

NEW YORK, AUGUST 1, 1914

## CONSOLIDATION OF CITY DEPARTMENTS

It Is Believed To Be Impending—Intimated by Counselor Elkus of the State Factory Investigating Commission—The Revision of the Labor Law Not To Be Extensive.

**D**ISAPPOINTMENT is being expressed in business circles where reports have been heard that the revision of the Labor Law, and especially the factory regulations contained therein, may not be as radical as the public has hoped for and expected.

During the week intimations have come from semi-official sources that as a result of hearings held here and elsewhere the committee is of the opinion that only a few changes of importance are needed in the law. It is understood that Counselor Elkus contends that the only principal changes should be, first, an enlargement of the powers of the Industrial Board, and second, a better definition for the term "factory" as used in the law.

It is presumed that a statement as to the nature of the amendments to be introduced at the next session of the Legislature will be made in time for ample consideration by the interests affected. Regarding a related subject, the over-inspection of buildings, Mr. Elkus made the following statement to a representative of the Merchants' Association:

"We have found that one of the chief causes of complaint is the multiplicity of inspections. There are now five separate building departments in New York City, one for each Borough. Each has a different Superintendent at the head and a different set of employes, making possible five different ways of interpreting the law. The Bureau of Fire Prevention has to do with matters relating to the fire hazard in both old and new buildings. The Health Department has jurisdiction over buildings for the most part in so far as they are used as bakeries or food product manufactories. The Tenement House Department has jurisdiction over tenements. The Department of Electricity, Gas and Water Supply has jurisdiction over the installation of electrical apparatus and equipment, and the Police Department issues licenses after boiler inspection. Finally, the License Bureau must inspect and license theatres, moving picture establishments and so forth.

### A New Building Department Proposed.

"The Police Department, the Fire Department, the Law Department, and the Tenement House Department have jurisdiction over the entire city. The Commission is considering whether it would not be advisable to consolidate practically all the various jurisdictions over buildings, so far as they relate to construction and alterations, in a Building Department for the entire city. The powers of the State Labor Department with relation to buildings would be transferred to the new department, together with those of the Fire Prevention Bureau. It is a question how far the jurisdiction of the Health Department and the Tenement Department should be merged in the new department.

"The advantage of this plan is that it would bring about uniform interpretation and enforcement of the law,



COMMISSIONER ADAMSON.

reduce the number of inspections, and undoubtedly save a large sum of money for the city.

### Advantages of Consolidation.

"The commission is now working on several alternative plans along the same lines. These will be submitted for criticism and suggestion to all persons interested at an early date.

"The commission failed to find substantiation of the complaint that the various departments are issuing conflicting orders, and it also failed to discover any case in which a manufacturer intends to leave the State because of the enforcement of the factory laws."

From the foregoing it is inferred that the committee still holds to the opinion that public dissatisfaction is not so much directed against the Labor Law itself as against the methods pursued in administering it, and that irrespective of what the city authorities are doing to co-ordinate inspection work, the State Factory Investigating Commission is planning radical changes in local organizations in expectation, doubtless, of assent and cooperation from the city authorities.

### Statement From the Fire Commissioner.

Commissioner Adamson of the Fire Department when asked as to the progress being made by the Mayor's committee in reducing the multiplicity of inspections, said to a representative of the Record and Guide:

"I am sure that a way will be found to prevent the constant annoyance of property owners by repetition of inspections and possibly by the conflict of orders or the issuance of new orders due to a change of mind on the part of officials. Many conferences have been held in the last few months to consider this subject, and I consider that great progress has been made. I think the Fire Department was the first department to take up this matter, though not the first to say anything about it publicly. We happen

to be in a position where the complaints of property owners first make themselves heard, and I think the Fire Department was the first to make a practical move to reduce the cause for complaint.

"The first step that was taken was the formation of a committee of technical experts, due to the efforts of Mr. F. J. T. Stewart, of the Board of Fire Underwriters, and President Robert D. Kohn of the New York Chapter of Architects. This committee was made up of representatives of a number of outside organizations and representatives of the City Departments, and its object was to formulate and adopt standards which might be used by all of the city departments.

### The Mayor's Committee.

"The next step, I believe, was the appointment of a committee of city department heads, of which I was chairman, to consider the general subject of co-operation between departments with a view to reducing duplication of inspections and any conflict of orders, if such existed. This committee found that the first logical step was to adopt harmonious standards which would be used by every department, and thus avoid the possibility of a department changing its mind and ordering one thing today and another thing tomorrow, and also avoid the possibility of one department ordering something in conflict with the requirements of another department. It was therefore decided that we should first proceed to formulate a set of standards which would cover every condition in the building.

"As the work of the outside committee, to which I have referred, was already well advanced in doing this work, it was decided that the Mayor's committee co-operate with it, as this department and several others had been doing since last January, and endeavor to push its work to a conclusion as rapidly as possible. This is now being done, and I feel sure that the work of this committee, after it has been considered and adopted by the various departments, will go a long way in reducing cause for complaint. Every department affected is represented on this committee—in most cases by technical men.

"There have also been a number of conferences called by Mr. Abram I. Elkus, of the State Factory Commission, and these have been extremely helpful. All of the departments interested were represented at Mr. Elkus' conferences, there was a full discussion of every phase of the matter, and an effort was made to arrive at a plan of co-operation whereby any duplication or conflict of departments would be prevented.

"I think that these discussions and interchanges of views did a great deal to clear the air and to impress upon all of the department heads the importance of exercising care not to harrass property owners.

### Practical Progress.

"I think the Fire Department has made practical progress in this matter. For example, we have arranged with the Labor Department that when it sends us complaints of violations which come under the jurisdiction of this depart-

ment, that it shall give the exact floor of the building where this violation exists and the name of the person responsible. Upon the receipt of this, instead of sending around an inspector, this department communicates by letter with the person responsible, calling his attention to the violation, requests him to remove it, and states that within ten days or two weeks an inspector will be sent around to see whether the violation has been corrected. By this plan we estimate that our inspections are reduced by the number of 5,000 every year, as that is about the number of complaints of this kind that we receive.

#### Sympathy for Property Owners.

"I sympathize fully with the feeling of the property owners in this matter. I have felt all along that jurisdiction over safety in buildings is distributed over too many departments. I believe there should only be two departments dealing in this matter, namely, the Fire Department, which should have jurisdiction over every matter effecting fire prevention, no matter in what class of

building, and, secondly, the Health Department, which should have jurisdiction over the entire subject of ventilation, sanitation and health regulations generally in a building.

"I do not mean by this that I would take away from the Labor Department its just control. This control, however, should be regulated by a legislative and ordinance-making body and not by an administrative body. In other words, the Industrial Board should be continued with power to make regulations for all factories and factory buildings, but those regulations should be enforced by the local authorities which I have named. The Fire Department should enforce the Industrial regulations in respect to fire prevention matters, and the Health Department in relation to health matters.

#### Housekeeping Inspections.

"It seems to me the thought of creating a fire prevention bureau separate from the uniformed force, with its great experience and the opportunity which it offers for co-operation, is absurd to the last degree. How the uniformed

force can co-operate with the Fire Prevention Bureau in real fire prevention is being demonstrated now in this department. The uniformed force is now making all of the 'housekeeping' inspections. There have been over 500,000 of these so far. One of the results is that for the last six weeks we have been having a reduction in fires of between 75 and 80 per week.

"These laws should be enforced with sanity, intelligence and judgment. If the heads of departments show a disposition to treat the property owners in this spirit, one source of irritation will be removed. The lot of the real estate owner in New York is anything but a happy one just now, and this fact should at all times be borne in mind by officials who have the power to issue orders affecting property. It certainly is always borne in mind in this department, and I trust that no property owner will have substantial reasons for complaint of any lack of consideration or just treatment from the Fire Department."

## ETHICAL CODE OF NATIONAL REALTY BOARDS

### The Golden Rule in Business—Increasing Appreciation of High Ideals—Standards Adopted at Pittsburgh Convention

**A**PPPLICATION of the Golden Rule to the real estate business was urged upon the members of the National Association of Real Estate Exchanges by the Committee on Code and Ethics at the Pittsburgh convention in a report which was adopted without discussion or objection. The basis of the report had been under consideration at previous conventions and its general purport was well understood. The chairman of the committee, Henry W. Armstrong of Pittsburgh, who presented the report, in some preliminary remarks said the members of the committee desired to express their appreciation of the honor which the president had conferred upon them in this appointment, indicating as it has his belief that they each as individuals appreciate the beauty and utility of ethical standards of living and that without incongruity the same may be adopted and practiced by those engaged in the real estate business. Parts of the code follow:

#### Duties of the Broker and Client.

Should the location of a property offered a broker to sell or rent be such that he cannot render prompt and efficient service, he should either immediately enlist the co-operation of a fellow broker more favorably situated to accomplish prompt results or recommend that the owner place the property in the hands of such broker.

The broker should, if possible, promptly and carefully inspect and appraise such properties as he accepts for rent or sale, that he may be prepared intelligently and truthfully to advise the owner regarding the actual value of each and as to the prospects for securing the price desired; also that by viewing its peculiar advantages, if any, he may be stimulated to earnest effort to accomplish a sale, as well as by reason of the familiarity with the property thus acquired, to avoid misrepresentation.

It is also a duty of the agent or broker to suggest to owners in an appropriate manner, as circumstances appear to warrant, the making of such repairs or improvements to buildings or premises which after deliberate consideration he believes will make the property more attractive to prospective tenants or purchasers and yield increased returns, justifying the new expenditures.

The broker may not safely and usually cannot honorably speculate for his own account with the property of his client. As a general rule he would do best to make sales directly for the account of the owner, deducting only the

usual commission. However, in some localities, especially in the Far West, in the marketing of large tracts of land, it is customary for owners to make a net price to brokers, choosing that plan as being mutually advantageous.

It is doubtless a duty of the broker strongly to encourage his client to express in the deed the real consideration for which a sale is made, for the sake of the moral effect thereof upon all concerned, to aid in preventing fraudulent practices as well as for the sake of the great advantage which should accrue to property holders in general, by reason of the improved opportunities afforded assessors to arrive at a fair and equitable basis for taxation. In rare cases circumstances may appear to justify the entering of a merely nominal consideration, but the latter custom is never open to the charge of intended misrepresentation.

#### Duties of an Agent.

The duty of the agent, to those owners whose property he holds in charge for rental purposes, requires him to spare no effort to secure reliable tenants for vacant properties as promptly as possible, agree to or recommend to the owner the making of such repairs as would be equally fair to owner and tenant, and make contracts therefor, with at least as careful regard to economy as if the property were his own. He should make prompt collections and remittances at regular intervals and ever keep in mind that the exercise of patience and courtesy, while discussing with the tenants affairs relating to the property, will not only increase his own popularity, but will usually enhance the interests of the owner.

The agent should guard the reputation of both the client and his property by declining under any and all circumstances to rent the premises to persons desiring to occupy the same for immoral purposes and should any owner wish him to do otherwise, it is his duty to the owner, as well as to himself, to decline to accede to those wishes even at the risk of the property being withdrawn from his agency.

#### Should Give Good Advice or None.

When appealed to by a client for advice, the agent or broker should never turn the applicant away with ill-considered suggestions, merely to save himself time and trouble. He should either decline to advise or take time to familiarize himself with all the essential details of the case, so that he may intelligently guide the applicant to his advantage rather than to his detriment. He should especially avoid giving advice

upon legal points with which he is not thoroughly familiar by reason of practical experience, but should instead earnestly recommend that his client promptly consult a lawyer regarding such matters.

#### Duties of Broker to Buyers.

An invitation to deal with him, extended by the broker to the public, through any sort of medium, should be a guarantee to anyone who responds thereto that he will be dealt with in an honorable, straightforward manner, and no duties or responsibilities which the broker has assumed toward the owner by reason of the acceptance of his property for sale, can justify the broker in dealing with the former in any other manner, as "duties never conflict."

#### Duties of Brokers to Each Other.

In his attitude toward his fellow brokers each broker should endeavor to the best of his ability to at all times follow the Golden Rule—"As ye would that men should do to you, do ye also to them likewise." By the use of this quick acting and infallibly accurate computing scale, the ethical quality of any contemplated action may be immediately determined, but should complete success in this endeavor not immediately crown his meritorious efforts, compliance with the following suggestions will in the meanwhile be helpful and indicate good progress.

A broker worthy of respect and confidence will never indulge in unfair criticisms of or untruthful statements regarding his fellow broker, either for the purpose of securing a personal advantage, at the expense of his fellow broker's reputation, through resentment for past injuries, either real or fancied, or for any other reason. The man who maligns his brother brings the whole family, including himself, into disrepute.

Brokers should recommend and earnestly encourage the granting of exclusive contracts by owners to brokers who make a specialty of the vicinity in which the property offered is located, because of the obvious and decided advantages accruing therefrom to all concerned.

Should a broker desire to offer a property for which he knows a fellow broker holds the exclusive agency, either under a written contract or otherwise, he should solicit permission to do so from the latter only and not directly from the owner, and the exclusive agent should at all times be willing to accept a satisfactory buyer or tenant from the former, provided he has not already in prospect a buyer or tenant, as well as to agree to an equitable division of the commission with the broker whose customer he accepts.

# BREWERY COLONY IN KIPS BAY DISTRICT

## Acquisition of Large Waterfront Plot by the Schaefer Brewing Company Adds Another Concern to the Old-Established Center

FOR more than half a century there has been a brewery colony in the Kips Bay section of the city, east of Third avenue, between 40th and 60th streets. That it is still desirable for such purposes is evident, by the fact that the F. & M. Schaefer Brewing Company, one of the earliest of the brewer settlers in the district, intends to erect a large plant along the East River, from 51st to 52d streets, having sold its Park avenue property to St. Bartholomew's Church.

There are within the radius of one mile probably more breweries than in any other section of the city. Farther north, large companies, including those of George Ehret, Jacob Ruppert and George Ringler, own brewery plants, but their number and collective size is not as large as that of the group in Kips Bay district.

The tendency of allied businesses to create centers of their own has been a noteworthy characteristic of New York's commercial development, and the brewing industry is no exception to this rule. The reasons for the selection of this particular section of the city are not difficult to determine. The entire river-front, or in the vicinity to the river-front, is most desirable for the brewing business, because the salt water is needed for the ice machines and for the condensers used in the manufacture of beer. Another advantage is the shorter haul for coal and other supplies from the barges. If the concerns were located some distance from the waterfront it would involve not only additional expense but also delay in delivery.

The Central Park Brewing Company occupies the major portion of the block bounded by the East River, Avenue A, 56th and 57th streets. Peter Doelger's buildings take up practically the entire block bounded by Avenue A, First avenue 55th and 56th streets. Peter Doelger died in December, 1912, the owner of nearly three hundred parcels of well located real estate.

The Consumers' Brewing Company of New York is situated on the west side of Avenue A, from 55th to 54th streets; and further west on the same block most of the property is occupied by the Henry Elias Brewing Company. Nearer Third avenue are the plants of the Jetter Brewing Company, and of Joseph Doelger's Sons. The latter firm has been established in business on that block since 1846. Just east is the large establishment of Jacob Hoffmann.

Farther south, at Second avenue and 47th street, are the Henry Clausen Brew-

ing Company and the Phoenix Brewing holdings. In the next block is located the Opperman Brewing Company and just south the United States Brewing Company. With this number of similar manufacturing concerns grouped together, it was inevitable that kindred business would also become established in the immediate vicinity, such as the ice plants, malt and other supply companies.

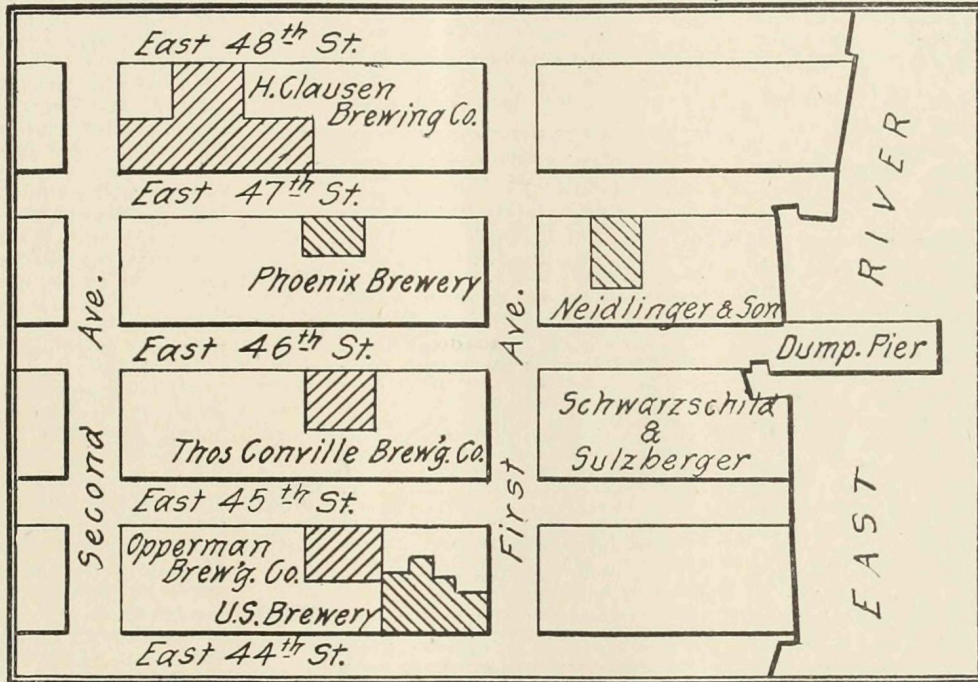
Typical of all water-front sections, the Kips Bay district houses a number of factories, coal pockets, stone yards, etc., with no particular class of industry conspicuous, except the breweries. There are to be found also rows of tenements and

tions of the district religious and educational institutions are not lacking. One of the most imposing ecclesiastical edifices in this city, the Roman Catholic Church of St. John the Evangelist, occupies with its school, the entire block front on the west side of First avenue, from 55th to 56th street. Further west is the German Evangelist Church and in East 57th street, near First avenue, is a Jewish synagogue. Other religious institutions include the St. Boniface Roman Catholic Church, at the corner of Second avenue and 47th street, and the Beekman Hill Church, in East 50th street. In East 44th street, near Third

avenue, and extending through to 43d street, is the Roman Catholic Church and school of St. Agnes. Here, in 1663, lay the farm of Jacobus Kip, then secretary of the province, comprising about 150 acres of meadow, woodland and stream. Fourteen years later Sir Edmund Andros granted to David Duffor a tract of nearly 60 acres on the shore of the East River from 41st street to 48th street. On this farm, in addition to other buildings, was erected a grist mill, the first industrial development in what was destined to be a center of a brewing and other manufacturing district.

