300; owner, John McKay, 46 Campion st, Jamaica; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 1572.

JAMAICA.—Hillside av, n s, 300 w Holliswood av, signboard, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1565.

JAMAICA.—Wyckoff av, s e cor Humboldt blvd, 1-sty brick extension, 23x33, on both sides of hall, slag roof; cost, \$7,000; owner not given. Plan No. 1541.

L. I. CITY.—Boulevard, s w cor Webster av, 1-sty frame extension, 31x10, rear of office, tin roof; cost, \$100; owner, V. Tortora, premises. Plan No. 1535.

L. I. CITY.—Borden and Van Alst avs, install two elevators in factory; cost, \$3,800; owner, American Druggist Syndicate, premises. Plan Nos. 1568-69.

MASPETH.—1st st, s s, 50 w Astoria av, plumbing to dwelling; cost, \$50; owner, J. Caestke, premises. Plan No. 1567.

METROPOLITAN.—Flushing av, n s, 225 e Woodward av, plumbing to dwelling; cost, \$50; owner, A. Sauer, premises. Plan No. 1521.

MIDDLE VILLAGE.—Forge st, e s, 150 n Metropolitan av, repair greenhouse; cost, \$175; owner, T. Oskerko, premises. Plan No. 1542.

MIDDLE VILLAGE.—Furman av, w s, s Juniper Swamp rd, repair stable after fire damage; cost, \$300; owner, M. Krout, premises. Plan No. 1570.

OZONE PARK.—Lawn av, e s, 325 n Broadway, foundation to dwelling; cost, \$100; owner, G. Servio, premises. Plan No. 1576.

OZONE PARK.—Rockaway rd, n w cor Van Sicklen av, foundation to dwelling; cost, \$400; owner, E. E. Beechman, premises. Plan No. 1529.

OZONE PARK.—Jerome av, s s, 20 e Oakley av, plumbing to dwelling; cost, \$75; owner, E. Nelson, premises. Plan No. 1548.

OZONE PARK.—Jerome av, s e cor Oakley av, plumbing; cost, \$75; owner, E. Nelson, premises. Plan No. 1550.

OZONE PARK.—Oakley av, e s, 100 s Jerome av, plumbing to dwelling; cost, \$50; owner, E. Nelson, premises. Plan No. 1551.

RICHMOND HILL.—Chichester av, n s, 100 e Stoothoff av, plumbing to dwelling; cost, \$100; Jos Jenkleson, premises. Plan No. 1519.

RICHMOND HILL.—Jerome av, s s, 25 w Spruce st, plumbing to three dwellings; cost, \$150; owner, H. Meyers, premises. Plan Nos. 1523-4-5.

RICHMOND HILL.—Beaufort st, s s, 140 e Lefferts av, plumbing to dwelling; cost, \$50; owner, E. V. Greene, premises. Plan No. 1528.

RICHMOND HILL.—Jefferson av, 143, plumbing to dwelling; cost, \$150; owner, J. Gibbons, premises. Plan No. 1530.

RICHMOND HILL.—Cedar st, w s, 125 n Jerome av, plumbing; cost, \$50; owner, C. Brusserger, premises. Plan No. 1561.

RICHMOND HILL.—Cedar st, w s, 250 n Jerome av, new plumbing to dwelling; cost, \$50; owner, C. Toner, premises. Plan No. 1562.

RICHMOND HILL.—Spruce st, 321, plumbing to dwelling; cost, \$50; owner, P. Cerman, premises. Plan No. 1547.

RICHMOND HILL.—Lefferts av, e s, 50 n Fulton st, plumbing to dwelling; cost, \$50; owner, E. Spalt, premises. Plan No. 1557.

RICHMOND HILL.—Brandon st, s e cor Freedom av, plumbing to dwelling; cost, \$50; owner, J. Wyontask, premises. Plan No. 1559.

RICHMOND HILL.—Cedar st, w s, 175 s Atlantic av, plumbing to dwelling; cost, \$50; owner, C. Kaiser, premises. Plan No. 1560.