Just west of First avenue, between 51st and 52nd streets, stood the famous mansion and country seat of William Beekman. In the green house of this dwelling Nathan Hale was confined, while the British officers deliberated on his fate. It served also during a period of the Revolutionary War as the headquarters of the English commanding generals, Howe and Clinton.

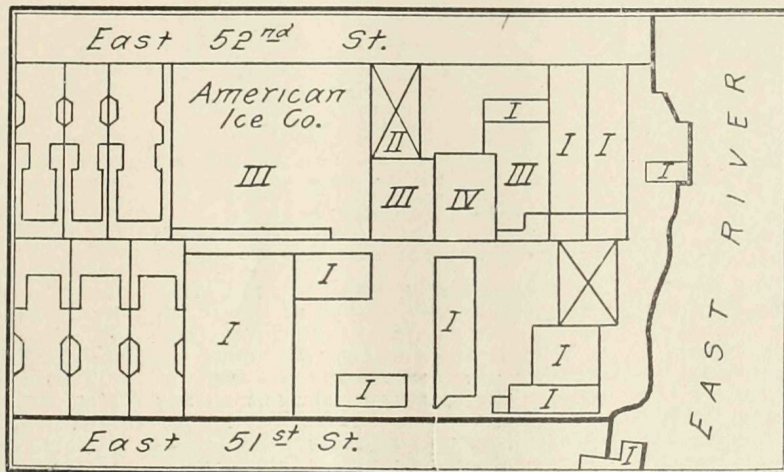
Hemmed in among the tenements, and in several instances outbuildings of the breweries, may be found some of the old Dutch Colonial residences, typical of the period. They may still be recognized in their strange surroundings by their solid masonry and quaint old fashioned construction. They are the last of the landmarks of Dutch occupancy of Kips Bay, long before the farm lands were invaded by the incoming tide of immigration. This brought with it industrial concerns and congested home communities. What stands out most conspicuously, however, in the Kips Bay district and makes it an interesting unit in the chain of New York industrial trade centers, is the brewery colony which is evidently there to stay, while other business centers shift constantly. The district is one, however, which will not be affected directly by the projected rapid transit lines.



MAP OF PART OF KIPS BAY SECTION.

in direct contrast, here and there, a row of pretty brownstone residences. With this mixture of business and residential properties Kips Bay presents a number of interesting studies. For its social and moral uplift there was recently organized the Kips Bay Neighborhood Association, Charles C. Burlingham, president.

Other similar social service associations include the Kips Bay Branch of the Charity Organization Society and the Children's Aid Society. Public



PLOT OWNED BY SCHAEFER BREWING CO.

schools include No. 27, in East 41st street, No. 73, in East 46th street, No. 135, in East 51st street, and No. 59, in East 57th street.

For the benefit of the residential sec-

# PROVISION FOR FUTURE RAPID TRANSIT

Advantages and Disadvantages of Subways, Elevated Structures and Open Cut Systems Discussed at National Conference on City Planning

By JOHN VIPOND DAVIES

THE development of all big cities of the world has been dependent on transportation. The early cities were with hardly any exception built on waterways where the water furnished the means of transportation, and even in the development of New York City, the original city plan was laid out with the east-and-west streets running between the North (Hudson) River and the East River at frequent intervals, because the transportation was by those rivers, and the increased facilities for intercommunication from side to side were considered of superior importance to the longitudinal movement which it was then believed would always remain upon the waters of the North River and the East River.

The steam railroad brings the city into touch with the outer world and yet at the same time it can, and must continue to, handle a very large share of what is usually described as rapid transit business.

### Functions of Surface Systems.

The function of the street surface railroad is that of distribution within limited areas of the population, and as the population spreads and the distance and time for distribution become greater, it is obvious that a point is reached in the evolution of a city when some means of quicker and more rapid handling of passenger service becomes necessary.

Generally speaking, it can be assumed that a properly built railroad track, whether on surface right of way or viaduct or steel structure, or in a subway, is capable of doing only the same passenger business, or, in other words, can serve to operate the same number of persons per hour; and, further, that the operation and maintenance, including depreciation and all other charges, will, if a road is doing a reasonably full business, use up about 45 per cent. of its gross income, the remaining 55 per cent. being available to pay the interest charges on the capital invested. It, therefore, can readily be seen how important it is with light traffic to keep the cost of construction and equipment low, considering that, for illustration, the Interborough Rapid Transit Subway in New York, consisting in part of subway and in part of elevated structure, must haul more than 2,000,000 pay passengers per annum per mile of single track to meet fixed charges for structure and equipment; or, further, that a road which would cost, for structure alone without equipment, say \$500,000 per mile of double track, would have to haul at a five-cent fare 910,000 pay passengers to pay interest charges on its expenditures for that structure and, if equipment were included, would have to haul probably 1,400,000 pay passengers per annum.

### Statistics Given.

It will help materially in this consideration to have clearly stated the approximate relative costs of producing different structures, and the table published in the adjoining column presents in comprehensive detail what may be considered as the average cost for the general construction of structures and the installation of structural equipment, but without power or rolling stock. The figures do not include the value of property for rights of way or easement and are given on the basis of constructing a double track railroad in each case, although reduced to the cost per mile of single track.

In the matter of speed of operation of improvements under varying conditions,

it is well to bear in mind that for street surface railroads in congested portions of great cities the average speed does not exceed 8 miles per hour. In the less dense districts of a city this speed is increased to 11 or 12 miles per hour, but the average speed for street trolley railroads in cities will not exceed 9½ miles an hour. Similar electric trolley service in outlying districts on private right of way will average somewhere between 12 and 15 miles per hour. Local service on elevated railroads or subways or in open cut, with stations approximately 1,200 feet apart, will operate at an average speed of about 15 miles per hour. Express service on subway or elevated railroads or in open cut, with express stops spaced about 2 miles apart, will operate at an average speed of about 25 miles per hour, while steam

per annum. In 1870 this figure had increased to 100; in 1880, to 150; in 1890, to 230; in 1900, to 247; in 1910, to 322; and the most recent figures indicate about 360 rides a head of population per annum during the last year.

The various types of structures which have been developed for rapid transit service comprise:

### Types Enumerated.

1. Tube Tunnels.—In cities where the underlying soil is sand, clay, silt or other water-bearing material, below tidal or river levels, or under conditions where construction must be carried on without breaking the surface of streets, tubular tunnels, usually carrying a single track within each tube, are built by use of a shield and the lining constructed of cast iron or steel segmental plates. This type is used also for passing under rivers or waterways where no other type of structure is equally advantageous.

2. Subways.—By subway is meant construction in the open of a railway below surface grade and the structure covered over so as to restore intact a continuous street surface. According to the difficulties of construction, this type may be more or less expensive; but even in the cheapest form, with ideal conditions, the cost of producing such structures is so great as to warrant its being used only in districts where the population has reached a condition of practical saturation, or in commercial districts where the population has to enter and leave in large numbers.

3. Open cut.—The open cut method of construction of rapid transit facilities necessitates gravity retaining walls and construction at a depth which will permit highways to be abridged over such open cut. This method has an advantage over a subway in the matter of first cost due to the fact that usually steam shovels may be used.

4. Viaducts.—The development of viaducts with masonry and solid fills was the earliest type of construction of steam railroads through European cities. As applied to a street, it is very questionable whether it is a desirable type, as the masonry and piers have of necessity to be massive and obstructive.

### Above Ground Systems.

5. Elevated Railroads.—The elevated railroad, constructed of steel, serves a function which it would be difficult to replace. The first cost of such a structure is reasonable and its application to surface conditions is remarkably easy. A solid track floor of reinforced concrete increases somewhat the cost, but reduces the noise, and probably reduces somewhat the cost of maintenance. To the traveler this mode of transportation is particularly desirable since he gets the full benefit of light and air while traveling. The great function served by the elevated structure is to enable a railroad to be constructed which does not interfere with the use of the street surface and provides rapid transit operation at the smallest cost.

The introduction in the last 15 years of electric power for propulsion has advanced greatly the rapidity of such developments. New York started in 1875, when its population, now included within the territory of the Greater City, was 1,700,000, to build elevated railroads, operated with steam locomotives, by private capital, and for years they were a financial failure. Brooklyn followed suit at a later date, about 1885, and managed to survive for several lean years until the territory served grew.

| Types of structure for double railway tracks  | Cost per mile of single track |
|---|-------------------------------|
| Trolley Railroad in suburban district, either on public roads or private right of way where no paving is required; complete with overhead trolley construction, track bonded; all in operating condition.....   | \$25,000                      |
| Trolley Railroad on city streets, including asphalt or granite block pavement for width of tracks and 2 feet outside of tracks; complete with overhead trolley construction, track bonded; all in operating condition.....  | 42,000                        |
| Underground Trolley Railroad in congested streets of a city, including necessary pavements, conduits, etc., and with reasonable allowance for changes of subsurface improvements:   |                               |
| New York .....  | 126,000                       |
| Washington .....  | 48,500                        |
| Elevated Railroad of a type and for the loading permissible to meet requirements of Public Service Commission of New York; complete with stations, contact rail, ties and track; averages .....   | 125,000                       |
| Railroad in open cut similar to Sea Beach Railroad of Brooklyn Rapid Transit Company in Brooklyn, where work is executed with steam shovel and with concrete walls; averaging cost of bridges and stations as part of the cost; complete with contact rail, ties and track; averages.....   | 225,000                       |
| Railroad on masonry viaduct filled in with stone ballast, similar to structure now being erected on Queensboro Boulevard from Queensboro Bridge to Greenpoint, on Long Island, New York; complete with stations, contact rail, ties and track; averages....   | 330,000                       |
| Subway such as the Fourth Avenue Subway in Brooklyn, where work is unaffected by subsurface improvements, where the digging is easy and can be done with steam shovel and under typical ideal conditions; complete with structural and track equipment; averages .....  | 402,000                       |
| Subway such as the Broadway Subway now being constructed in New York City, where the work is very difficult and involves extreme interference with subsurface improvements of all kinds, the support of street surface, trolley car tracks, underground trolley construction, etc.; complete with structural and track equipment; averages..... | 1,190,000                     |
| Iron lined Tube Tunnels under waterways or below water level; complete with structural equipment and track; averages .....  | 2,700,000                     |

railroads operating rapid transit suburban service, with stops at longer intervals, have an average operating speed of 30 to 35 miles an hour, depending on the district served and the frequency of stops. The spacing of stations on any type of rapid transit railroad is an important factor as affecting train operation and development of the district.

The increase in travel in relation to the population of cities, as illustrated by New York, indicates the growing necessity for constantly increasing facilities by all classes of transportation service. In New York City in 1860, by all means of public conveyance, there were only 43 rides a head of population

## HOW LAND IS DEVELOPED

William E. Harmon Gives Some Inside Information—Regarding Mortgages and Release Payments—Street Improvements.

William E. Harmon gave the real estate convention at Pittsburgh some advice regarding suburban land development. He said, first, that he rarely paid over forty per cent. cash for his raw acreage. Press reports quote him as follows:

"We rarely, if ever, pay over 40 per cent. cash," added Mr. Harmon. "We like to buy our properties from 30 to 33 per cent. cash—balance secured by a purchase money mortgage running five or six years—preferably six, with interest at a rate not exceeding 5 per cent. The mortgage should contain a release clause providing for a distribution by the mortgagee of the amount of the mortgage with not more than 20 per cent. additional over the plat, fixing prices on each lot in accordance therewith, which price shall constitute the price at which said lot is released, together with rights-of-way over all streets and alleys.

"Sometimes an owner will demand his release payments in sums of from \$1,000 to \$5,000 at a time, but if so we always require that if we are obliged to pay larger sums than our immediate release requirements, and are not prepared to ask for releases up to the amount of our payment, that we can call for releases subsequently until they aggregate the amount of money we have paid. I suppose more investments have been wiped out through inadequate or improper release clauses than would be represented by all the capital stock and deposits of all the banks of Pittsburgh, and it is so easy to do the thing properly in the first place that there is no excuse for neglect of this most essential matter.

"In addition to the amount of cash necessary to purchase the property, a developer should have available an amount approximately equal to this amount for the purpose of preliminary expenses such as improvements, advertising, construction of houses, etc. If a sale goes right this may be more money than you need, but if it should go wrong, you will need every cent of it. To illustrate: Assuming a piece of property cost \$100,000 and a first payment was \$40,000, we would in this instance set aside \$30,000 for our preliminary work; if we paid \$30,000 cash, we would set aside from \$30,000 to \$33,000 for preliminary work, for in the latter case the release requirements would be heavier than in the other case cited."

### Street Improvements.

"With regard to street improvements, my point of view is to make them as good as possible; that is to say, as good as your clientele will stand. In Chicago it costs us from \$250 to \$300 to put the improvements in on every thirty feet of ground, but in Chicago it pays to do this. On the other hand, in an industrial city like Pittsburgh people would not pay for such costly improvements on the class of property we handle, and one-half the above amount is probably about as much as is practical to spend. The point to be kept in mind is to give the people all that they will pay for; in this way you are creating something of a permanent character, and the benefit comes to you as well as to your customer. Besides sewers, gas, water, electric lights, curbs, macadam or asphalt and sidewalks and parking places, floral and shrubbery embellishments, which represents what might be termed perfect improvements, we have added what we have termed a maintenance fund amounting to \$1 to \$1.50 per front foot, which is paid in by the pur-

chaser during the term of his installments, and which is used for keeping the property in an attractive, park-like condition, removing snow, etc.

"In the Russell Sage Foundation Homes Company, with which I have been connected in an advisory capacity since its beginning, we have a permanent maintenance fund in which we followed the suggestions of Edward Broughton, who made such a successful development in Baltimore of the property called Roland Park.

"Now, I could spend a good deal of time going into the cost of street improvements, but I don't think that is necessary here. Moving dirt costs from seventeen to twenty-five cents per yard, and moving excavation and stone \$12.50 a yard, and granolithic curb and gutter cost from fifty to sixty cents a foot, and sidewalks from eight to fifteen cents a square foot; macadam, \$1.25 a square yard, and asphalt, \$2.50. These figures are not strictly accurate and vary in different places.

"It might be said of the form of maintenance fund established in the Sage Foundation operation that in its essence it becomes a permanent charge against the property, and is somewhat hard to establish, because it is in perpetuity, but when it can be put through the permanent effect upon the property is undoubtedly worth the individual contribution of the lot owner, and in the long run the property would show the effect in its enhancement in value."

—Mount Morris Park was bought for \$26,000 and is now worth \$7,500,000.

—New York City is the owner of 5,500 parcels of real estate, valued by the assessors at \$1,300,000,000.

## QUEENSBORO BRIDGE CHANGES

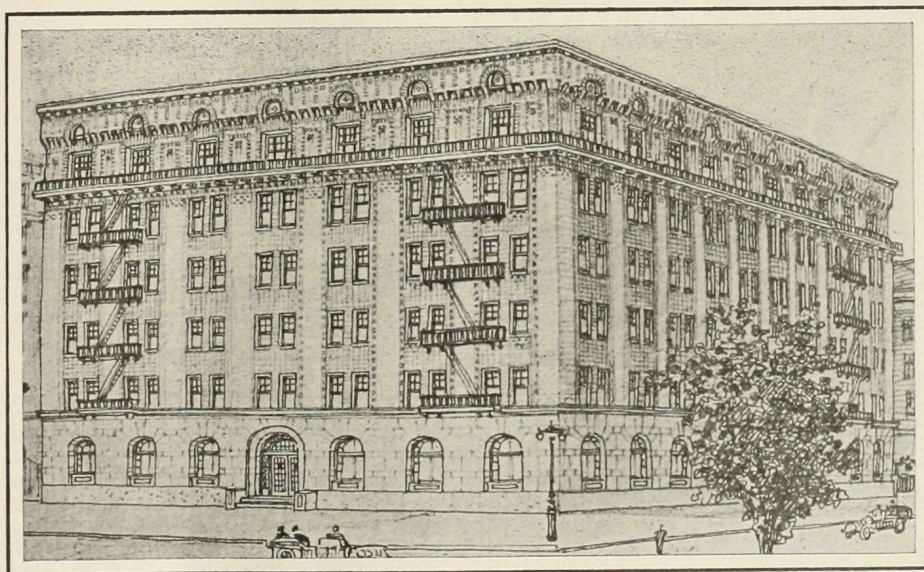
New Plans for Rapid Transit Tracks and Carriage Drives.

The plans of the Bridge Department for the reconstruction of the Queensboro Bridge, to adapt it to the operation of the rapid transit trains of the Dual Subway System, are favored by the members of the Chamber of Commerce of the Borough of Queens. A delegation headed by Robert W. Higbie, president, and John Adikes, chairman of the Transit Committee of the Chamber, called upon Bridge Commissioner Kracke this week and made a thorough study of the new plans that have been devised to carry both the Brooklyn Rapid Transit Subway trains and Interborough Elevated trains across the bridge, without reducing the total roadway capacity. The plan provides for two rapid transit tracks on the north side of the lower level, and two rapid transit tracks on the south side of the upper level; and two 26 ft. roadways for vehicles, one on the north side of the upper level, and one on the south side of the lower level.

After inspecting the plans those present at the conference express themselves as greatly pleased with the efficient solution, which is the result of the efforts of Bridge Commissioner F. J. H. Kracke, Chief Engineer A. L. Bowman and Traffic Engineer C. M. Ingersoll.

The Queens Chamber of Commerce took the position months ago that there should be no delay in the early reconstruction of the bridge in order that rapid transit might be inaugurated as soon as possible on those extensions into Queens, which connect with the station on the Bridge Plaza, Long Island City, and at the same time urged the Bridge Department and the Public Service Commission to take into consideration the serious matter of the proposed reduction in width of the present roadway by the operation of the Brooklyn Rapid Transit trains. It was also urged that additional roadway space be provided, if possible, on some other part of the bridge to compensate for any reduction of the present roadway on the lower level. The plans as proposed, will not only insure the early inauguration of rapid transit across Queensboro Bridge, but will give a total width of 52 feet for vehicles.

## NEW WASHINGTON HEIGHTS APARTMENTS



George & Edward Blum, Architects.

162D STREET AND FT WASHINGTON AVENUE.

A NEW high-class elevator apartment is nearing completion at the southwest corner of Fort Washington avenue and 162d street by the Friedman Construction Company, owners and builders. The plans were prepared by George and Edward Blum, architects, 505 Fifth avenue. The building is six stories in height and covers a plot 140 x 161 x 102 x 100. The facades are of Indiana limestone

and tapestry brick, with a decorative treatment of terra cotta. Balconies and fire escapes are of ornamental iron and tile. Forty-two families will be housed in this building in suites ranging from four to eight rooms each with one or two baths. The building, which represents an expenditure of over \$200,000, will be ready for occupancy early in September, 1914.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday  
By THE RECORD AND GUIDE CO.

F. W. DODGE, President  
F. T. MILLER, Secretary-Treasurer  
119 West 40th Street, New York  
(Telephone, 4800 Bryant.)

'Entered at the Post Office at New York, N. Y., as  
second-class matter.'

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Too many To Let signs in a neighborhood do it no good in public estimation, and real estate boards are advising moderation. A multiplicity of signs exaggerate conditions which may be far from being as bad as they seem.

There is plenty of gold for export to Europe, the U. S. Treasury officers say, and it will come back, with more besides, in payment for American manufactures and food supplies that will be needed in case of a general war.

August Belmont has had added to the list of his great public services the completion of the Cape Cod Canal, celebrated this week. May a good net income from tolls reward his public-spirited investment.

One of the sad things connected with city life is the absence of playgrounds for boys and girls. It constitutes one of the main reasons why families move to neighboring villages. One of the best things the Real Estate Board can do is to lead the movement to prevail on the owners of vacant lots to let the children have them for playgrounds.

In compliance with the request of property owners along William street, Manhattan, and with an opinion of the Appellate Division, the Public Service Commission has agreed to draw up the liability clause in this contract in a different manner than usual. Heretofore the contractor for any section of work assumes all liability resulting from such work. The work in William street, however, will be through very low and partly made ground, and for that reason the property owners wish the city to be primarily responsible for any damage that may result to their buildings. The contract will accordingly be drawn in such a manner that the contractor will still be responsible, but he will have the backing of the city.

### The Lower West Side.

Mr. Cyrus C. Miller is right in comparing the West Side of Manhattan from Chambers street to 23rd street to a withered limb. A limb which has been allowed to become withered, because it has been deprived of the blood necessary to its vigorous development. As a consequence of the natural advantages of its situation the Lower West Side of Manhattan should have been the particularly industrial part of the city and should by this time have been covered with warehouses, factories and business offices. It is the part of Manhattan which is most accessible to communication with the rest of the country and with the world, but it has never been allowed to profit by its natural advantages because in every respect it has been denied any sufficient machinery with which to turn its advantages to good account.

In the first place, its street system was laid out apparently for the purpose of isolating it. It was provided with no thoroughfare connecting it with the Upper West Side and with the central business ridge of the island. It did not even have the benefit of a straight avenue connecting Greenwich Village with upper Broadway. It has been equally ill-provided with means of transit. The surface cars which ran through that part of the city provide a most inferior means of communication with the other parts. Some districts did indeed profit from the Ninth and Sixth avenue elevated roads, but not for long. When the first subway was built the West Side was left entirely out of account, and the consequence was the cream of the wholesale trade was diverted to the line of Fourth avenue on the East Side. Finally, what was worst of all, no attempt has been made to improve the means of handling the freight which needed to be shipped into the West Side and shipped out of it.

In this respect nothing has been done during the last forty-five years except to build improved docks. The freight has to be hauled in and out the city in trucks and barges. The New York Central has tracks running down the West Side; but they are all of comparatively small use compared to the advantage which would be derived from a modern freight railway, which was properly connected with warehouses and docks. The largest city in the United States has treated this phase of its business machinery in the spirit and with the neglect comparable to that of a backward Southern village, and it is no wonder that the community is not now deriving anything like the economic benefit from the West Side of Manhattan which it ought to derive. A better illustration could not be asked of the close relation which exists between private parties in business and a responsible public policy of business encouragement. If New York showed anything like the business public spirit that the German cities have developed, the lower West Side of Manhattan would now be crowded with factories and warehouses, and its working population would be living remote from their work in New Jersey or the Bronx.

### A Revival on the Way.

The revival in business which was predicted in the Record and Guide some weeks ago seems to be slowly but surely putting in its appearance. There are evidences of an increased volume of business in many different parts of the country, and this increasing activity has been taking place without the assistance of any of those stimulating causes upon which business men have apparently been counting. Congress has not adjourned, and has gone ahead with the legislation in relation to trusts, which were supposed to be so dangerous to business prosperity. The decision of the Interstate Commerce Commission in regard to the increase of freight rates has not at this writing been formally announced, but its general nature has been an open secret, and it is known that the railroads will get only a part of what they have demanded.

The effects of this decision are already fully discounted, and it will not result in the paralysis of business in which it was expected to result. The more cheerful feeling is due in part to the prospect of unprecedentedly large crops, which are likely to be sold at high prices, and impart to a general revival of confidence. Business men are recovering from their scare and are more ready than they were to invest capital in new enterprises or in adding to existing plants. Of course the recovery is only just beginning and it is being expressed more in a change of disposition and spirit than in the announcement of matured plans; but unless the increase in confidence receives a setback it will undoubtedly bear substantial fruit during the coming fall and winter. What the consequences of the wars breaking out or impending in Europe at this writing may be to the business of this country cannot now be foretold.

At this moment Europe is on the brink of a war involving the great powers. Whether the crisis will eventuate in anything more than a localized attempt on the part of Austria to punish Serbia while the other powers keep off, or whether all the powers will be brought into the conflict by their alliances and ententes, is a question yet unanswered. As the answer may come before these lines reach the reader, this is not a time for prophecy. But it can be said that the American government is fortunate in having no entangling alliances and also fortunate to be in a sound financial condition.

### A Confusion of Laws.

The fire-hazard in some factories has been made the reason for much legislation in the last few years. Private societies and governmental commissions have been chartered to formulate and promote restrictive laws and regulations. Men and women of more or less wealth and leisure, with a desire to be of service to their fellow men, have found opportunities. Others have found remunerative positions as investigators, inspectors and technical experts. The legislation has emanated both from the city and the State, and new powers have been conferred and new authorities ordained in order to enforce it. A large mass of labor legislation has come from the labors and reports of the State Factory Investigating Commission which was appointed in 1911 to investigate conditions of manufacturing in loft buildings in first and second class cities, and which has since had its powers enlarged and its tenure prolonged. The body of laws enacted this year under the designation of New York State Labor Laws fills more than sixty pages of fine type in a special bulletin issued under the direction of the Commissioner of Labor. A mere index of brief titles of labor bills introduced fills fourteen other pages. There seems to be a new fancy for welfare work that finds expression in legislative bills to regulate the construction, maintenance and taxation of buildings. No doubt it is only a passing emotion, but the temporary consequences have been serious to real estate interests, besides confusion and conflict in administrative circles.

Laws passed in 1913 were repealed this year, and now the whole code of labor laws is being revised. According to a former statute, one of the two required means of exit from a factory building might be an outside fire-escape if, in the opinion of the Industrial Board, safety was not thereby endangered. An amendment made this year, however, provides in effect that whereas formerly the permission of the Industrial Board was to be obtained before an outside fire-escape could be used, such fire-escapes may hereafter be used until the board affirmatively "finds" them unsafe. (The use of outside fire-escapes in buildings over five stories high remains contingent upon the approval of the board.) At first it was required that stairways in factory buildings more than four stories high should be enclosed with fire-resisting material, but the law did not define the material. The latest amendment applies

this requirement only to buildings more than five-stories high, but the regulations for fire-resisting materials have not yet been promulgated. A third modification made by the Legislature this year is that windows leading to fire-escapes may be provided with frames and sash covered with metal instead of being made of metal, and the definition of fireproof windows has been changed so as to permit frames and sash covered with metal instead of being made of metal. The duty of providing proper ventilation and also dressing and emergency rooms for women has been laid upon the person operating the factory and lifted from the owner.

While these amendments have been favorable to the landlords, still remaining are many requirements which if not unjust are crude and absurd. It is highly desirable that they be revised, a relief which the Governor has promised and the Factory Commission has undertaken. But more than this is justly due. An opportunity is presented of once for all, settling the conflict between city and State authority, and of reducing the fundamentals of the law to the simplest possible terms. A State Labor Law should not be loaded with a helter skelter collection of construction details. Leave the details for departmental rules and regulations; and where cities are already equipped with a full quota of inspection bureaus, leave the enforcement of the law and regulations to the local authorities, whose work in turn should be reduced, co-ordinated and synchronized, much after the manner that Superintendent Miller has already suggested to the State authorities. If these reforms should follow the present confusion, real estate would be measurably compensated for a long series of unjust impositions.

#### The Single Tax in Other Lands.

*Editor of the RECORD AND GUIDE:*

There was introduced in the Legislature at the last session an act, "to amend the Greater New York charter, by providing for a difference in the rate of taxation on the value of land wholly unimproved, and the rate on the difference between the value of the land with its improvements and the value of the land wholly unimproved."

This act provides only for a shifting of the rate from the improved property to that of the unimproved property by easy stages covering a period of five years, so that at the end of five years, unimproved property will bear 50 per cent. of a higher rate than real estate wholly improved. The change is to be gradual so as to almost be imperceptible, and in that way the change can be brought about without any sudden revolution or shock. The owners of real estate and the institutions lending money on bond and mortgage can gradually adjust themselves to new conditions. It must be borne in mind that it was not proposed in this act to change the values of the unimproved and improved property for the purposes of taxation; it was only the rate that is to be adjusted.

In other countries the taxes imposed on the owners of real estate property is more onerous than here. Lloyd-George's budget of 1909 imposed four different taxes upon land, the first and most important of which was the so-called increment value duty. This imposed a tax of 20 per cent. upon the land increment arising after 1909, payable by the owner when land is sold, leased for more than fourteen years, or transferred at death.

In Germany the first of the recent experiments in taxing the increment of land was made in the model German colony of Kiao-Chau, established in China in 1897. The land and tax ordinance of 1898 imposed a tax of 33½ per cent. of any increment of value accruing thereafter to private purchasers of lands acquired from the government, a tax of 6 per cent. on the value of land, exclusive of improvements, and a tax on land sales at auction. In 1904-5 Frankfurt and Cologne took the lead in this reform. By 1910 the increment tax was in operation in 457 cities and towns in Germany, yielding a substantial revenue, the rates of taxation being as high as 25 per cent.

In 1911 the German Empire introduced an imperial tax upon the unearned increment. This law imposes a progressive tax, increasing according to the percentage which the increment bears to the original value of the land. The rate is 10 per cent. of the increment when that amounts to 10 per cent. of the original value, and increases one per cent. for each additional 20 per cent. of increment until it reaches 19 per cent. on increments ranging from 170 per cent. to 190 per cent. From that point it increases one per cent. for every additional 10 per cent. of increment, until it reaches 30 per cent. on all increments of 290 per cent. and over, with provision for certain deductions. The imperial tax is intended to unify the taxation of the unearned increment throughout the empire and will replace the local increment taxes. To compensate the cities for the revenue thus lost, the law provides that 40 per cent. of the product of the imperial increment tax shall be apportioned to the local governments, while the States are given 10 per cent. and the empire retains 50 per cent. Authority is granted, however, to impose additional rates for local purposes, so that some measure of local option is retained.

In Australia, Queensland has already adopted the exemption of all improvements, and New South Wales, South Australia and every other State, as well as the federal government, are moving steadily in the same direction.

New Zealand has had a graduated state land tax since 1891, which has already to a great extent accomplished its purpose of breaking up large estates. In 1896 local bodies were empowered to levy their rates on the unimproved value of land. By 1909 not less than 85 districts had adopted the method with satisfactory results.

Of the nine Canadian provinces, three have taken important steps toward the single tax. In British Columbia, provincial revenue is still derived from poll, property, and income taxes, but since 1891 municipalities have been permitted to exempt improvements from taxation in part or in whole. Since 1892, indeed, municipalities have not been permitted to assess improvements at more than 50 per cent. of their actual value. Under the authority thus granted all the important urban and many rural municipalities are now exempt entirely, thus raising practically all local revenue from land. The Government, through its Finance Minister, Hon. Price Ellison, now formally announces its purpose to adopt the single tax for all provincial revenues. He says, "Our aim is to reach a point where direct taxation will be eliminated and our revenues will be obtained from the natural resources of the province. This I regard as a sound policy."

In Ontario, 300 municipalities have petitioned for power to reduce taxes on improvements. By twenty-three to one, the Toronto City Council, in January, 1913, submitted to the citizens the question of exempting buildings, whereupon the citizens voted in the affirmative, four to one.

Land owners are adopting a false policy in proclaiming that their property is being reduced in value and confiscated and that it will bring a revolution in real estate through destroying mortgage values. By adopting this false cry they are depreciating the value of their own property and destroying the real estate market. So it is they and not the advocates of the milder form in taxation as represented in the Herrick-Schaap bill that will be responsible for depreciation in values. Their policy should be to meet the advocates in this reform half way and to agree on a policy of reform in taxation that will benefit the community as a whole.

#### B. C. BROWNFILELLE.

#### Growing Cost of Government.

The cost of municipal government has grown rapidly since the simple methods of the fathers have been made to give way to the so-called modern systems. The comparatively few regulations which the old charter builders thought sufficient have been expanded into elaborate codes, small committees have grown into big departments, and petty

offices into high-salaried commissioner-ships. In most cities the increase in taxation has been out of all proportion to growth of population.

A report just made public by the United States Census Bureau deals with the per capita expenditures of municipalities for other than public service enterprises, and it covers the operations of 195 cities having a population of 30,000 and over in the year 1912. The total per capita payments of these cities for expenses of the kind indicated averaged \$17.34 in that year, an amount representing an advance of \$4.22, or 33.2 per cent., as compared with the year 1902; that is, just a decade before, when the expenditure per head of population was \$13.02.

The per capita payment for fire department service for the 195 cities increased from \$1.30 in 1902 to \$1.62 in 1912. The per capita cost of police protection increased from \$1.84 in 1902 to \$2.04 in 1912. The expense for education shows the largest advance for the decade, rising from \$3.61 in 1902 to \$5.02 in 1912.

#### Strength of American Finances.

It would be idle to attempt an estimate of how far foreign liquidation of American stocks might go in the event of a great European conflict, says the Wall Street Journal. The amount of foreign investment in American securities is enormous, and if investors were obliged to liquidate on a large scale, the consequences would be difficult to foretell. American securities can now be liquidated more readily than those of other countries and that is one of the chief reasons for the recent heavy selling here. The situation, so far as our stocks are concerned, will end, however, like a run on a bank which promptly meets all demands and demonstrates its strength and solvency. In that case there is a rush of depositors to put back their money; and when New York has successfully withstood the present wave of selling, there will be a return rush of foreign buyers for the securities of the country in which liquidation can be accomplished under any circumstances.

#### Ticket Booths and Choppers.

The method of control for all principal stations on the new subway lines to be operated by the New York Municipal Railway Corporation will be by ticket booths and choppers instead of turnstiles, but at stations where traffic is light, turnstiles may be established and continued until the commission decides that conditions require the substitution of ticket booths and choppers. This means that ticket booths and choppers will be used at all stations on the new lines in Manhattan, except the stations in the Centre Street Loop and on the Nassau street extension of such loop. The question as to this extension is left open until the plans shall have been completed. Ticket booths and choppers will be used at all stations on the new lines in Queens Borough; on the Montague street-Flatbush avenue connection in Brooklyn; on the main line of the Fourth avenue subway in Brooklyn, including the extension to 86th street; at all stations on the New Utrecht avenue and Culver line elevated roads in Brooklyn north of and including 62nd street and Avenue I; also at the 18th avenue and Coney Island stations on the New Utrecht avenue line, and at the Coney Island station on the Culver line. The engineers were instructed to design all other stations so that ticket booths and choppers may be installed when the commission desires without inconvenience or much expense, but that in the meantime turnstiles may be used if the company so desires. The use of turnstiles will be permitted on all lines built and owned by the operating company, subject to the right of the commission to order a change when conditions demand it. The commission also, directed its chief engineer to provide for the immediate construction of stairways at both ends of the stations on the New Utrecht avenue line.

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## THE WEEK'S REAL ESTATE NEWS

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### LIVERPOOL INTERESTED.

#### In Mr. Lustgarten's Story About New York Real Estate.

The Liverpool (Eng.) Daily Post and Mercury contains an interview with Mr. William Lustgarten, of the real estate firm of Wm. Lustgarten & Co., of New York, and secretary of the Tax Law Revision Committee. The report says:

"Mr. Lustgarten, who is over for a holiday in company with several friends, told how the old tenement houses of New York are being remodelled and modernized as a result of the partial adoption of the principle of the taxation of land value. In New York the system proposed in Mr. Lloyd George's present Budget, of separating land and buildings for the purpose of assessing and rating both occupied and vacant land at its fair value, has been in operation since 1903, and the economic consequences have been important and far-reaching. The effect of the rate on unused building lots has been to make it imperative for the holders to bring them into use. The building of new houses has been greatly stimulated, and to these new tenements have been attracted large numbers of tenants of the old consumption-breeding rookeries.