RICHMOND HILL.—Chestnut st, w s, 50 n Jerome av, plumbing to dwelling; cost, \$90; owner, R. Ergenhardt, premises. Plan No. 1571.

RIDGEWOOD.—Seneca av, 565, new store front; cost, \$250; owner, Fred Sohlanch, premises. Plan No. 1531.

RIDGEWOOD.—Myrtle av, 1759, electric sign, store; cost, \$90; owner, American Sign Co., 160 8th av, Manhattan. Plan No. 1556.

RIDGEWOOD.—Forest av, 52, cut new entrance to store; cost, \$100; owner, J. Houser, premises. Plan No. 1552.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, new store front; cost, \$50; owner, Wm. Neubach, premises. Plan No. 1533.

ROCKAWAY BEACH.—Beach 83d st, e s, 400 n Boulevard, 2-sty frame extension, 23x16, rear dwelling, tin roof; cost, \$200; owner, Mrs. Eliz. Albert, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1566.

WHITESTONE.—7th av, w s, 220 s 20th st, cut new windows; cost, \$50; owner, G. Weber, premises. Plan No. 1558.

WINFIELD.—Chestnut st, e s, 100 n Walnut st, 1-sty frame extension, 12x28, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, P. Killcourse, 108 Chestnut st, Winfield; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1543.

WOODHAVEN.—Freedom av, e s, 280 n Grafton av, plumbing to dwelling; cost, \$50; owner, Dr. Hicks, premises. Plan No. 1517.

WOODHAVEN.—Park av, e s, 140 n Walnut st, plumbing to two dwellings; cost, \$80; owner, C. Nehrbar, premises. Plan Nos. 1532-33.

WOODHAVEN.—Jerome av, n s, 25 w Guion pl, plumbing to dwelling; cost, \$75; owner, I. Steiner, premises. Plan No. 1555.

Richmond.

CANAL ST, 205, Stapleton, new partitions to brick and frame tenement; cost, \$10; owner and builder, Alex Buegler, Stapleton; architect, John Davies, Tompkinsville. Plan No. 282.

LINCOLN PL and Cherry lane, cor, West Brighton, new roof to frame barn; cost, \$125; owner, Sarah Willis, West Brighton; builder, Thos. Cummings, Jr., Stapleton. Plan No. 278.

NEW DORP LANE, s s, 500 w 3d st, New Dorp, new cesspool to frame pipe station; cost, \$569; builder, William Schroeder, Stapleton. Plan No. 284.

BROADWAY, w s, 50 n West Union st, West Brighton, plaster partitions and new plumbing to frame tenement, stores and offices; cost, \$800; owner, John J. Crawford, West Brighton; architect, E. H. Boyle, West Brighton; builder, John Murphy, West Brighton. Plan No. 280.

RICHMOND TURNPIKE, 55, Tompkinsville, rear extension and flat roof to frame store; cost, \$400; owner and builder, Stanley Solinoe, Tompkinsville; architect, Daniel Santoro, Tompkinsville. Plan No. 279.

VAN PELT AV, e s, 1,300 s railroad, Mariners' Harbor, 1-sty extension and plastering to frame dwelling; cost, \$250; owner, A. Bruno, Mariners' Harbor; builder, P. Flore, Mariners' Harbor. Plan No. 281.

VIRGINIA AV, 119, Rosebank, new partitions to brick tenement; cost, \$10; owner and builder, F. Richinenda, Rosebank; architect, John Davies, Tompkinsville. Plan No. 283.

OCEAN BREEZE, South Beach, 1-sty extension to frame bungalow; cost, \$50; owner and builder, W. J. Bell, South Beach. Plan No. 285.

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 July 4. The location is given, but not the owner's address:

JERSEY CITY.—Archibald M. Henry, 383 Palisade av, 3-sty frame alteration, \$1,000; Morris Broadman, s e cor Arlington av and Carteret avs, 3-sty brick, \$10,000; John E. Paul, 3444 Boulevard, 4-sty brick, \$14,000.

PASSAIC.—Philip Sobel, 177 8th st, 3-sty brick, \$6,000.