#### Renovation of Old Houses.

"Firms like that of Mr. Lustgarten then step in, buy the old property at the price of the land, entirely renew the interiors and the roofs, equip the houses in the most modern up-to-date style, including improved sanitary arrangements, the conversion of cellar kitchens into store-rooms, and the provision of white enamel sinks, stationary slate wash-tubs, etc. This is precisely the kind of scheme suggested recently by our own Special Committee on Leaseholds in regard to the old Corporation property in the Abercromby district, and the advocates of that plan will be encouraged by the success of the venture in New York. 'Not only,' said Mr. Lustgarten, 'are the renovated tenements quickly let, but there is always a waiting list of tenants ready for them, and it is certain that the health of the city will be greatly improved.'

"Mr. Lustgarten expressed himself as perfectly satisfied that the taxation of land values in New York has been of enormous public benefit, and he is a strong advocate of raising the tax to 100 cents on the dollar, while realizing that the profits of land speculators, like himself, would then disappear. An annual tax of 1.85 per cent. on the selling or capital value, equal to 37½ on the annual value, makes it impossible, he said, to hold land out of use. Many wealthy families have had to partition their large estates on Manhattan Island because to hold them out of use was too expensive a luxury.

"As an instance he mentioned a corner site on 11th avenue, owned by the Astor estate. It had never been built upon since the Creation, but its selling value was assessed for the purpose of taxation at \$37,500, though measuring only 75 feet by 125 feet. At public auction Mr. Lustgarten bought the plot for \$46,000, and in thirty days he sold it again at a profit of \$5,000, and it is now occupied by a big warehouse.

#### To Abolish Slums.

"During his visit to this country Mr. Lustgarten has seen a good deal of London, Edinburgh, Glasgow and Liverpool, and noted the congestion to be found at the heart of each city, while within a ten-minutes' ride by train there are thousands of acres of open country. Many of the old houses, he said, ought to have been scrapped generations ago. 'In Edin-

burgh I saw tenement buildings five stories high, which are said to be 600 years old. Why, in New York we have a sinking fund for every building, and every thirty years practically everything is scrapped and rebuilt out of the amortisation fund. If you had a tax on the land values you would have to do the same, and slum property would be demolished and rebuilt without any cost to the city. The quickest, cheapest and most equitable way of clearing your slums is just to put a tax on your land values.'

"Mr. Lustgarten added that he looks forward to a big building boom in New York next year. By then the effects of the slump of 1907 would have passed away, and the opening of the Panama Canal would cheapen shipments to the West and reduce the railway freight rates."

#### How He Grew Rich.

The late Charles Edgar Appleby, who accumulated a fortune estimated to exceed \$25,000,000 in real estate, once gave expression to these views:

"If I had spent ten per cent. a year more between the ages of twenty-one and thirty-one I would not have been worth ten per cent. of what I have. That ten per cent. made me forehanded.

"I have always advised young men that the way to become wealthy is to save. Saving and careful investment will make any man well off.

"Real estate stays in a family longer than money. For that reason I believe in investing in land.

"It has been my rule to keep the value of my property in land, not in building. Land can't wear out, can't deteriorate, doesn't demand insurance and doesn't need repairs. The value of land constantly advances. That of buildings constantly deteriorates. I never mortgage my property. I prefer to lease my land to others to build upon, or to lease it for purposes not requiring big buildings. That is what I call scientific investment."

#### Objecting to a Tenement Law.

Brooklyn real estate interests are complaining considerably on account of the Tenement House law prohibiting the erection of a tenement or apartment house containing a room which has less than 70 square feet of floor space or less than 7 feet wide. Under this law it is unlawful to construct a room 6 feet 10 inches by 11 feet, but it is lawful to construct a room 7 by 10 feet, which is considerably smaller. The former room would contain 74 and a fraction feet while the latter would contain but 70 square feet.

To the inexperienced person this might seem like a harmless little feature of our modern method of enacting laws without due consideration to the unlooked-for effect they might have, but it is a very serious matter, especially in Brooklyn, says the Brooklyn Times. Brooklyn feels the burden of this law more than its sister boroughs, because of the fact that here the normal width of lots is only 20 feet. There are thousands of these lots in Brooklyn for which three-family houses would be a most logical improvement, but they are practically unusable and unsalable because of the expense and difficulty of complying with this joker law.

The present law forces the construction of large tenements. To some persons this might seem to have been an object in passing the law, but it creates congested conditions, and from the standpoint of good government and good morals, the fewer families under one roof the better.



One prominent real estate man, in commenting on this law said: "The destruction of property values cannot be continued much longer with impunity. The city will soon find that notwithstanding its new subways, its borrowing capacity will disappear and many public improvements will be delayed for years."

**Proposed New Highway.**

Because of the large amount of vehicular traffic over the Long Beach road a movement is on foot to have the thoroughfare widened to 100 feet and rebuilt. There is also a sentiment for an entirely new highway from a point between Freeport and Rockville Centre southwest to Long Beach. The present Long Beach road is fifty feet in width and extends from the Merrick road at Rockville Centre south through Oceanside to the Beach. As many as 1,500 automobiles an hour pass over it during certain hours on Sundays.

One-half million dollars is the estimated cost of building a new highway, while the cost of rebuilding and widening Long Beach road would be considerably less. A new highway to Long Beach would pass through Oceanside the same as Long Beach road does and that section is now undergoing extensive development and improvement. The Long Island Railroad has built a new station at Oceanside.

Nassau County, however, does not want to pay all of the cost of these proposed highway improvements because automobilists from everywhere in and adjacent to New York City travel to the ocean front of the county. It will urge the state to make the improvement.

**New School at Douglaston.**

Douglaston is to have a new modern school house to be built on the site of the present one, which is not large enough to accommodate the increasing number of pupils in the fast growing section. The plans, specifications and appropriation have already passed the New York City Board of Education and the Board of Estimate. In October the bids for construction will be accepted and the work of demolishing the old building and erecting the new one will begin. Owing to the style of architecture in Douglaston Park, which adjoins Alley Park and the school house tract, the plans have been drawn with special care as to design and modern conveniences. The specifications call for a modern brick building and the appropriation and estimated cost is \$129,000.

Douglaston Park and contiguous communities have developed so rapidly during the last few years that it has become imperative for the city officials to meet the need of larger and better educational facilities. The entire market of North Shore real estate has shown encouraging results in spite of the so-called business oppression.

**The Committee Controls the Board.**

The Board of Estimate as now organized gives the City Plan Committee a majority vote in the Board. This may have some advantages, though they are not apparent. Questions of the greatest importance, calling for the expenditure of large sums, will be submitted to this committee. A unanimous report means the committee can always carry its plans through the Board of Estimate. In this connection the Bulletin of the Real Estate Board says:

"It seems to be a grave mistake that any sub-committee of the Board of Estimate should control a majority vote in the Board."

**Steinway Tunnel Progress.**

The Steinway tunnel will be completed by the first of the year, and ready for a shuttle service from Long Island City to 42d street and Lexington avenue, Manhattan, according to Engineer Shailer, who has charge of the work now being done in the tubes. With the exception of the laying of the tracks, the work of that part of the tubes under the river is about finished and the men are now working on the land ends of the tunnel, both in Long Island City and Manhattan.

**LOCAL IMPROVEMENTS.**

**Van Courtlandt.**

1247. Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of Corlear avenue from West 230th street to West 231st street, adjusting curb where necessary, together with all work incidental thereto. Total estimated cost \$3,850; assessed value of the real estate included within the probable area of assessment is \$137,242. Estimated cost for each 25-foot lot \$82.25.

1250. Acquiring title to the lands necessary for Putnam avenue East, from West 238th street to Van Courtlandt Park South. See Engineer's report.

1253. Acquiring title to the land necessary for Sylvan avenue, from West 254th street to Faraday avenue (Iselin avenue). See Engineer's report.

On May 19, 1913, the Local Board of Van Courtlandt, 25th District, initiated proceedings for constructing a sewer and appurtenances in Newton avenue, between West 253d street and West 260th street; and in West 256th street, between Broadway and Newton avenue, and all work incidental thereto, which resolution was amended by said Board on July 28, 1913, so as to provide for constructing sewer and appurtenances in Newton avenue, between West 253d street and West 260th street, and in West 256th street, between Broadway and Sylvan avenue, and all work incidental thereto. It is now proposed that the aforesaid resolution of July 28, 1913, be amended so as to provide only for constructing sewers and appurtenances in Newton avenue, between West 253d street and Faraday avenue and between Mosholu avenue and West 260th street, with a temporary connection at West 256th street, together with all work incidental thereto.

1195. For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Kingsbridge avenue, from West 230th street to the line between the Boroughs of Manhattan and the Bronx, together with all work incidental thereto. Total estimated cost \$7,300. The assessed value of the real estate included within the probable area of assessment is \$55,000. Estimated cost for each 25-foot lot \$456.25. Proceedings initiated by Board of Estimate and Apportionment for acquiring title February 20, 1913, and Commissioners appointed April 3, 1914.

**Crotona.**

1207. For laying out on the map of the City of New York, East 147th street, from Austin place to East 149th street. See Engineer's report dated May 23, 1914. Laid over on June 16, 1914, until July 14, 1914.

1235. Repairing concrete sidewalk where necessary on the easterly side of Jackson avenue, commencing at a point 170 feet north of Westchester avenue and extending 125 feet northerly, and 13 feet 6 inches in width, together with all work incidental thereto (in accordance with section 435 of the Greater New York Charter as amended). Also repairing concrete sidewalk on the northerly side of Westchester avenue, from a point 128 feet easterly from the corner of Jackson avenue, and extending 20 feet easterly, 22 feet in width, together with all work incidental thereto (in accordance with section 435 of the Greater New York Charter as amended). Total estimated cost \$430; assessed value of the real estate included within the probable area of assessment is \$75,000.

**PRIVATE REALTY SALES.**

Two or three interesting transactions were consummated during the week, one being the acquisition of the fifteen-story office building at the northeast corner of William and Cedar streets by the Casualty Company of America, and the other a prominent corner on Park avenue north of the Grand Central Terminal. The casualty company will occupy three entire floors after possession is obtained in the autumn. Speculative-builders bought the southeast corner of Park avenue and 55th street, which will be improved.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, October 18, 1913, and January 31, 1914. We will pay 20 cents for any of 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 Aug. 5, 1914. Record and Guide Company, 119 W. 40th St.

The total number of sales reported and not recorded in Manhattan this week was 18, as against 17 last week and 10 a year ago.

The number of sales south of 59th street was 4, as compared with 9 last week and 5 a year ago.

The sales north of 59th street aggregated 14, as compared with 8 last week and 5 a year ago.

The total number of conveyances in Manhattan was 129, as against 125 last week, 27 having stated considerations totaling \$1,111,168. Mortgages recorded this week number 85, involving \$1,960,258, as against 57 last week, aggregating \$1,960,258.

From the Bronx 14 sales at private contract were recorded, as against 10 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$736,056, compared with \$1,120,394 last week, making a total since January 1 of \$25,348,109. The figures for the corresponding week last year were \$589,615, and the total from January 1, 1913, to Aug. 2, 1913, was \$36,955,811.

**New Home for Casualty Company.**

The Casualty Company of America, Edward W. Deleon, president, has bought from the 68 William Street Company, Robert E. Dowling, president, the northeast corner of William and Cedar streets, a fifteen-story mercantile structure, fronting 54.5 feet in William street and 124.2 feet in Cedar street. The Casualty Company now occupies space at 123 William street, and upon the expiration of its lease will move to the new building and occupy the second, third and fourth floors. The remainder of the building is rented, the ground floor being occupied by the Royal Bank of Canada. It was erected in 1901 at an estimated cost of \$785,000.

**"Eldorado" in \$1,200,000 Deal.**

The Trio Realty Company, William A. Todd, Albert B. Kerr and W. K. Brice, have sold through the F. R. Wood-W. H. Dolson Company, the "Eldorado" apartment house, an eight-story building on plot 201x100, occupying the entire block on Central Park West, from 90th to 91st street. It has been held at \$1,200,000. The Trio Realty Company was organized last March when it purchased the property from the Audley Realty Company, Audley Clark, President.

**Controls Block Front.**

Joseph P. Day, in conjunction with Theodore A. Kavanagh, have sold to Charles Gulden the four-story dwelling, 1001 Madison avenue, on lot 20x80. Mr. Gulden recently bought at the Hennessy estate partition sale the five four-story dwellings, on plot 82.2x100 irregular, at 1003-1009 Madison avenue and 44 East 78th street, which together with the Don Carlos apartment house, gives the buyer control of the entire block front on Madison avenue between 77th and 78th streets.

**Standard Oil Co. Takes Title.**

An important improvement for lower Broadway is under way as a result of the conveyance of title this week to the Standard Oil Company of New York, by the Morris Building Company, a subsidiary, of 44-50 Broadway. It is the site of the Tower Building recently torn down, fronting 81.10 feet on Broadway, 80.3 feet in New street, with a depth of about 167.3 feet. The total area of the plot is approximately 13,000 square feet. Full details of this operation will be found elsewhere in the Record and Guide.

**New Park Avenue Operation.**

The Park avenue and 55th street corporation, a Massachusetts corporation with a capital of \$500,000, and represented as attorney by George R. Coughlan, has been formed to take over the southeast corner of Park avenue and 55th street, from the Swan-Brown Company. It is a plot 100x90 and will be improved with a twelve-story apartment house.

**Arbuckle Estate Enlarges Plot.**

The Arbuckle estate, owner of the Hotel Margaret, has purchased through John F. James &amp; Sons from the Lois M. Lane estate, the five-story apartment house, 91 Columbia Heights, Brooklyn, on lot 25x100, adjoining the hotel. The Arbuckle estate recently acquired other adjoining property, and it is rumored that an addition to the Hotel Margaret is contemplated.

**More Space for Pictorial Review.**

Julius Kayser acquired from the Realty Holding Company the plot 216-220 West 39th street, 61x98.9, adjoining the twelve-story structure also owned by Mr. Kayser, and under lease for twenty-one years to the Pictorial Review Company. That company has arranged to lease a similar building to be erected on the newly-acquired plot. The two buildings will have a frontage of 123 feet.

**Manhattan—South of 59th Street.**

BLEECKER ST.—Joseph F. A. O'Donnell sold 388 Bleecker st, a 4-sty tenement, on lot 19.1x50.

THOMPSON ST.—The Citizens' Investing Company, Domenick Abbate president, sold the recently completed 6-sty tenement on plot 49x 100, at 152 and 154 Thompson st, to Camelo Lacapria.

**Manhattan—North of 59th Street.**

69TH ST.—The Greenwich Savings Bank has sold 315 to 323 West 69th st, three 6-sty new law houses, each on plot 41.6x100.5, which were acquired at auction in January, 1911, at \$27,900 each.

89TH ST.—The estate of Marie Koehler sold, through Slawson &amp; Hobbs, the 3-sty dwelling, 65 West 89th st, on lot 18x100.8.

95TH ST.—Herman Arns &amp; Co. sold for William P. Rooney 104 West 95th st, a 5-sty flat on lot 25x100. The purchaser gave in part payment a 3-sty cottage on plot 50x125 on the northwest corner Haworth av and Owatonna st, Haworth, N. J.

102D ST.—John R. Davidson sold for Mrs. Ann T. S. McLane 110 West 102d st, a 5-sty flat on lot 25x100.11, to Isidor Abraham.

AMSTERDAM AV.—Kemp &amp; Co. sold for Bernard Gerdes 705 Amsterdam av, a 5-sty tenement with stores, on lot 25x82, to Ferdinand H. Stelhorn.

BROADWAY.—The "Carrollton" at the northwest corner of Broadway and 168th st, a 6-sty apartment house on plot 90x150, was reported sold yesterday by the James Livingston Construction Co. Other property was said to have been given in part payment.

CONVENT AV.—Joseph F. A. O'Donnell has bought from Nathaniel A. McCready, the plot of 4 lots, 100x95, at the southwest corner of Convent av and 141st st.

LEXINGTON AV.—Arthur Ochs bought from John Duane, the 4-sty flat, 1207 Lexington av, on lot 20x70.

SHERMAN AV.—Frederick Zittel &amp; Sons and William B. Young sold for the Hensle Construction Co. 164 Sherman av, a 5-sty apartment house on plot 50x150. The buyer gave in exchange a 20-room house and 5 acres of land at Saugerties, N. Y.

SHERMAN AV.—Frederick Zittel &amp; Sons and W. B. Young sold for the Charles Hensle Construction Co. 160 Sherman av, a 5-sty apartment house, 50x150, to a Boston client of Lewis S. Marx. The purchaser gave in exchange the 3-sty Odd Fellows' Hall building, 25 and 27 Fairmont av, Boston, on plot 37x100.

7TH AV.—Arnold, Byrne &amp; Bauman resold for the Henry Morgenthau Co. the southeast corner of 7th av and 128th st, two 5-sty apartment houses on plot 50x75, to John Flannery, who gave in part payment, 3 St. Luke pl, a dwelling 20x100, and 271 West 121st st, a dwelling, 17x100.

**Bronx.**

FOX ST.—Dr. I. Stern has purchased from Lowenfeld &amp; Prager, the 5-sty flat at the southwest corner of Fox and Home sts, on plot 59x95.

176TH ST.—Richard H. Scobie resold for Louis E. Bates the northwest corner of 176th st and Southern blvd and Crotona pkway, 57.27 ft. on Southern blvd and 145 ft. in 176th st, to the Park Hill Construction Co., H. Ratner, president, which will improve the plot with a 6-sty apartment house.

178TH ST.—Simon J. Bloom sold for James S. Friedman, 865 East 178th st, a 5-sty apartment house, 36.6x143, to Futera &amp; Vilone, who gave in part payment a waterfront property, with a dwelling, in Gedney, st. Nyack, N. Y. The exchange involved about \$50,000.

BEAUMONT AV.—A. I. Shapiro sold for R. Benenson 2304 Beaumont av, a 5-sty flat, on plot 36.6x100, to D. Stein, who gave in part payment a plot, 100x46, in Crotona pl, 100 ft north of St. Paul's pl.

CASTLE HILL AV.—Frank Gass, Inc., sold for Vondran &amp; Bacon, to Pauline Fox, the three 3-sty buildings, 1011-1015 Castle Hill av.

CLINTON AV.—The Hamilton Holding Co., Lowenfeld &amp; Prager, sold the 6-sty apartment house on plot 40x107, at the southeast corner of Clinton av and 180th st, to the U. E. Realty Co., Hugh P. Skelly president, which gave in part payment the lot 25x100 at the northeast corner of Walton av and 179th st.

DUDLEY AV.—Frank Gass, Inc., sold for the Bentz Construction Co., to Peder M. Pederson, 4 Dudley av, Unionport.

FORDHAM RD.—W. E. & W. I. Brown, Inc., sold for the McNamara estate the plot on the south side of Fordham rd, 61.9 ft. east of Tiebout av.

LACONIA AV.—The Monatquot Real Estate Co. has contracted to sell for \$1,350 to Nicholas Cinelli, the lot 39.10x105, on the west side of Laconia av, 25 ft. north of 232d st.

OLD ALEANY POST RD.—Joshua L. Evans has sold for the Van Cortlandt Park Realty Co., plot 234, map of Samler estate, fronting on the Old Albany Post road and running through to Newton av.

PARK AV.—M. Zeller has sold 3426 Park avenue, a 4-sty flat, on lot 25x99.7. In part payment the buyer gave a house on Marmion av.

TELLER AV.—Charles A. Weber sold for Phoebe A. Rose, 1324 Teller av, a dwelling, on lot 25x100. The buyer gave in part payment a plot 40x100, on Rosefeld av, Elmhurst, L. I.

WESTCHESTER AV.—The Charwyn Realty Co., Charles Wynne, president, purchased from Peter H. Ryan, of Clinton, N. Y., the south-east corner of Westchester avenue and Taylor avenue, a lot 25x116.

**Brooklyn.**

COURT ST.—Estate of J. Curtis sold through John F. James & Sons, the five 3-sty buildings, 375-383 Court st.

PACIFIC ST.—Louis P. Schien sold for the Onyx Realty Exchange 467 and 469 Pacific st, a 5-sty apartment house, on plot 50x100. The buyer took in part payment a country home in Bethel, Me., and a plot 100x217.6 in Elizabeth, N. J. The exchange involved about \$150,000.

PRESIDENT ST.—E. T. Newman sold for F. J. Goode, the 3-sty dwelling, 702 President st; also for Charles H. Brown, the 2-sty dwelling, 115 Garfield pl.

STARR ST.—James M. Hawley sold for Joseph Morgan 169 Starr st to J. Fink; also for E. Scherer 18 Schafer st to R. A. Schlesinger, and for Nat McCann 761 Hart st, 25x100, to R. A. Schlesinger.

4TH ST.—Burrill Brothers sold for J. G. Hogen the 3-sty house, 404 4th st.

18TH ST.—Henry Pierson & Co. Inc., sold for Arthur H. Strong, the residence, 600 East 18th st, on plot 60x100.

52D ST.—The Beekman Realty Co. has sold for the A. Dann Construction Co. the 2-family residence at 1218 52d st.

55TH ST.—Frank A. Seaver & Co. sold the dwelling 160 55th st, on lot 26.8x100, for S. C. Nelson to American Machine & Foundry Co.

58TH ST.—B. J. Sforza sold for Charles Gahren the 2-fam. dwelling, on lot 20x100, at 1064 58th st.

73D ST.—George W. Dredger sold for the Shlikerman Realty & Impt. Co., to John Durlap, the 2-fam. house, 566 73d st.

CHURCH AV.—Tutino & Cerny sold for The Kraslow Construction Co., to Michael Zecchina, the 3-sty dwelling and store on lot 20x100, at 1813 Church av.

NEW UTRECHT AV.—The Connelly Construction Co. sold, through John H. Delack and J. J. Levy, the 2-sty building, 5406 New Utrecht av.

OCEAN PARKWAY.—Nicholas Rubenstein sold for Louis Gold a plot, 100x150, on the east side of Ocean parkway to the Comet Construction Co., which will erect two 4-sty apartment houses. The same broker sold 192 Eastern parkway to S. Amato, who will erect a garage.

KINGSBORO.—Wood, Harmon & Co. sold at Kingsboro lots to R. N. Wilson, N. Getso, J. G. Schell, T. R. Thompson, M. A. Doan, J. L. Hill, G. Koffman, Mrs. M. Arnold and H. O. Cameron; also at So. Marlboro, to W. W. Munger, Charles P. Harris, George N. Bunch, P. Stahl, George McDonald, M. Ferst, A. V. Schreel, L. Bullard; at Marlboro, to C. H. Manson, B. A. Wood, J. C. Rossiter, J. Sykes and H. R. Altick.

**Queens.**

EDGEMERE.—Joseph P. Day sold to William H. Gregory two lots, 20x100 each, on the east side of Lucia av, south of Rockaway Beach boulevard.

FLUSHING.—E. E. Thomas has sold for Bella Dyer the plot 50x100 on the east side of Union av, 190 ft. south of Laburnum av, to Mary A. Stewart.

GLENDALE.—The Glendale Development Co. has purchased from Welz & Zerweck 82-3 acres and from Henry Roth about 30 acres at Glendale, fronting on the Rockaway branch of the Long Island Railroad, Myrtle avenue, Vandine avenue, and 947 feet in west side of Trotting Course lane, in the Forest Park section.

RICHMOND HILL.—H. R. Williams & Son sold for Lewis & Gotthelf, builders, four 3-sty brick buildings on the north side of Jamaica av, between Garfield and Herald avs, to a Brooklyn buyer, who gave in part payment 39 lots in Concord st, south of Liberty av, Morris Park.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av, to Howard Pritchard, 60x100, on Oxford pl, to A. H. Housman; 40x100 on Sterling st, to Henry Bauer; and 80x100 on Park av, to P. J. O'Keefe.

**Richmond.**

NEW BRIGHTON.—G. W. Cooper sold for Jacob Seitz 23 lots at New Brighton to A. Provost.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger, Inc., sold for H. Herpers to Sidney T. Holt 4 lots, 100x185, at 954-960 South 15th st, on which will be erected two residences, one for Mr. Holt and the other for his mother, Mrs. Susan A. Holt.

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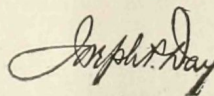
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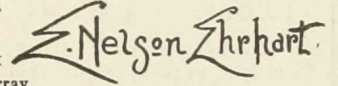
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your salesman must  
talk—Then, they will  
pull business.

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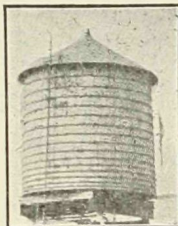
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HEATING CONTRACTORS  
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Phone 5142 Bryant.

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**Sprinkler  
and  
House Supply**

New work delivered on short notice and repairing done promptly.

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Tel. 1581 Hoboken. 15th and Jefferson Sts.  
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**Wm. H. Oliver** Late Hobbs & Oliver  
Established 1846  
**PLAIN and DECORATIVE Painting**  
Paper Hangings and Interior Decorations  
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38-44 SULLIVAN STREET  
Telephone Spring 878

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.

**Murray Hill  
Window Cleaning  
Company**  
331 Madison Ave.  
TELEPHONES  
Murray Hill 1962 Spring 878  
Henry Jansen Mrs. A. Voshage

NEWARK, N. J.—Feist & Feist sold for the Moses Strauss estate, the vacant plot, 261-265 South st, 75x208, through to Thomas st, to Jacob W. Katz, manufacturer of hatters furs, who will erect a factory; also sold for the same estate, the plot 105x160, at the southeast corner of Pacific and South sts, to Harry Horton.

YONKERS, N. Y.—J. Romaine Brown has sold through the J. Romaine Brown Co. the plot 125x225 at the northwest corner of South Broadway and Prospect st, to the firm of Edgar Allen & M. S. Epstein, Inc., Charles L. Robinson, president, which will erect a 5-sty theatre and office building.

### Rural and Suburban.

BARNEGAT, N. J.—F. Schuyler Dunne sold a 150 acre tract for J. Ludlum to George M. Storm.

CORNWALL LANDING, N. Y.—J. Sterling Drake sold for Mrs. Sallie I. Hawthorne to John Best her cottage, "Bide-a-wee," with 2 1/2 acres of ground; 428 ft. front on Hudson river and riparian rights.

FLORAL PARK, L. I., ETC.—The Windsor Land and Improvement Co. sold at Floral Park to M. A. Moser 40x100 at Elder and Primrose avs; to Wallace Green 58x100 at Carnation and Plainfield avs; to John O'Connell and James Toohy each 40x100 respectively on Geranium av and Violet av; also at Hempstead to D. M. Parker 40x125 on Willow av; and to Kellogg Jones 60x100 on Homan av.

GARWOOD, N. J.—The New York Suburban Land Co. sold 40x100, on Myrtle av, to Frederick H. Noack; 60x100, on Willow av, to H. J. Turner; 40x100 on Hemlock av, to Mrs. E. Muller; also at Westfield, N. J., 40x100 on Elizabeth av, to Milton Adams, and 60x100 on Trenton av, to R. S. Hall.

SOUTHPORT, Conn.—A syndicate of New Yorkers has purchased as a site for a new country club a tract of 20 acres in Southport, Conn., with waterfront. The directors include Oliver G. Jennings, Clarence B. Sturges, A. Holland Forbes, B. D. Regall, John H. Perry and George P. Brett. Allen T. Jennings is the president and Charles W. Gordan vice-president.

### LEASES.

#### Heights Store to Enlarge.

The L. Wertheimer Department Stores have arranged to lease from Charles C. Marshall, for ten years, a new building to be erected at 622-625 West 181st street, adjoining their new store at 621 West 181st street recently leased to them by the same owner. There are two three-story frame buildings on the site which will be razed and replaced with a one-story building, giving the lessees control of 100 feet in the street.

#### Paper Company in Greene Street.

Spear & Co. have rented for L. Erstein & Bro. the entire five-story and basement building at 62-64 Greene street to the Grand Corrugated Paper Company. This building was vacant for several years and was occupied by L. Erstein & Brother, prior to their removal to Fourth avenue and 25th street.

#### Manhattan.

LEON S. ALTMAYER rented to the Gospel Mission Society the ground floor in 202 East 56th st.

S. & R. AMUSEMENT CO. leased, from the plans, from the Ingersoll Construction Co., Elwood Salisbury, president, the 1 and 2-sty moving picture theatre to be built at the northwest corner of 110th st and 8th av. The lease is for 10 years, at a rental of about \$7,500 net per annum. The site was bought earlier in the week from the Stix estate, which owned it since 1878.

WILLIAM S. ANDERSON CO. leased the dwelling 959 Lexington av for J. A. Stursberg and the dwelling 970 Lexington av for the Utility Realty Co.

ROBERT BROWN leased for August Heckscher, the west store at 4 West 57th st to Mme. A. Bruck.

FIRM OF L. J. CARPENTER leased for F. Augustus Schermerhorn and Mrs. Ellen S. Auchmuty to the Modern Millinery Stores the southerly store in 2887 Broadway.

CARSTEIN & LINNEKIN, INC. leased the 4th floor in 456-460 4th av, to the Stuttgart Underwear Co.

GEORGE H. CHIVVIS leased for the 32d and 33d St. Corporation space in the Waldorf Building to Mme. Stephano.

NORMAN DENZER and Horace S. Ely & Co. leased the 4-sty house, 228 Lenox av, to H. Meyer.

DUROSS CO. leased for Louis Samuel to the Supreme Chocolate Co. the 1st loft in 476-478 Broome st with L to 62 Wooster st; also for Christian Luckey, part of store in Duane st, side of 306 Broadway to John Pepidimitriou.

DOUGLAS L. ELLIMAN & CO. leased offices in 30 East 42d st to the Fullerton Weaver Realty Co., now at 1 Madison av; also leased apartments at 383 Park av to Charles A. Dana, and at 375 Park av to Henry L. Batterman.

DOUGLAS L. ELLIMAN & CO. leased for Joshua F. Tobin the 3-sty house, at 13 West 11th st, to Mrs. Samuel Willetts; also the parlor store in 26 East 49th to Frans O. Bjerken, furrier.

ESTATE OF RANDOLPH GUGGENHEIMER leased to the Glassheim Hertz Co., manufacturers of millinery and neckwear, through M. Rosenthal Co., the 3d story of 40-46 West 20th st.

EWING, BACON & HENRY have leased space at 101 Park av to E. M. Houghtaling, Orrin D. Person, Stephenson & Murray, Inc., and Galbraith Welsh.

EDWARD S. FOLEY leased 203 West 16th st to James J. Noonan and 239 West 14th st to Mrs. Mary Jones.

FREDERICK FOX & CO. leased for Isreal Unterberg the 4th loft in 432 4th av and 53-9 East 25th st to Hays & Greene.

HEIL & STERN have leased for the Alan Realty Co., A. E. Lefcourt, president, in the new building at 134-42 West 37th st, the 8th and 9th lofts to Shaaf & Mandel for 5 years, at a total rental of about \$65,000.

M. & L. HESS, INC., leased for the 10 West 30th St. Co., from the plans, the 4th and 5th lofts in 10 West 30th st, to The Eclipse Silk Waist Co., and the 6th loft to Horwitz Brothers; also the 3d loft at 131-7 West 35th st to Gottlieb & Rosenthal; the 8th floor at 39-41 West 29th st to Blumenthal, Uhren & Sherlib; the 11th loft at 116-18 West 29th st to Eulkin & Rosenthal; space on the 4th floor at 752 Broadway to the Ostrich Feather & Producing Agency, and rear half of the 9th loft at 142-6 West 24th st to S. Ellis & Brother.

EDWARD J. HOGAN has leased to the Chicago, Milwaukee and St. Paul Railroad for 10 years corner offices on the 14th floor of the Woolworth Building for its freight traffic department and ticket office.

HOUGHTON CO. leased for David N. Carvalho the dwelling 125 West 93d st to John Reuge.

JAMES KYLE & SONS leased 4-sty house, 844 Lexington av, to the Froebel League.

WEBSTER E. MABIE & CO. leased for the Duncan Realty Co. the 5-sty building at 12 East 18th st, for 10 years to Arthur W. Ware & Co., manufacturers of umbrellas and canes.

M. MORGENTHAU JR. CO. leased in 367 6th av, a store to J. Michel, jeweller, and a store in 363 6th av, to Abraham & Bernstein, shoe dealers.

CHARLES F. NOYES CO. leased for Josephine Del Drago the top floor of 413 Broadway; also space at 200 Front st for Steinhardt Catering Co. to John C. McCree; two floors at 79 Beekman st for Ruland & Whiting to Arthur F. Smith, and space in the Smith-Gray Building to George F. Farnham.

PAYSON McL. MERRILL CO., INC., leased apartments at 116 East 58th st to William Rand, Jr., at 257 West 86th st to Mrs. Irene A. Funk, at 1600 Madison av to John Mowbray Clark and at 36 East 40th st to Charles E. Lawrence.

PEASE & ELLIMAN have rented for F. R. Swift the 4-sty house at 162 East 74th st to Drelinecourt M. Martin; also offices at 42-4 West 39th st to Wilkins & Williams; and at 340 Madison av to Duval, Greer & Co.; and apartments in 200 West 58th st to Miss K. Brown; in 110 Riverside drive to Luther S. White; in 402 West 148th st to Mrs. Martha Orcutt; in 200 West 58th st to A. Rothstein; in 804 West 150th st to W. C. Reichebach; in 25 Fort Washington av to William E. Taylor; in 213 West 85th st to Robert A. Barnett.

PEASE & ELLIMAN leased for the O. B. Potter Properties, Inc., to William Wolff, the store at 139 Nassau st; also at 62 Broadway, the front part of the 3d floor to Henri P. Balivet; floors, at 53 Nassau st for Reinhard Bros. to Messrs. Martin Solomon and Harry M. Feuerstein; at 120 Nassau st, for Peter J. Meehan to Irving Bunze and Otto Hirsch; at 152 West st, for Thomas B. Ellison, as agent, to Thomas Kelly; at 48-50 Nassau st, for I. N. Maaskoff to N. W. and Joseph Kimmel; the store at 157 Greenwich st to Isaac Levinson; at 44 Nassau st the southerly store for Mimon Coriat; office space for the Guarantor Realty Co., as agents, in 437 5th av, to Dr. J. M. Byers; also rented for Mrs. H. M. Raborg to Dr. Antonio Scaturro the 4-sty house, 161 East 36th st, and for P. B. Worrall the 4-sty dwelling, 55 West 70th st, to Mrs. Hortense Spier; and for D. L. Elliman & Co. as agents, two apartments in 103 East 86th st to Mrs. McNeal Dilworth and to Austin McNeal; for W. Emlen Roosevelt an apartment in 68 East 86th st to John C. Hughes; and as agents for Benjamin Duke in 200 West 58th st to Mrs. S. Lansburgh and in 55 East 65th st to Mrs. Helen Lowden.

PORTER & CO. leased dwellings for Eugene Higgins, 46 West 127th st; for estate of Cyrus Hitchcock, 85 West 134th st; for Alfred D. Compton, 40 West 126th st; for Louis J. Pooler, 239 West 122d st; for Mary Brown, 213 West 128th st, and for James Crawford, 138 West 118th st.

RICE & HILL leased for Frederick Southack and Alwyn Ball, Jr., the south store, basement and offices in 509 5th av, to "Josette" the milliner formerly at 6-8 East 46th st; also the 3d floor at 13-15 West 34th st for Frederick A. Seitz to Madame Fried, at an aggregate rental of about \$30,000; offices in 507 5th av, to the W. W. Kimball Co., McCann & Callahan, Mrs. Mary E. Simpson, J. H. Boss, W. A. Varney, and J. E. Wollfarth.