NEWARK.—Ella A. Walters, 281 North 5th av, 3-sty frame, \$8,000; Abraham Levy, s e cor Hillside av and Runyon st, 3-sty frame, \$10,000; Charles Mertz, 324-326 Hawthorne av, 3-sty frame, \$6,000; Augusta Wagner, 62 Norwood av, 3-sty frame, \$5,000.

EAST ORANGE.—Morris Tarnofsky, 200 Rhode Island av, 3-sty frame, \$10,000.

BAYONNE.—Simon Susser, 168 Av E, 3-sty frame, \$5,000.

WEST NEW YORK.—John Vitale and George Weiss, s w cor 14th st and Pallsade av, two 4-sty brick, \$33,000.

MONTCLAIR.—James Reid, 20 Pine st, 3-sty brick, \$9,000.

WEST HOBOKEN.—John Wagner, n side Hague st, 100 ft. w of Clinton av, 3-sty brick, \$8,000.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, are preparing plans for a 4-sty tenement, 36x42 ft, at 73 High st, for Luigi Signorini, 79 High st. Cost, about \$11,000.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, is preparing plans for a 3-sty flat, 40x40 ft., at the corner of South Orange av and 17th st, for Mrs. A. Kimmerle, 488 South Orange av. Cost, about \$12,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for three 3-sty brick, frame and stucco flats, 26x70 ft. each, at the corner of Lincoln av and May st, for Louis Goldfarb, 800 Broad st. Cost, about \$9,000 each.

DWELLINGS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for eight 2-sty frame residences, 22x48 ft. each, in Fleet st for Levin & Usian, 46 Rutgers av, owners and builders. Cost, about \$4,500 each.

PERTH AMBOY, N. J.—Goldberger & Greisen, 149 New Brunswick av, are preparing plans for a 2½-sty hollow tile residence, in Prospect st, for Benjamin Flenberg, Prospect st. Cost, about \$5,000.

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for three 1½-sty frame and stucco cottages, 65x35 ft., for the State of New Jersey, Department of Charities and Corrections. Cost, about \$20,000.

HALLS AND CLUBS.

CARTERET, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, have nearly completed plans for a 2-sty brick lodge building, 40x80 ft., for the Knights of Columbus of Carteret, Herman Mayor, Roosevelt, N. J., chairman of building committee. Cost, about \$20,000.

HOTELS.

BALMAR, N. J.—Watson & Huckel, 1211 Walnut st, Philadelphia, Pa., are preparing plans for a 5-sty hotel, 85x100 ft., on Ocean Front for Paul Zizina, Belmar. Cost, about \$250,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has been commissioned to prepare plans for a brick and limestone addition to the library building at Main st and Munn av for the East Orange Public Library, Board of Trustees, Ed. O. Stanley, president. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has been commissioned to prepare plans for a school in Grove st, near Bloomfield av, for the Board of Education of the Town of Bloomfield, Charles W. Martin. Cost, about \$45,000.

FLEMINGTON, N. J.—J. N. Pierson & Son, 95 Smith st, Perth Amboy, have about completed plans for a 2-sty brick public school at Hunterdon County, for the Board of Education, Gudua Higgins, clerk. Cost, about \$45,000. Bids will be advertised for at once.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—H. Preiskel, Hobart Trust Building, is preparing plans for two stores, offices and flats at 62 2d st, for Jaffe Dunivitch & Kaplan, this place, owner. Cost, about \$25,000.

RAHWAY, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed revised plans for alterations to the 3-sty brick store building for Gries Bros., this place, owners.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., at the northeast corner of Park pl and East Park st, for J. B. Meyer, 224 Washington st, Hoboken. Cost, about \$25,000.

THEATRES.

UNION HILL, N. J.—Frank G. Hall, 95 River st, Hoboken, contemplates the erection of a brick and stone theatre from plans by Percy A. Vivarttes, 110 4th st, Union Hill.

MISCELLANEOUS.

SOUTH ORANGE, N. J.—Work has not yet been started on the new Mountain station 1-sty brick, steel and tile, 100x30 ft., for the Delaware, Lackawanna & Western R. R. Co. L. R. Simpson, care of owner, architect. F. H. Hyde, 90 West st, Manhattan, general contractor.

Other Cities.

CHURCHES.

CUBA.—Ludlow & Peabody, 101 Park av, have been commissioned to prepare plans for a Presbyterian Church and School by the Board of Home Missions of the Presbyterian Church, Cienfuegos, Cuba. Also for a church and school for the same owners at Sancti Spiritus, Cuba. Buildings will be built of brick, timber and tile, of Spanish Mission style.

OBITUARY

JOHN McDOWELL, an inventor, for a number of years connected with the Derby Desk Co., died of general debility at his home, 96 Garfield pl, Brooklyn, Saturday, July 11. He was seventy years old.

KURT W. PEUCKERT, architect, senior member of the firm of Peuckert & Wunder, Philadelphia, died at his home in Sharon Hill, Pa., Saturday, July 11. He was born in Germany sixty-six years ago and came to America when a young man. Mr. Peuckert was a member of many German social and fraternal orders. He is survived by his widow and a daughter.

JOSEPH SMYTH, general contractor who has been prominent for many years as a builder in the Bedford and Stuyvesant Heights sections of Brooklyn, died at the home of his daughter, 460 Macon st, Thursday, July 9. He was born in Dublin, Ireland, eighty-three years ago and has been a resident of Brooklyn for forty years. He was formerly active in Democratic politics in Brooklyn, and is survived by a son and a daughter.

WILLIAM BLEECKER POTTER, founder and manager of the St. Louis Sampling and Testing Works and one of the best known mining engineers and metallurgists in the United States, died of peritonitis at his home in St. Louis, Tuesday, July 14. He was sixty-eight years old and was a son of the late Bishop Horatio Potter, of the diocese of New York City of the Protestant Episcopal Church. He was graduated from Columbia in 1866 and received the honorary degree of doctor of science from Columbia University in 1904 in recognition of his services in the field of mining and metallurgy. He also was the first professor of mining and metallurgy in Washington University when the chair was founded in 1871.

JAMES M. KENNEY, for twelve years construction inspector in the Board of Education, and a recognized authority on building construction, died at his home, 320 Columbia st, Brooklyn, Sunday, July 12, after a long illness. Mr. Kenney, who was an architect and engineer, was born in Middletown, N. Y., fifty-four years ago. When a young man he came to Brooklyn and learned the various branches of the building trade with M. Gibbons & Sons, by whom he was long employed, and worked on many of the large buildings constructed by that firm throughout the country. He supervised the erection of Erasmus Hall High School, the Gates Avenue Court, the first Bush Terminal building and the Graves Wall Paper Company factory. Mr. Kenney was a member of the Ninth Assembly District Democratic Association and several fraternal orders. He is survived by his widow and one daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sending out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

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.

BROOKLYN HARDWARE DEALERS' ASSOCIATION will hold its annual outing at Pleasure Bay, N. J., on the Shrewsbury River, Wednesday, July 22. There will be a fine shore dinner served at the Bridgewater Inn, Pleasure Bay. The trip will be made from the foot of Cedar st, North River, by the Sandy Hook steamer to Atlantic Highlands, thence by special train to Pleasure Bay. The tickets are four dollars each, application for which may be made to H. A. Cornell, 121 Court st, Brooklyn, N. Y.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of \$250, one of \$150, one of \$50 and five of \$10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

PERSONAL AND TRADE NOTES.

A. C. WEIN, architect, has moved his offices from 160 West 99th st to 188 West 101st st.

DULA & PATTERSON, architects, have opened offices in the Anderson Building, 15 East 40th st.

SAMUEL GIBSON, general contractor, has opened an office in the Proctor Building, Mt. Vernon, N. Y.

MITCHELL CONSTRUCTION CO., general contracting, 4 Court square, Brooklyn, has changed the firm name to Mitchell, Farrell & Adrian.

MAXIMILIAN ZIPKES, architect, has moved his offices from 220 5th av to more commodious quarters in the Long Beach Building, 405 Lexington av, corner of 42d st.

JAMES PERRY, architect, has discontinued his office at 3 South Third av, Mt. Vernon, N. Y. He will in future conduct his practice at his home, 349 South Fourth av.