RICE & HILL leased for the Maury Shoe Co. the store 1945 Broadway to Paul Wiener, the tailor; also the 3d floor at 13-15 West 34th st for F. J. Seitz to Madame Fried for 6 years.

SCHINDLER & LIEBLER leased for the Leo House for German Catholic Emigrants the dwelling at 330 West 23d st.

LUDWIG C. TRAUBE leased for Cartwright & Murley the dwelling 1462 Lexington av to Ernst Klein; also for Charles E. Popp, the dwelling 131 East 93d st to Louis Berman.

E. A. TREDWELL has rented offices in the Times Building to Larry Goldberg, New York Community Mausoleum Construction Co., Globe Shoe Store, Laurence Harbor Colony, M. Sakano & T. Kasal, Palmer & Carter, Life's Mirror Film Co., Charles F. Jones, Philip Mindil, K. J. Beebe, Peterson & Greiner, Louis Bergman, Dirigo Manufacturing Co., Raygorodsky Aeroplane Co., Eugene S. Devlin, Frederick Pfister, Mort Winsten and Mead Gas Heater Co.

UNGER & WATSON, INC., leased the two stores on the northerly side of 137-139 East 57th st, for 5 years, to Max Furman, ladies' tailor. The two stores will be converted into one.

H. M. WEILL CO. has arranged a new lease on the 3-sty warehouse 712 11th av for the Metropolitan Opera Co.

JAMES N. WELLS' SONS leased for A. E. Straker the 4-sty building at 338 West 21st st to Middleton Bros. of London, England, and Toronto, Canada, who will use the building as their New York branch for the manufacture of M's Stone Ginger Beer.

WILLIAM A. WHITE & SONS have leased for the Guardian Holding Co. Mrs. Jennie K. Stafford, president, the building at 6 East 41st st to Mr. Frank Kines.

**Brooklyn.**

GUARANTOR REALTY CORPORATION leased part of the Fulton st side of the Smith, Gray & Co. store at Fulton st and Flatbush av to the Riker-Hegeman Corporation.

E. T. NEWMAN leased the 3-sty dwelling, 832 Union st, to H. W. Mitchell and the 3-sty dwelling at 510 5th st, to a Mr. Caro.

**Queens.**

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Joseph Cassidy to Dora T. Rosett; for W. J. McKenna to George W. McNulty; also at Arverne, L. I., for Joseph Hyman to Dr. S. Friedman, and for Louis Rosenthal to Albert August; at Edgemere, L. I., for Mrs. E. Levy to Louis Frazin, and at Cedarhurst, L. I., for Dr. D. Smith to Leo Zimmerman.

**Out of Town.**

FEIST & FEIST, INC., leased for William E. Lehman to the Simon Regal Cigar Co. the north store in 861 Broad st; also for the Keeney Theater owners the 2-sty building 31-33 Treat pl to the Newark Industrial Exposition; and for Mrs. Stella Schureman the 3-sty building 18-20 Commonwealth st to Morris Greenberg, manufacturer of fixtures.

CHARLES FIELD GRIFFIN & CO. rented for Frank R. Lawrence his country seat at Milton Point, Rye, N. Y., to S. Morton.

WILLIAM A. WHITE & SONS leased the country place, "Tree Tops," at Darien, Conn., to Roger H. Lutz for Mrs. Fannie T. Low.

**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 24 to 30 | July 25 to 31 | July 24 to 30 | July 25 to 31 |
| Total No.....            | 129           | 156           | 129           | 156           |
| Assessed value.....      | \$8,869,700   | \$15,522,200  | \$8,869,700   | \$15,522,200  |
| No. with consideration.. | 27            | 26            | 27            | 26            |
| Consideration.....       | \$1,111,168   | \$1,781,426   | \$1,111,168   | \$1,781,426   |
| Assessed value.....      | \$1,167,000   | \$2,361,000   | \$1,167,000   | \$2,361,000   |

|                          | Jan. 1 to July 30 | Jan. 1 to July 31 |
|--------------------------|-------------------|-------------------|
| Total No.....            | 4,469             | 5,017             |
| Assessed value.....      | \$298,718,408     | \$301,737,972     |
| No. with consideration.. | 486               | 731               |
| Consideration.....       | \$20,234,814      | \$30,018,095      |
| Assessed value.....      | \$20,949,421      | \$32,034,162      |

**Mortgages.**

|                         | 1914          |               | 1913          |               |
|-------------------------|---------------|---------------|---------------|---------------|
|                         | July 24 to 30 | July 25 to 31 | July 24 to 30 | July 25 to 31 |
| Total No.....           | 85            | 78            | 85            | 78            |
| Amount.....             | \$1,960,258   | \$2,077,156   | \$1,960,258   | \$2,077,156   |
| To Banks & Ins. Cos.... | 10            | 14            | 10            | 14            |
| Amount.....             | \$305,000     | \$1,004,500   | \$305,000     | \$1,004,500   |
| No. at 6%.....          | 42            | 26            | 42            | 26            |
| Amount.....             | \$793,933     | \$414,090     | \$793,933     | \$414,090     |
| No. at 5½%.....         | 2             | 4             | 2             | 4             |
| Amount.....             | \$31,000      | \$228,000     | \$31,000      | \$228,000     |
| No. at 5%.....          | 18            | 25            | 18            | 25            |
| Amount.....             | \$693,500     | \$714,089     | \$693,500     | \$714,089     |
| No. at 4½%.....         | 1             | 3             | 1             | 3             |
| Amount.....             | \$30,000      | \$437,000     | \$30,000      | \$437,000     |
| No. at 4%.....          | 1             | 1             | 1             | 1             |
| Amount.....             | \$80,000      | \$1,000       | \$80,000      | \$1,000       |
| Unusual rates.....      |               | 3             |               | 3             |
| Amount.....             |               | \$28,997      |               | \$28,997      |
| Interest not given..... | 21            | 16            | 21            | 16            |
| Amount.....             | \$331,825     | \$253,980     | \$331,825     | \$253,980     |

|                         | Jan. 1 to July 30 | Jan. 1 to July 31 |
|-------------------------|-------------------|-------------------|
| Total No.....           | 2,663             | 3,228             |
| Amount.....             | \$82,475,712      | \$131,469,040     |
| To Banks & Ins. Cos.... | 591               | 878               |
| Amount.....             | \$35,924,230      | \$78,260,650      |

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**A House, Like a Woman, Is As Old As It Looks**

Why not get the Full Value of that Property, Mr. Landlord, Agent or Contractor, by treating the Walls with



**LU-CO-FLAT**

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**Your Requirements are:**

First; a paint that will wear—LU-CO-FLAT is Durable, will not crack, peel, blister or rub off.

Second; a paint that will go over either a new wall or one previously treated—LU-CO-FLAT can be applied over plaster, wood, metal, brick, burlap, paper, and any varnished, painted, or enameled surface.

Third; a paint that will not fade or become dull and dingy—LU-CO-FLAT holds its color, is made in twenty-eight shades, sold ready mixed, with full directions how to apply. Can be washed or scrubbed with soap and water as moisture has no effect upon it, a feature unique among interior finishes.

Fourth; a paint that is artistic and attractive—LU-CO-FLAT is the Aristocrat of wall finishes, artistic, cheerful, refined, charming, hygienic and durable.

Send for Color Card at once.

Put up in all sizes from barrels, fifty gallons to half pint cans

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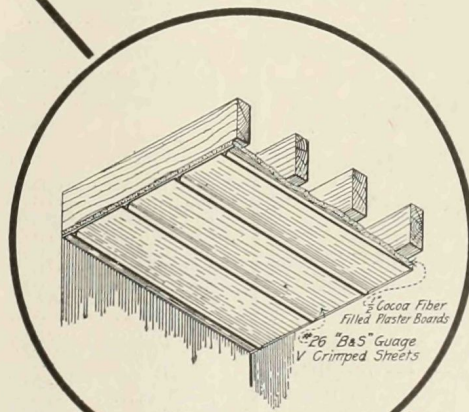
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Saum's Preservative prevents or stops disintegration. Concrete so treated resists acids, alkali, and is water, sun and wind-proof. Horses' feet, wagon wheels, hand trucks do not scrape or wear concrete floors after Saum's Preservative has been applied.

Easy to use, economical, efficient and lasting. Write for book of evidence. Our engineers will call upon request.

**GEORGE J. HEALEY**  
1482 Broadway New York

### Mortgage Extensions.

|                      | July 24 to 30 | July 25 to 31 |
|----------------------|---------------|---------------|
| Total No.            | 29            | 32            |
| Amount               | \$1,079,275   | \$1,039,000   |
| To Banks & Ins. Cos. | 9             | 7             |
| Amount               | \$198,500     | \$410,500     |
| Jan. 1 to July 30    |               |               |
| Total No.            | 1,312         | 1,211         |
| Amount               | \$69,127,860  | \$47,650,052  |
| To Banks & Ins. Cos. | 452           | 409           |
| Amount               | \$43,160,060  | \$27,314,700  |

### Building Permits.

|                   | 1914          | 1913              |
|-------------------|---------------|-------------------|
|                   | July 25 to 31 | July 26 to Aug. 1 |
| New buildings     | 11            | 16                |
| Cost              | \$719,000     | \$2,093,500       |
| Alterations       | \$82,960      | \$139,603         |
| Jan. 1 to July 31 |               |                   |
| New buildings     | 291           | 402               |
| Cost              | \$29,051,190  | \$38,236,815      |
| Alterations       | \$7,889,894   | \$8,641,140       |

### BRONX.

#### Conveyances.

|                        | 1914          | 1913          |
|------------------------|---------------|---------------|
|                        | July 24 to 30 | July 25 to 31 |
| Total No.              | 181           | 440           |
| No. with consideration | 12            | 10            |
| Consideration          | \$143,400     | \$31,470      |
| Jan. 1 to July 30      |               |               |
| Total No.              | 3,987         | 4,391         |
| No. with consideration | 308           | 488           |
| Consideration          | \$4,270,243   | \$4,003,492   |

#### Mortgages.

|                      | 1914          | 1913          |
|----------------------|---------------|---------------|
|                      | July 24 to 30 | July 25 to 31 |
| Total No.            | 142           | 448           |
| Amount               | \$895,989     | \$831,116     |
| To Banks & Ins. Cos. | 5             | .....         |
| Amount               | \$48,000      | .....         |
| No. at 6%            | 30            | 25            |
| Amount               | \$399,350     | \$71,765      |
| No. at 5½%           | 10            | 3             |
| Amount               | \$42,635      | \$16,250      |
| No. at 5%            | 81            | 393           |
| Amount               | \$193,125     | \$645,840     |
| Unusual rates        | 2             | 1             |
| Amount               | \$2,117       | \$1,361       |
| Interest not given   | 19            | 26            |
| Amount               | \$258,762     | \$95,900      |
| Jan. 1 to July 30    |               |               |
| Total No.            | 2,564         | 3,270         |
| Amount               | \$22,349,861  | \$27,431,794  |
| To Banks & Ins. Cos. | 255           | 254           |
| Amount               | \$4,996,851   | \$4,584,641   |

### Mortgage Extensions.

|                      | 1914          | 1913          |
|----------------------|---------------|---------------|
|                      | July 24 to 30 | July 25 to 31 |
| Total No.            | 7             | 7             |
| Amount               | \$86,500      | \$53,400      |
| To Banks & Ins. Cos. | 1             | .....         |
| Amount               | \$9,000       | .....         |
| Jan. 1 to July 30    |               |               |
| Total No.            | 465           | 354           |
| Amount               | \$9,347,450   | \$6,677,080   |
| To Banks & Ins. Cos. | 84            | 68            |
| Amount               | \$2,598,400   | \$2,130,500   |

### Building Permits.

|                   | 1914          | 1913          |
|-------------------|---------------|---------------|
|                   | July 24 to 30 | July 25 to 31 |
| New buildings     | 21            | 7             |
| Cost              | \$492,915     | \$189,500     |
| Alterations       | \$19,000      | \$38,100      |
| Jan. 1 to July 30 |               |               |
| New buildings     | 498           | 612           |
| Cost              | \$12,037,207  | \$16,516,306  |
| Alterations       | \$796,640     | \$719,345     |

### BROOKLYN.

#### Conveyances.

|                        | 1914          | 1913          |
|------------------------|---------------|---------------|
|                        | July 23 to 29 | July 24 to 30 |
| Total No.              | 424           | 430           |
| No. with consideration | 39            | 55            |
| Consideration          | \$218,527     | \$270,449     |
| Jan. 1 to July 29      |               |               |
| Total No.              | 14,080        | 14,337        |
| No. with consideration | 1,447         | 1,273         |
| Consideration          | \$9,368,148   | \$7,469,882   |

#### Mortgages.

|                      | 1914          | 1913          |
|----------------------|---------------|---------------|
|                      | July 23 to 29 | July 24 to 30 |
| Total No.            | 339           | 306           |
| Amount               | \$1,405,203   | \$1,526,722   |
| To Banks & Ins. Cos. | 62            | 58            |
| Amount               | \$334,700     | \$790,469     |
| No. at 6%            | 193           | 176           |
| Amount               | \$694,445     | \$680,707     |
| No. at 5½%           | 74            | 62            |
| Amount               | \$388,023     | \$246,984     |
| No. at 5%            | 56            | 55            |
| Amount               | \$263,537     | \$186,820     |
| Unusual rates        | 1             | 2             |
| Amount               | \$1,000       | \$1,850       |
| Interest not given   | 15            | 11            |
| Amount               | \$58,198      | \$410,361     |
| Jan. 1 to July 29    |               |               |
| Total No.            | 10,314        | 10,328        |
| Amount               | \$43,927,898  | \$41,299,414  |
| To Banks & Ins. Cos. | 2,129         | 2,402         |
| Amount               | \$16,726,629  | \$15,867,157  |

### Building Permits.

|                   | 1914          | 1913          |
|-------------------|---------------|---------------|
|                   | July 23 to 29 | July 25 to 31 |
| New buildings     | 129           | 40            |
| Cost              | \$1,141,200   | \$278,425     |
| Alterations       | \$50,550      | \$125,281     |
| Jan. 1 to July 29 |               |               |
| New buildings     | 2,950         | 2,179         |
| Cost              | \$27,127,995  | \$18,714,615  |
| Alterations       | \$1,792,462   | \$2,368,726   |

### QUEENS.

#### Building Permits.

|                   | 1914          | 1913          |
|-------------------|---------------|---------------|
|                   | July 23 to 29 | July 25 to 31 |
| New buildings     | 72            | 61            |
| Cost              | \$284,263     | \$232,775     |
| Alterations       | \$36,615      | \$4,700       |
| Jan. 1 to July 29 |               |               |
| New buildings     | 2,958         | 2,642         |
| Cost              | \$13,624,628  | \$9,438,116   |
| Alterations       | \$722,042     | \$789,698     |

### RICHMOND.

#### Building Permits.

|                   | 1914          | 1913          |
|-------------------|---------------|---------------|
|                   | July 23 to 29 | July 24 to 30 |
| New buildings     | 31            | 17            |
| Cost              | \$50,737      | \$38,328      |
| Alterations       | \$3,020       | \$2,365       |
| Jan. 1 to July 29 |               |               |
| New buildings     | 755           | 617           |
| Cost              | \$1,290,055   | \$1,305,149   |
| Alterations       | \$148,771     | \$160,190     |

### REAL ESTATE NOTES.

BURRILL BROTHERS have moved to 115 7th av, Brooklyn, near President st.

GOODALE, PERRY & DWIGHT have been appointed agents for 1993 Bathgate av.

ADOLPH B. ZUCKERMAN, formerly with William J. Roome & Co., is now connected with Senior & Stout, Inc.

LEON S. ALTMAYER has obtained a first mortgage loan of \$11,000 at 5 per cent. on the 4-sty apartment house at 1341 3d av.

HENRY BRADY, real estate auctioneer and broker, has moved his offices to 200 West 23d st, southwest corner of 7th av.

WILLIAM E. GOOD is the purchaser of 921 and 923 Trinity av, Bronx, a 5-sty apartment house, sold through the Duross Co.

M. H. GAILLARD & CO. have been appointed agents for 314-316 West 93d st, 2072-2080 3d av and the southwest corner of 8th av and 36th st.

J. ROMAINE BROWN CO. has been appointed agent of the "Bona Vista" apartment house at the southeast corner of 109th st and Riverside drive.

ROBERT F. BONSTALL, formerly with William H. Whiting & Co., has opened a general real estate and insurance office at 233 Broadway.

M. MORGENTHAU, JR., CO. has negotiated a first mortgage loan of \$35,000 at 5 per cent., covering the northwest corner of Clay av and 167th st, a 6-sty apartment house, for the A. J. Schwarzler Co.

OCEANIC INVESTING CO. has loaned \$175,000 on first mortgage for 5 years to the Friedman Construction Co., on the 6-sty apartment house being erected at the southeast corner of Fort Washington av and 161st st.

LEO J. KRESHOVER gave in part payment for 129 West 28th st, reported sold last week by Jacob and Everett Jacobs the two 4-sty dwellings on plot 40x98.9, at 308-310 West 25th st.

HARVEY I. UNDERHILL, of South Orange, N. J., obtained a building loan of \$240,000 from the New York Title Insurance Co., to be used in erecting a 12-sty mercantile building at 438 to 448 West 37th st, on plot 125x98.9.

THE CHURCH OF ST. CHARLES BORROMEO is the buyer of the dwelling 202 West 142d st, sold last week by Ennis & Sinnott through W. J. Huston & Son. The church and parochial school are located a few doors west of the property, which will be used as quarters for the teachers.

CHARLES F. NOYES CO. has obtained the following mortgage loans: for the White Realty Co. from Sullivan & Cromwell \$28,000 covering 228 Pearl st; for Capt. William M. Halsted from the Lawyers Mortgage Co. \$17,000 covering 11 Water st; and for Edward S. Savage from New York Title Insurance Co. \$14,000 covering 98 Pine st through to Depeyster st.

THE HOUSE OF CALVARY, now at 5 and 7 Perry st, is the buyer of the plot of 18 lots at the northerly intersection of Featherbed lane and McComb's rd, the sale of which by Phqebe L. Robinson was reported last week. The property will be improved with hospital buildings. The present location in Perry st is on the line of the extension of 7th av.