JONES & TABOR, architects, Improvement Loan & Trust Co. Building, Galveston, Texas, desire catalogues and samples from manufacturers interested in the building trades.

ASSISTANT SECRETARY WALKER of the Public Service Commission is in the far West on his annual vacation, and his assistant, Mr. Clark, is temporarily filling his chair.

NEWTON L. SCHLOSS, mechanical and electrical engineer in design and supervision of heating, ventilating, lighting, power and refrigerating systems, has recently moved his offices to 25 West 32d st.

ALEXANDER JOHNSON, chief engineer of the Department of Bridges, and who has been connected with the department since February 1, 1896, has resigned. Austin Lord Bowman has been appointed chief engineer by Commissioner Kracke to succeed Mr. Johnson.

WOODBURY GRANITE CO., Hardwick, Vermont, has elected William C. Clifford as general manager and George James as treasurer of the company. Both of these offices were left vacant by the recent death of George H. Bickford. The New York office of the Woodbury Granite Co. is at 101 Park av.

HARRY STERNFELD, a graduate of the University of Pennsylvania, has been awarded the eleventh Paris prize of the Society of Beaux Arts Architects. There were 125 entrants in the competition, students from eighteen cities. The award to Mr. Sternfeld marks the fourth time that the prize has been won by a student from the University of Pennsylvania. The prize, intended for students in the United States under twenty-seven years old, entitles the winner to a residence of two and one-half years abroad for study and travel. A fund of \$2,500 is provided yearly for the purpose. The subject of the competition was "A City Hall Designed to Meet the Needs of a Commission Form of Government." The second prize was won by B. Hoyt, of New York, and the third prize by J. Moscovitz, of New York. The jury was William Emerson, Wendell P. Blagden, F. H. Bosworth, Jr., E. S. Hewitt, G. S. Chappell, William Lamb, Arthur C. Nash and J. C. Levi. The exhibition of the drawings will be at 16 East 33d st until July 24.

RECENT INCORPORATIONS.

MADEIRA REALTY CORPN. has been incorporated with \$10,000 to do a realty and construction business with offices in Manhattan. The directors are Kathryn A. Murphy, Edward Gates and Leo Koenig, 1 Madison av. Woodford, Bovee & Butcher, 1 Madison av, attorneys.

THE LIEBOWITZ REALTY CO. has been chartered to do a realty and construction business with \$15,000 capital stock with offices in Manhattan. Isidor Liebowitz, Isaac Liebowitz and Ethel Liebowitz, all of 150 Nassau st, are the directors. Schleider & Schleider, 150 Nassau st, attorneys.

OLD DOMINION REALTY CORPN. is a \$25,000 company chartered with offices in Manhattan to do a realty, construction, brokerage and insurance business with Cecilia G. Allen, Richard B. Allen and George W. Power, 29 West 34th st, as directors. Henry Best, 60 Wall st, attorney.

CATHCART AND MEAGHER have filed incorporation papers to do a plastering, lathing, furring and repairing building business with a capitalization of \$10,000. Offices in Manhattan. The directors are Jos. M. Cathcart and Thomas J. Meagher, both of 5 East 42d st, and Jacob Aronson, 70 East 45th st, who is also the attorney.

JOHN A. MCCARTHY & CO. have been chartered with \$25,000 capital stock to deal in building materials, general contracting and construction with offices in Manhattan. The directors are John A. McCarthy, Frank J. Higgins and Wm. J. Allen, all of 357 Rivington st. The attorneys are Griggs, Baldwin & Baldwin, 27 Pine st.

THE GORDON ENGINEERING CORPN. is a \$12,000 company chartered to do engineering and contracting with offices in Manhattan. The papers were filed by John H. Knox, 103 West 78th st, Wm. M. Card, 430 West 58th st, Wm. M. C. Marsh, 238 West 73d st, and one other, as directors. Thos. F. Carroty, 286 President st, Brooklyn, attorney.

Cheaper Electricity for New York.

There has been constructed a generating station at Hauto, Pa., for the purpose of utilizing refuse coal from the breakers and washers where commercial sizes of anthracite coal are prepared. The project of electric-energy supply from waste fuel has been carried out intelligently and on a scale large enough to reap the substantial advantages of the plan, says the Electrical World. The plant is located in the anthracite territory of the Lehigh Coal and Navigation Company, to which the Lehigh Navigation Electric Company is allied, and is skillfully laid out for the production of energy at a low cost.

The fuel is conveyed to the furnaces in a simple manner, for a trestle carries a track of standard gauge equipment directly over the bunkers in the upper part of the boiler house, so that the fuel can be run in on cars and dumped directly into the bunkers, whence it is fed by gravity to the fire room. There is no need for any considerable coal storage, inasmuch as the mine is nearby and can be reached at any time. Every ton of coal burned in this plant represents a genuine saving, a reduction in the drain on the world's supply of coal, to say nothing of abolition of an economic waste in carrying fuel when such transportation is really unnecessary.

When one realizes that New York City is less than a hundred miles from this plant, the possibilities of disposing of the output are obvious. The Hauto plant represents a serious and well-planned effort to realize a dream of conservation which has troubled the sleep of engineers for at least twenty years past.

BUILDING MATERIALS AND SUPPLIES

HOW THE \$100,000,000 TO BE SPENT IN THE METROPOLITAN DISTRICT WILL BE DISTRIBUTED AMONG DEALERS.

First Men Arrested in Campaign to Stop Brick Stealing Held in \$1,500 Bail.

CLOSER analysis of the building statistics available for the first half of the current year just closed covering the metropolitan district, gives cause for optimism. With \$94,000,000 involved in prospective building operations in New York, in addition to practically \$2,000,000 in East Jersey and \$800,000 in Westchester almost \$100,000,000 is due to move toward builders and material dealers' hands within the next six months. This is minimum because it takes into consideration only new buildings costing more than \$100,000 each in New York and more than \$8,000 each in the suburbs.

One hundred million dollars distributed among building material interests supplying the metropolitan district spells at least improvement in building business. Proportionately divided on an average of material consumption in fire resisting buildings this sum of money will move at least 80,000 tons of structural steel shapes 26,560,000 common brick; approximately 500,000 barrels of Portland cement; 45,000 kegs of wire nails; 100,000 tons of iron and steel wire rods for wall tying and reinforcement; about 55,000,000 cubic yards of sand; 12,000,000 cubic yards of crushed stone; about 7,000,000 board feet of lumber including hardwood flooring. This does not include equipment.

In the six months just closed the building expenditures for new buildings only, totalled \$71,201,890 in New York, \$1,

946,475 in East Jersey and \$650,000 in Westchester or a total of \$73,798,365. In the last half of 1913 the total for the district totalled \$78,000,000; in the first half of the same year \$81,000,000 compared with \$90,000,000 in the last half of 1912 and \$96,000,000 in the first half of that year.

There is a contingency in the possibility that some of the buildings like the Pan-American or the American Express building may not go ahead in the next half year, but even with the \$35,000,000 involved in these two operations removed, and even discounting the filings being made daily that are not included in the statistics prepared to include filings up to June 30, this would bring the total value of projected buildings to within \$6,000,000 of the volume recorded up to June 30 which included every filing made in the six months previous. It therefore would appear that the outlook for building activity during the next six months is much brighter than it was at the first of the year.

Building plans filed in the five boroughs this week, compared with last week's filings are as follows:

	Week Ending			
	July 10		July 17	
	No.	Value	No.	Value
Manhattan	5	\$ 610,000	7	\$ 815,000
Bronx	14	323,000	30	824,650
Brooklyn	126	1,045,750	103	883,320
Queens	102	438,605	92	1,018,568
Richmond	30	29,752	27	36,220
	277	\$2,447,107	259	\$3,577,738

their arrest on complaint of William Walsler, of the North Hudson Supply Company. Recorder McGovern, of Hoboken, held the former on the charge of receiving stolen goods and the latter on one of grand larceny.

First intimation that the detectives were running down the scent of the ring leaders of the gang came early in the month when A. W. Tuthill, manager of the common brick department of the Sayre & Fisher Company, received word from Walsler that he was being short counted. Authority was given him to go the limit in making an investigation. Detectives were put on the barges and the watch ended with the arrests.