THE REPORT of the transfer tax appraiser of W. Burling Cocks, who died at Locust Valley in May, 1913, shows an estate with personalty amounting to \$235,704 and realty worth \$197,583. The 100-acre farm at Locust Valley was appraised at \$100,000. Mr. Cocks was a member of the real estate firm of Cocks & Willets, 49 Wall st.

E. A. McDOUGALL, president of the Queensboro Corporation, will sail on the Minnewaska, August 1, to visit London, Berlin, Paris and other large cities on the continent. He will make a study of real estate conditions in those places, and will meet F. Ray Howe, secretary of the company, who has been in Europe for several weeks. They will return August 27, on the Cedric.

COMMISSIONERS OF THE SINKING FUND have authorized the Controller to sell at auction properties in Brooklyn for which the city has no use, comprising the plot 70x200 extending from West 1st st to Ocean pkwy, adjoining the Coney Island Railroad's right of way, at an upset price of \$10,500; also a parcel at Flatbush av and Sterling pl for \$35,000, and in the south side of Butler pl, between Underhill av and the plaza, for \$31,000.

**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 FRANK W. CHAMBERLIN—premises 411 Convent av, \$17,500.
- SILAS F. SIMPSON.—581-583 8th av, \$52,000.
- PHEBE C. LAWRENCE—60 West 16th st, \$75,000; 63 West 9th st, \$20,000; 65 West 9th st, \$20,000; 48 East 67th st, \$85,000; 33-35 Greene st, \$115,000.
- FLORA E. ROGERS—336 West 88th st, \$33,000.
- GEORGE W. BOHDE.—560-566 Hudson st, \$48,000; 412-416 Greenwich st, \$45,000; 117 Varick st, \$35,000; 190 West 10th st, \$15,000; 208 West 11th st, \$10,000; 105 West 42d st, \$40,000.
- PAUL GUMBINER.—54 West 70th st, \$43,000.
- HENRY KRAUS.—59 Bleecker st, \$80,000; 40-42 Bleecker st and 308 Mulberry st, \$100,000; 1600 Shakespeare av, \$17,000; lot in Featherbed lane, \$5,000.

**OBITUARY**

JOHNSTON MORROW, an insurance broker, died suddenly on Sunday last of heart disease at his residence, 118 Convent Pl, Yonkers, N. Y. Mr. Morrow was 40 years old and leaves his widow and two children.

JOHN McCOURT, a veteran of the Civil War, and for many years a real estate expert for the Commonwealth Title & Trust Co., died of heart disease on Monday, at his home in Philadelphia.

LOUIS ARNSTEIN died on Wednesday, aged 61, at his home, 941 Intervale av, Bronx. He was for ten years with the Register's office and for sixteen years with the Department of Water Supply, Gas and Electricity. He is survived by a widow, two sons and one daughter.

SETH MacARTHUR died on Monday at his home in Athens, N. Y. He was for many years with the State Insurance Department. He was a brother of Charles MacArthur of this city and a nephew of the late Senator Jacob W. Hoysrod.

SAMUEL MARKS, a retired real estate operator, died of general debility on Wednesday at his home, 2633 East 27th st, Brooklyn. He was 72 years old and leaves his widow and one daughter.

**AUCTION SALES OF WEEK.**

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

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

**Auction Market.**

Among the few properties sold at auction this week which went to others than parties in interest was 144 East 62nd street, a three-story dwelling which was acquired by John B. Clark, representing a client, for \$24,250. The New York Life Insurance Company, as plaintiff, bought 3300-3308 Third avenue, three six-story tenements, for \$80,000. The property is located at the northeast corner of Boston road. The most important offering in the Exchange Sales-room next week is 32 Broadway, a twelve-story structure, known as the Hudson Building. The property will be offered to satisfy liens aggregating about \$833,264.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 31, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Jefferson st, 76-8, see Cherry, 277-81.  
St Marks pl, 37, see 2 av, 133.  
9TH st, 1 E, see 5 av, 23.  
50TH st, 224-32 W (\*), ss, 250 e 8 av, 75 x100.5, 7-sty bk tnt; due, \$59,428.31; T&C, \$2,309.50; sub to mtg \$135,000; Jos L Graf et al. 194,631  
62D st, 144 E, ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; due, \$17,360.36; T&C, \$806.80; J B Clark, for client. 24,250  
81ST st, 204-6 W (\*), ss, 137.6 w Ams av, 37.6x100.2, 5-sty bk tnt; due, \$11,433.67; T&C, \$—; sub to 1st mtg \$45,000; Ellis Hyman. 50,000  
95TH st, 335 E (\*), ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; due, \$21,524.01; T&C, \$790.55; Harriett B Morse et al. 18,000  
96TH st, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; adj Aug31.  
134TH st, 181 W (\*), ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; due, \$4,724.49; T&C, \$313; sub to pr mtg \$13,000; Henry D Brewster. 18,000  
181ST st, 750 W, see Ft Washington av, 454-66.  
Ft Washington av, 454-66, sec 181st (No 750), runs s173.10xe100xn10xe32.2xn150xw 140.6 to beg, 6-sty tnt & str; due, \$622.17; T&C, \$4,750.90; sub to mtgs aggregating \$405,000; withdrawn.

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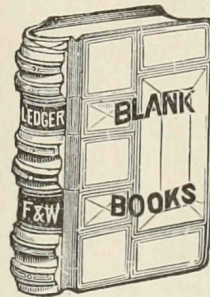
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Auction Sales, Manhattan—Continued.

**2D av, 133 (\*)**, nwc St Marks pl (No 37), 48x120, 2-sty bk theatre; due, \$18,609.55; T&c, \$1,005.04; Aaron Wartels. 12,000  
**5TH av, 23 (\*)**, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; due, \$96,833.00; T&c, \$10,444.26; Bowery Svgs Bank. 104,850  
**5TH av, 25 (\*)**, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwg, 2-sty ext; due, \$33,033.75; T&c, \$4,913.03; Bowery Svgs Bank. 37,400

HERBERT A. SHERMAN.

**133D st, 206 W (\*)**, ss, 175 w 7 av, 37.6x 99.11, 5-sty bk tnt; due, \$29,605; T&c, \$1,130.92; Jas C Brown. 25,000

JAMES L. WELLS.

**Lexington av, 1701 (\*)**, es, 46.11 s 107th, 27x82.9, 4-sty stn tnt & str; due, \$19,429.51; T&c, \$687.43; Marie L Constable. 17,000

HENRY BRADY.

**Cherry st, 277-81**, swc Jefferson (Nos 76-8), 75x94.8, 3 & 6-sty bk loft & str bldg; withdrawn; to be readvertised.

**50TH st, 41 E (\*)**, ns, 90.6 e Mad av, 16.2 x100.5, 4-sty stn tnt & str; action 7; due, \$23,701.49; T&c, \$452.20; sub to three mtgs aggregating \$43,000; Mary J McNamee. 48,783

**Columbus av, 35 (\*)**, es, 20.5 s 61st, 20x 70.6, 4-sty stn tnt & str; action 2; due, \$13,249.69; T&c, \$363.43; sub to 2 mtgs aggregating \$20,000; Mary J McNamee. 25,742

Total ..... \$585,656  
 Corresponding week 1913..... 396,822  
 Jan 1, 1914 to date..... 21,286,668  
 Corresponding period 1913... 28,105,502

Bronx.

The following are the sales that have taken place during the week ending July 31, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**178TH st, 200 E**, see Grand blvd & concourse, 1942.

**224TH st E (\*)**, ns, 160 w White Plains rd, 20x114; due, \$3,328.58; T&c, \$465.83; Anna Young. 3,000

**261ST st, 400 W (\*)**, swc Tyndall av, 37 x100, 2-sty fr dwg; due, \$2,781.24; T&c, \$393.07; sub to 1st mtg of \$8,000; Frances H Leavitt. 8,250

**Franklin av, 1391 (\*)**, ws, 73.10 s 170th, 20x95, 2-sty & b bk dwg; due, \$5,101.63; T&c, \$182.27; Eliz A May et al. 4,000

**Grand blvd & concourse, 1942 (\*)**, sec 178th (No 200), 37.7x106.5x36x95.5, 2-sty fr dwg; due, \$13,047.28; T&c, \$2,225.50; Amer, Swedenborg Printing & Publishing Soc. 14,900

**Tyndall av, swc 61st**, see 261st, 400 W.  
**Van Nest av, nec Hancock**, 25x100; adj Aug 13.

GEORGE PRICE.

**175TH st, 731 E (\*)**, nec Clinton av (No 1810), 90.2x19.5, 4-sty bk tnt; due, \$14,844.11; T&c, \$313.54; Ella H Holgate. 1,500

**Boston rd, 991-5**; see 3 av, 3300-8.  
**Briggs av, 275 (\*)**, ws, 100 n 196th, 20x 90, 3-sty bk dwg; due, \$1,431.69; T&c, \$225; Marian H Erbacher et al. 6,750

**Clinton av, 1810**, see 175th, 731 E.  
**Park av, 2954 (\*)**, es, 54.6 s 153d, 54.6x 131.6x50x109.8, 1-sty bk market & vacant; due, \$3,853.05; T&c, \$303.60; sub to mtg \$6,000; National Bank of Far Rockaway. 7,000

**3D av, 3300-S (\*)**, nec Boston rd, 115x—x — to Boston rd (Nos 991-5) x159x—, 3-6-sty bk tnts & str; due, \$84,869.23; T&c, \$3,528.72; N Y Life Ins & Trust Co. 80,000

M. MORGENTHAU JR. CO.

**144TH st, 388 E**, see Willis av, 407.  
**Willis av, 407 (\*)**, swc 144th (No 388), 25x84, 5-sty bk tnt & str; due, \$5,726.25; T&c, \$412.54; sub to mtg \$16,000; Isaac E Brown. 25,000

Total ..... \$150,400  
 Corresponding week 1913..... 192,793  
 Jan 1, 1914 to date..... 4,061,441  
 Corresponding period 1913... 8,712,708

Brooklyn.

The following are the sales that have taken place during the week ending July 29, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE.

**COMMERCE ST**, swc Van Brunt, 55.6 x17.6; Belle Johnson. 3,600.00

**E 4TH ST**, nec Caton av, 100x20; Richard Sherlock. 6,000.00

**38TH ST (\*)**, ss, 260 e 14 av, 20x95.2; Wm N Corneth. 3,000.00

**74TH ST**, ss, 466.6 w 7 av, 20x100; withdrawn. —

**ALBEMARLE RD**, nec Rogers av, 23.7 x110.2; withdrawn. —

**CHESTER AV (\*)**, ws, 30 n Sutter av, 25.2x100; Edw Henshaw. 1,400.00

**FLUSHING AV**, ses, 108 sw Onderdonk av, 90x125xirreg; Sylvan Levy & Benj Levy. 3,000.00

NATHANIEL SHUTER.

**REMSEN ST (\*)**, ns, 123 e Clinton, 24 x100 Realty Associates. 11,600.00

**44TH ST (\*)**, ss, 180 e 15 av, 20x100.2; Johanna S Riedmann. 3,500.00

**LAFAYETTE AV (\*)**, ss, 50 e Throop av, 25x100; Wm Allinson. 3,000.00

**ROCKAWAY AV (\*)**, ws, 105.6 n Hege- man av, 20x100; Jno Auer. 4,000.00

**WILLIAMS AV**, ws, 96.8 s New Lots rd, 20.1x20; Geo F Sibley. 6,057.00

FREDERICK B. SNOW.

**CONSELYEA ST (\*)**, nec Manhattan av, 75x25; Edw Baruch et al. 5,500.00

**58TH ST**, ns, 126.8 w 4 av, 26.8x100; adj Aug 11. —

**AV U**, ns, 40 e 4th, 20x100; Jay Holding Co. 1,000.00

**CONEY ISLAND AV**, Bridge Co's turnpike rd, adj land of late Maria Scott, runs e242.8xn286xw400xs250 to beg; also PARCEL of land beg at a point on Guisberts or Johnson's Island, near Shore rd, runs s—x—xn—xw250 on each side of road, x90 on sws and 100 on nes; withdrawn. —

**NEWPORT AV**, ss, 75 w Christopher av, 25x105; Belle Johnson. 4,250.00

**NEW UTRECHT AV (\*)**, es, 48.6 n 54th, 20x84.3 Margt A Whitby. 7,500.00

**LOT 2 (\*)**, block 7657, sec 23; Michl E Finnigan. 2,500.00

JAMES L. BRUMLEY.

**STH ST (\*)**, ns, 75 s 8 av, 18x100; 5th Av Svgs & Loan Assn. 5,500.00

**CHURCH AV (\*)**, ss, 80 w New York av, 22.6x90; Albt Berry. 3,000.00

**WOODRUFF AV**, ss, 116.7 e Kenmore pl, 43.4x150.10xirreg; Cathryn J Murphy. 6,500.00

WILLIAM J. McPHILLIAMY.

**ST JOHN'S PL**, ns, 223.4 e Underhill av, 41.8x123.6; U S Title Guar Co. 10,000.00

**CLASSON AV**, ws, 375.6 n DeKalb av, 18.11x85.6; Cornelius Murphy. 4,725.00

**FRANKLIN AV**, ws, 69 s Willoughby av, 20.3x80; Johanna Louder. 4,400.00

JERE JOHNSON, JR., CO.

**ELM AV (\*)**, ns, Lot 73, Map of South Greenfield, Town of Flatlands and Gravesend; Velez Land & Bldg Co of N Y. 2,000.00

Total ..... \$102,032.00  
 Corresponding week 1913..... 108,839.00

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:

**AUG. 1.**  
 No Legal Sales advertised for this day.

**AUG. 3.**  
**10TH ST, 31-3 E**, ns, 204.3 e University pl, 44.5x 94.9, 8-sty bk loft & str bldg; Warren W Foster et al—Susanna S Minturn et al; Jacob Newman (A), 61 Bway; Almuth C Vandiver (R); due, \$136,562.47; T&c, \$2,588.84; Joseph P Day.

**24TH ST, 43-7 W**, ns, 200.6 e 6 av, 62.6x98.9, 12-sty bk loft & str bldg; Max Kobre—Rosford Co et al; Strauss & Singer (A), 27 Cedar; Isidor Wels (R); due, \$30,124.27; T&c, \$3,895.00; sub to 1st mtg of \$305,000; Joseph P Day.

**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 Grifenhagen, sheriff; Danl Greenwald.

**MADISON AV, 220**, ws, 37.6 n 36th, 28.4x95.5, 5-sty & b bk dwg, 3-sty ext; Metropolitan Life Ins Co—Ruth N Heinze et al; Dean, Tracy & McBarron (A), 160 Bway; Chas L Hoffman (R); due, \$149,846.16; T&c, \$2,872; mtg recorded Mar 29 10; Joseph P Day.

**AUG. 4.**  
**127TH ST, 58 E**, ss, 93 e Madison av, 17x76, 3-sty & b stn dwg; Emma L Chadwick—James Shea et al; Stoddard & Mark (A), 128 Bway; James A Lynch (R); due, \$11,200.68; T&c, \$288.20; Henry Brady.

**AUDUBON AV, 240-6**, nwc 177th (No 551), 94.11 x100, 6-sty bk tnt; Middletown Svgs Bank—N Y Real Estate Security Co et al; Foster & Thomson (A), 141 Bway; James A Lynch (R); due, \$145,627.28; T&c, \$4,017.78; Henry Brady.

**AUG. 5.**  
**EAST BROADWAY, 311**, ss, 240.3 e Scammell, 25.1x78.10x24.10x79.3, 4 & 5-sty bk club house; Ella S Hopkins—Young Men's Benevolent Association et al; Ver Planck, Prince & Flanders (A), 149 Bway; James S Regan (R); due, \$26,165.32; T&c, \$604.38; mort recorded March 4, 1905; Joseph P Day.

**FRONT ST, 359**, ss, 200 w Jackson, 25x140 to South (No 382), 2 6-sty bk tnts & str; Josephine E Carpenter—Benj J Sforza et al; W B & G F Chamberlin (A), 31 Nassau; Maxwell Davidson (R); due, \$25,130.83; T&c, \$1,585.14; Joseph P Day.

**93D ST, 167 W**, ns, 151 e Ams av, 17x88.6x17x 89.3, 3-sty & b stn dwg; Alfred W Kiddle, exr—Harry C Senior et al; Kiddle & Margeson (A), 115 Bway; Michael J Scanlan (R); due, \$17,027.14; T&c, \$670; Henry Brady.

**102D ST, 108 E**, ss, 105 e Park av, 25x100.11, 5-sty bk tnt; Marie Robert—Timothy Murphy et al; Bowers & Sands (A), 46 Cedar; David Tim (R); due, \$11,865.05; T&c, \$320.10; Joseph P Day.

**AUG. 6.**  
**70TH ST, 228 E**, ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—John H Bodine et al; action 1; Frederick L Allen (A), 55 Cedar; Peter Zucker (R); due, \$16,921.01; T&c, \$420; Joseph P Day.

**70TH ST, 230 E**, ss, 130 w 2 av, 25x100.4, 4-sty stn tnt; same—same; action 2; same (A); same (R); due, \$16,921.01; T&c, \$396; Joseph P Day.

**70TH ST, 232 E**, ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; same—same; action 3; same (A); same (R); due, \$16,921.01; T&c, \$396; Joseph P Day.

**82D ST, 246-8 E**, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fred K I Allen (A), 55 Cedar; Jno J Hynes (R); due, \$17,053.37; T&c, \$—; mort recorded March 12, 1907; Henry Brady.

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124TH ST, 73 E. ns, 107.6 w Park av, 17.6x 100.11, 3-sty & b stn dwg; Margaretha Reinken—Cath M Schwenk et al; Louis B Hasbrouck (A), 257 Bway; Saul J Dickheiser (R); due, \$12,028.15; T&c, \$319.50; Samuel Marx.