ENORMOUS PROFITS IN SYSTEM.

But of primary importance was the discovery of how the system was worked and the enormity of the profits involved in the transaction. Incidentally it cast a strong light on the cause of the low prices prevailing for common brick here.

The practice was found to be most general among owners of outside boats. The system would be worked successfully whether the captain got a true manifest or not, for in the case cited, the Sayre & Fisher Company had given the captain a true manifest before he left the Sayreville docks. In each case the captain proved to have been prompted to try the system through "necessity," which has been classed as a sort of peonage wherein the installment house agent, the bartender or the green grocer was the secondary factor for the true master, the "Shoestring" supply man and the peon was the captain, the teamster, or both, as in this case.

Brick coming into this market on a 450,000 barge would be short counted. The captain would claim that the "L. O." belonged to him as commission. He would ask \$5 a load of 1,500 for it. Usually he would be beaten down to \$3.50. The lot would subsequently be sold for prices ranging from \$9 to \$12.75, depending upon the quantity taken at once, for it was expedient for the captain to make a quick sale so that he would not be compelled to clear for the yards again with some brick aboard still unloaded. The profits may be measured this way:

A. W. TUTHILL SOUNDS WARNING.

On a 450,000 barge, 9,000, or six loads, would be "scraped off." This would be sold for \$9 or more. The saving, even at this price to the contractor over current quotations would be \$38.28. But if the contractor did not send his own trucks for the brick, the "Shoestring's" teamster would "peel" off a few hundred brick more from the load enroute, usually at the "Shoestring's" supply yard. This would be resold for an extra profit.

A. W. Tuthill, former president of the Building Material Exchange, who has been aggressively interested in rooting out this evil in the brick business for several years, said today that the scope of this practice is not dreamed of, and that if vigorous prosecution of the men in the custody does not stop the

practice, not only the Captains and the teamsters, but those who ultimately receive the brick, will be apprehended. Speaking of the significance of the arrest as it affects the wholesale and manufacturing trade and the basic cause of the practice, Mr. Tuthill said:

NEED FOR ACCURATE COUNTING.

"The Sayre & Fisher Company has always taken a vigorous stand for honest count in the delivery of brick. Cargoes of building brick are tallied several times and checked up by an expert whose only duty it is to see that the correct number of brick are on board and that the captain is given a true bill of lading with the quantity specifically stated. In no case is a captain sent away with the quantity aboard left blank.

"I venture to say that no firm in the brick business goes to greater trouble or expense than we have to establish and maintain for our customers an actual delivery of ten hundred brick when a thousand has been ordered.

"In the Hoboken case it is only fair to state that the captain was not one of our own men, but had charge of an outside barge, a chartered boat. Our customer had advised us of his suspicions some days before the arrests were made, and the importance of the result of the subsequent investigation in the eyes of the Magistrate speaks for itself by his action in holding the captain for grand larceny and the teamster on the more serious charge of receiving stolen goods in an aggregate bail of \$1,500."

The possible extent of this system of brick stealing may be measured by the fact that 1,200,000,000 common brick come into this market each year from the Hudson district alone. The figure would reach nearly 2,000,000,000 if all the New Jersey, Connecticut and Long Island brick were included. Approximately 68 barge loads, or 27,000,000 brick, are moved in this district each week, and if one one-thousandth part of this quantity is stolen and sold in a year the profits alone would reach to something like \$12,000.

CURRENT BRICK MARKET.

Official transactions for Hudson River brick covering the week ending Thursday, July 16, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		
	Left over, July 10—11.	Arrived.
Friday, July 10	7	8
Saturday, July 11	5	8
Monday, July 13	15	10
Tuesday, July 14	5	6
Wednesday, July 15	6	8
Thursday, July 16	10	7
Total	48	47

Reported en route, Friday, July 17—8.
Condition of market, weak. Prices: Hudsons, \$5.25 and \$5.75, special grades higher; Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Firmer. Left over Friday a. m., July 17—12.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
July 3	1,128,500	July 10	1,671,500
July 4	Holiday	July 11	845,000
July 6	1,751,500	July 13	1,849,000
July 7	345,500	July 14	1,683,000
July 8	1,966,000	July 15	1,513,000
July 9	1,135,000	July 16	1,281,000
Total	6,326,500	Total	8,842,500

1913.		
	Left over, Friday A. M., July 11—55.	Arrived.
Friday, July 11	3	12
Saturday, July 12	9	2
Monday, July 14	20	11
Tuesday, July 15	5	8
Wednesday, July 16	5	10
Thursday, July 17	7	6
Total	49	49

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., July 18—55.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 16, 1914	814
Total No. bargeloads sold Jan. 1 to July 16, 1914	802
Total No. bargeloads left over July 17, 1914	12
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to July 17, 1913	1021
Total No. bargeloads sold Jan. 1 to July 17, 1913	966
Total No. bargeloads left over July 18, 1913	55

OILS AND LUBRICANTS.

Linseed Oil Advanced One Cent—Petroleum Products Steadier.

LINSEED oil has moved up one cent a gallon in this city following a rise of 1¼ to 1½ cents a bushel in flaxseed at Duluth. This is the first of the basic building materials to make an upward move, but it is not sufficiently strong at the new level to warrant expectations of a further advance just at present. It is believed that paint, dressing and composition floor manufacturers who have been deferring purchasing of linseed oil will come into the market actively within the near future providing the sharp tone to the Duluth market is maintained.

IRON AND STEEL.

Railroad Orders Continue to Give Hope to Builders.

RAILROAD orders continue to come out more freely. This is a source of encouragement to builders because it indicates that railroad traffic managers foresee a turn for the better in general business. This improvement centers primarily in equipment orders, although here and there are reported fairly large orders for structural steel which helps to stabilize the general material market.

ALLEGED BRICK GRAFTERS CAUGHT. Detectives Nab Ring that has Drained Market Prices.

CONSUMERS, dealers and manufacturers of common brick entering the metropolitan district have long suspected that a system of brick stealing has been in part, at least, responsible for low prices that have featured the market for a year. The arrest on Wednesday of two men alleged to belong to an interlocking directorate of brick grafters operating throughout the district is the first of a series that detectives in the employ of various brick-makers in the Building Material Exchange expect to make if the action of Recorder McGovern of Hoboken does not have salutary effect upon others involved in the nefarious practice.

The fact that the system of operating is exactly similar throughout East Jersey, New York and Westchester gives rise to the belief that not only will the grafters be discouraged from operating, but that all manufacturers will be moved to take more care in counting cargoes and filling out bills of lading, for there is no doubt in the minds of the detectives investigating this matter for almost a year that looseness of loading and discharging systems in this market has not only been the primary encouragement for illicit selling of "over-cargoes," but has been largely instrumental in keeping prices in the legitimate market low. Incidentally, the hand of the "Shoestring" contractor is discerned in the building market in a new role.

THE SHOESTRINGER'S ALLY.

Most barge captains are honest, at least until they get under the thumb of a "Shoestring contractor" having an ally in a waterfront bar room, an installment clothing house, a green grocer or some other purveyor of commodities who first get the captain involved in hopeless debt and then turn him over for "satisfaction" to the "Shoestring contractor," who holds the debtors' law over him and bids him do his will, which is to purloin a certain quantity of brick from each bargeload and sell to him. The teamster is also involved in the same way, and so the manufacturer, the dealer and the consumer are all held up and bled, whether the "Shoestring" gets the contract on a building operation or not.

When the brick market got down as low as \$5.25 a thousand for common Hudson and Raritan River brick at dock, wholesale, the real extent of this directorate of brick thievery came to be realized. William K. Hammond, the Greater New York Brick Company, Sayre & Fisher Company and others have employed detectives at different times to try to run down the gang. They have been able to get trace of some of the individuals, but the system as a whole has never been ferreted out to the extent of discovering how it is operated, at least, up to Wednesday, when John Annillo, teamster of 913 New road, North Bergen, N. J., was held in \$1,000 bail, and John LeMoine, captain of the barge Athens, Mattawan, N. J., in \$500, after