BROADWAY, 32-4, es, 322.7 s Exch pl, 53.3x 206 to New (Nos 69-71), x40.4x197, 16 & 17-sty bk office bldg; Mutual Life Ins Co of N Y—Hudson Building et al; Fredk L Allen (A), 55 Cedar; John C Coleman (R); due, \$853,590.27; T&c, \$—; mort recorded May 17, 1909; M Morgenthau Jr Co.

CLAREMONT AV, 140, es, 300 n 122d, 75x115.3 x75.3x121.2, 6-sty bk tnt; Jos Joffe—Tuscan Constn Co et al; Abr A Silberberg (A), 258 Bway; Herman M Zodikow (R); due, \$2,258.83; T&c, \$1,500; sub to mortg aggregating \$145,000 and a judgment for \$15,217.21; Joseph P Day.

AUG. 7. COLUMBIA ST, 75½, ws, 60 n Rivington, 20x 49.8, 5-sty bk tnt & str; Abel King et al—Isaac Lipshitz et al; Cary & Carroll (A), 59 Wall; Warren Leslie (R); due, \$13,028.99; T&c, \$700.81; Joseph P Day.

112TH ST, 26-30 W, ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; Bernard Galewski—Blitzen Realty Co et al; David Galewski (A), 299 Bway; Philip J McCook (R); due, \$15,634.38; T&c, \$1,112.70; sub to pr mtgs aggregating \$75,000; mtg recorded Dec21'12; Joseph P Day.

158TH ST, 522-S W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec9'13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald.

JEROME AV, es, whole front bet 164th & 165th, runs e125.10xn202.11xne159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, run: s2'01.8xe25xne138xn174.7xw133.6 to beg, vacant; Ranald H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; Jno J Hynes (R); due, \$4,439.59; T&c, \$5,432.35; Chas A Berrian.

AUG. 8. No Legal Sales advertised for this day.

AUG. 10. 65TH ST, 25 E, nwc, Madison av, 22x100.5, 4-sty & b bk dwg; Greenwich Savings Bank—Helene R G Bosch et al; B Aymar Sands (A), 46 Cedar; Henry H Davis (R); due, \$88,953.43; T&c, \$2,989; Henry Brady.

## 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.

AUG. 1. No Legal Sales advertised for this day.

AUG. 3. HUNT AV, es, 823.2 s Bronxdale av, 24.10x100; Karoline Eehrens—Andrew Kitchen Realty Co, Inc, et al; Elfers & Abberley (A), 277 Bway; Clarence Y Palitz (R); due, \$4,034.27; T&c, \$204.57; Jacob H Mayers.

AUG. 4. BECK ST, 841, ws, 310 n Longwood av, 40x 100, 5-sty bk tnt; Workmen's Sick & Death Benefit Fund of the U S of A—McIntee & Kelly Co et al; Hillquit & Levene (A), 30 Church; Anthony J Griffin (R); due, \$29,599.45; T&c, \$994.30; Henry Brady.

145TH ST E, ss, 150 w St Ann's av, 24.6x99.11, vacant; Caroline M Behnken—Andw Kitchen Realty Co Inc et al; Elfers & Abberley (A), 277 Bway; Maurice S Cohen (R); due, \$2,826.67; T&c, \$223.11; Joseph P Day.

AUG. 5. 237TH ST, ns, 100 w Martha av, 100x100, vacant; John McGonegal—Wesley Constn Co et al; Reed & Pallister (A), 233 Bway; Allen Carruthers (R); due, \$3,904.08; T&c, \$187.58; Henry Brady.

AUG. 6. 215TH ST, 708 E, ss, 175 w Holland av, 25x125; David Stevenson Brewing Co—Filomena De Carlo et al; Brown & Falkinburg (A), 10 Wall; Wm Berg (R); due, \$4,883.69; T&c, \$363.34; T&c, \$2,721.57; Joseph P Day.

AUG. 7. JEROME AV, es, whole front between 164th and 165th sts, runs n 466.5xe189.1xe167.1xe 195.2xe202.11xw125.10 to beg; also JEROME AV, sec, 164th st, runs s201.7xe25xne138xn 174.7xw133.6 to beg, vacant; Ronald H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; John J Hynes (R); due, \$64,439.59; T&c, \$5,432.35; Chas A Berrian.

PARK AV, 4121-5, ws, 108 n 175th, 72x307.6 to Webster av (Nos 1818-24), x83.6x—, 1sty bk factory & garage; Edgar S Appleby et al—Prudence S Ketterer et al; Cannon & Cannon (A), 135 Bway; Anthony J Griffin (R); due, \$31,158.87; T&c, \$2,730.54; Henry Brady.

AUG. 8 & 10. No Legal Sales advertised for these days.

## Brooklyn.

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

AUG. 1. STONE AV, ws, 80 n Truxton, 20x100; Edw G Eckert—Veronica Hanse et al; Thos F Tevlin (A), 375 Fulton st; Emil E Rathgeber (R); Jas C Archer.

AUG. 3. CHESTNUT ST, ws, 190 n 4th, 20.6x100; Thos F McGee—Hugo Elmhorst et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm J McPhillamv.

LINWOOD ST, es, 125 s Glenmore av, 25x100; Henry Neugass—Hannah McNally et al; Jos A Whitehorn (A), 201 Bway; Herman S Bachrach (R); Nathaniel Shuter.

AUG. 4. DRESDEN ST, es, 200 n Atlantic av, 25x100; Hattie Harburger—John Scanlan et al; Edward Jacobs (A), 25 Broad, Manhattan; Dominic B Griffin (R); Samuel Goldsticker.

Legal Sales, Brooklyn, continued.

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LINCOLN PL, ss, 258 w Utica av, 18x90; Chas. H Reynolds—Alex Wallace et al; C & T Perry (A), 845 Manhattan av; Leon R Jacobs (R); Wm P Rae.

E 8TH ST, es, 480 n Av L, 40x100; Edw M Bassett—Margt C Gilligan et al; Bassett, Thompson & Gilpatrick (A), 277 Bway, Manhattan; Chas W Church Jr (R); at County Court House at 12 o'clock noon; Chas W Church Jr.

W 27TH ST, ws, 100 n Mermaid av, 410x118.10; Henry P Journeay—Mary J McNiff et al; Hamilton C Rickaby (A), 176 Bway; Chas M Hall (R); Wm P Rae.

61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-Operative Bldg & Loan Assn—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); James L Brumley.

76TH ST, ns, 380 e 20 av, 60x100; Eagle Savings & Loan Co—Delia Walsh et al; James C McLeer (A), 189 Montague; George Tiffany (R); Wm J McPhilliamy.

E 99TH ST, ws, 320 n Av E, 20.10x78; also E 99TH ST, ws, 340 n Av E, 20.10x72; also E 99TH ST, ws, 360 n Av E, 20x66; also ROCKAWAY AV, es, 100.11 n E 98th, 22.11x67.5; also ROCKAWAY AV, es, 123.10 n E 98th, 22.11x62.2; ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11; Brooklyn & Philadelphia Realty Co—Wm D Snow et al; Wm F Haggerty (A), 26 Court; Eugene F O'Connor (R); Wm J McPhilliamy.

MYRTLE AV, ss, 25 w Emerson pl, 25x100; Edw A Freis, exr, &c—Henry Feldman et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Arthur M Milligan (R); Wm P Rae.

LOTS 636 to 675, and 1787 to 1811; map of property of Bensonhurst Land Co; Barbara Silkworth—Milton S Kistler et al; Van Alen & Dyckman (A), 215 Montague; William Howard Jr (R); Wm J McPhilliamy.

**AUG. 5.**  
MADISON ST, ns, 160 e Patchen av, 20x100; Gertrude Horowitz—Nettie Mandel et al; Charles Eurstein (A), 802 Bway; Sydney Rosenthal (R); Nathaniel Shuter.

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

STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; William Herod—Abraham Martins et al; Chas S Taber (A), 189 Montague; Harry L Thompson (R); Wm P Rae.

SUMPTER ST, swc, Rockaway av, 50x20; Williamsburgh Savings Bank—Jennie Schoenberger et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Nathaniel Shuter.

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 (A); Wm P Rae.

ATLANTIC AV, ns, 32 e Ralph av, 15x80; James S Anderson—Alice B Kreps et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Geo W Gibbons (R); Wm P Rae.

HAMILTON AV, ws, intersec n e s Huntington, 57.7x28.3; Frances E Flint—Cyrus V Washburn et al; Harry L Thompson (A), 175 Remsen; Geo C Jeffreys (R); Wm H Smith.

STONE AV, ws, 88 n Truxton, 20x100; Edw G Eckert—Veronica Hanse et al; Thomas F Tevlin (A), 375 Fulton, Jamaica; Emil E Rathgeber (R); James C Archer.

**AUG. 6.**  
ERSAMUS ST, ws, adj land of John D Hopkins, 75x150; Edwin H Blume et al—Jacob Schaefer et al; Harry L Thompson (A), 175 Remsen; Alfred A Schlickerman (R); Wm H McPhilliamy.

PACIFIC ST, ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky—F Dornberger Realty Co et al; Myron & Sulzberger (A), 38 Park Row, Manhattan; Milton Hertz (R); Nathaniel Shuter.

E 10TH ST, ws, 220 n Av M, 40x100; Eagle Savings & Loan Co—Jennie Melander et al; James C McLeer (A), 189 Montague; Edward W Walker (R); Wm J McPhilliamy.

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Caso et al—Maria Vastola et al; Chas J Masone (A), 44 Court st; Wm P Pickett (R); Wm J McPhilliamy.

43D ST, ns, 225 w 3 av, 25x100.2; also MADISON ST, ss, 230 e Marcy av, 20x100; South Brooklyn Savings & Loan Assn—Minnie A Moore et al; Wm J Bolger (A), 149 Bway; Alois J Keogh (R); Wm P Rae Co.

48TH ST, ns, 240 w 5 av, 30x100.2; Chas A Hardy—John E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thomas Hovendon.

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.

53D ST, ns, 100 e Fort Hamilton av, 190.8x104.10xirreg; Nellie S Barker—Alfred J Boulton et al; action 1; Sarah Stephenson (A), 16 Court; W Rossiter Redmond (R); Wm J McPhilliamy.

53D ST, nec, Ft Hamilton av, 100x101.9; same—Same; action 2; same (A); same (R); Wm J McPhilliamy.

AV T, nwc, W 7th, 82.6x200; also W 7TH, ws, 280 n Av T, 20x82.6; John C Langan—Celia ATLANTIC AV, sec Georgia av, 25x99.8xirreg; B Holt et al; Albert W Brown (A), 27 Cedar; Edw S Fowler (R); James L Brumley.

Eliza J Boehme—Rudolf C Werner et al; Sackett & Lang (A), 99 Nassau, Manhattan; Walter E Warner (R); Wm J McPhilliamy.

ROCKAWAY AV, ws, 105 s Lott av, 20x100; Nettie B Anshell, extr—Basonio Constn Co et al; Morris Reizenstein (A), 44 Court; Jacob W Kahn (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 125 s Lott av, 20x100; Rebecca Levine—Basonio Construction Co et al; Morris Reizenstein (A), 44 Court; Jacob A Freedman (R); Nathaniel Shuter.

**AUG. 7.**

37TH ST, nec, Ft Hamilton av, 40.8x110.9; Geo Hewlett et al—Eva Olsen et al; Baylis & Sanborn (A), 37 Liberty; James W Williamson (R); Wm J McPhilliamy.

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

72D ST, ns, 394.6 w 6 av, 20x117.5; College 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—Margaret Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

BROOKLYN & JAMAICA TURNPIKE ROAD, ss, intersec c 1, Market and Chestnut sts, runs s137xe50xn155xw52 to beg; also JAMAICA AV, ss, 106.6 sw Market st, 3.3x102x irreg; Bertha Meyer—American Necropolis Monument Co et al; McLaughlin & Stern (A), 15 William, Manhattan; Parker V Lawrence (R); Wm P Rae.

CLERMONT AV, ws, 107 n Atlantic av, 31x30.6 xirreg; Bertha I Treat—Mary F V Holland et al; L & A U Zinke (A), 290 Bway, Manhattan; Joseph S Buhler (R); Joseph P Day.

MYRTLE AV, ns, 180 w Tompkins av, 20x100; Sinclair Tousey et al—Jessie Driscoll et al; Harry L Thompson (A), 175 Remsen; I Buxbaum (R); Nathaniel Shuter.

SNEDIKER AV, es, 140 n Glenmore av, 19.11x100; Bank for Savings of Ossining—Samuel D Schmarack et al; action 1; Harry L Thompson (A), 175 Remsen; Chas W Philipbar (R); Wm P Rae.

SNEDIKER AV, es, 159.11 n Glenmore av, 20x100; same—same; action 2; same (A); J Gardner Stevenson (R); Wm P Rae.

**AUG. 8 & 10.**

No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**JULY 25.**

57TH ST 47 E; Amy A C Montague—Mary C Elliott et al; G H Montague (A).

99TH ST, 218 E; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A).

115TH ST, 75 E; Betty Gusthal—Jos Edelstein et al; Bowers & Sands (A).

136TH ST, 102 W; Morris E Webber, trste—Carrie Bal Cole et al; M S Borland (A).

3D AV, sec 61st, 21.5x70; Greenwich Savgs Bank—Ralph W Mallon et al; B A Sands (A).

**JULY 27.**

27TH ST, 22-4 W; Realty Holding Co—Elmont Realty Co; amended; N V Rothschild (A).

45TH ST, ns, 175 e 2 av, 25x100.5; Sonia Dresel—Nicola Rimori et al; J G Abramson (A).

95TH ST, 19 W; also 98TH ST, 137 W; Esther Schnitzer—Margt McKeon et al; S Friedlander (A).

137TH ST, 178 W; Jno V Coffey—Jno Pruss et al; J P McGowan (A).

AV A, es, 51.9 s 12th, 25.9x95.6; Rosa Gentzlinger, extr—Barney Mechanic et al; H P Botty (A).

AV A, ws, 50.10 s 91st, 25x94; Edw Ridlay et al, exrs—Tilmil Realty Co et al; Herbert & Graham (A).

AMSTERDAM AV, nwc 185th, 49.4x100x irreg; Mary C Wilson—Robt A Nugent et al; H K Vollmer (A).

**JULY 28.**

BROAD ST, 46-52; also NEW ST, 48-50; New York Life Ins Co—50 Broad St Co et al; G W Hubbel (A).

JACKSON ST, 5; Jonas Weil et al—Abe Fisher et al; I S Heller (A).

57TH ST, 545-7 W; Stephen H Jackson—Selara Holding Co; S H Jackson (A).

129TH ST, 211 W; Henry J Storrs et al—Gramercy Investing Co—F L Holt (A).

**JULY 29.**

61ST ST, 233 W; Anna A Ould—Saml Rosenthal et al; H Swain (A).

69TH ST, ns, 265 e 5 av, 28x100.5; Bowery Savgs Bank—Louis M Jones et al; Cadwalader, Wickersham & Taft (A).

122D ST, ns, 116 e 9 av, 15x100.11; Donald Robertson Co—Jno M Hogencamp et al; T J Meehan (A).

125TH ST, 114 W; Moritz Walter et al—Katherine G Farrell et al; H Walter (A).

131ST ST, ns, 274 w Lenox av, 17x99.11; Corn Exchange Bank—Bernhard Moral et al; Bowers & Sands (A).

MADISON AV, 1584; Louis W Harlem et al—Isaac Schmeidler et al; C E Heydt (A).

**JULY 30.**

WATER ST, ns, 52.11 w Gouverneur, 46.11x65.11xirreg; Annie M Diehl—Betsey Krulwich et al; Stoddard & Mark (A).

17TH ST, ns, 250 w 5 av, 53x92; Troy Savgs Bank—E E M Co et al; Cary & Carroll (A).

20TH ST, 24 W; Seamen's Bank for Savings in the City of N Y—Maria M Bohling et al; Cadwalader, Wickersham & Taft (A).

120TH ST, 109 W; Seamen's Bank for Savings in the City of N Y—Grace H Chapelle et al; Cadwalader, Wickersham & Taft (A).

123D ST, ns, 231 e Lenox av, 19x100.11; Catherine Biehn—E H R Realities, Inc, et al; Cary & Carroll (A).

**JULY 31.**

ALLEN ST, 200; Cicilie Namm—Tarsus Realty Co et al; L Huhner (A).  
 BLEECKER ST, 20-24; also ELIZABETH ST, 309-11 County Holding Co—Jno E Pye et al; Berrill & Rogers (A).  
 GOERCK ST, swc 3d, 77.4x100.10; Saul Lefkowitz—Morris Podolsky et al; Simmons, Harris & Rofrano (A).  
 LISPENARD ST, 44; Warren Cruikshank—Mary J Frechet et al; Lord, Day & Lord (A).  
 22D ST, 140-44 W; Postal Life Ins Co—Ritaro Realty Co et al; C C Lockwood (A).  
 60TH ST, 22 W; National Savgs Bank of City of Albany—Clarence E Anderson et al; Rosendale, Hessberg & Haines (A).  
 68TH ST, 54 W; National Savgs Bank of City of Albany—Chas E & Clarence E Anderson et al; Rosendale, Hessberg & Haines (A).  
 95TH ST, ns, 318 W Columbus av, 18x100.8; Jos Veith—Theo E Kilian et al; Finch & Coleman (A).  
 115TH ST, 32 W; Mutual Life Ins Co of N Y—Moses M Valentine et al; F L Allen (A).  
 130TH ST, 55 W; General Synod of the Reformed Church in America—Philip E Hendrick et al; Reed & Pallister (A).  
 136TH ST, 118 W; Lincoln Trust Co—Jennie E Wiegand et al; Bowers & Sands (A).  
 146TH ST, ns, 100 W St Nicholas av, 25x74.11; Maud P Gillies—Margt Schwoerer et al; L & A U Zinke (A).  
 LEXINGTON AV, 1736; Chas G Moller et al—Isaac J Danziger et al; Bowers & Sands (A).  
 PARK ROW, nec Pearl, 3.10x43.9x40.6x54.10; Geo E Chisholm—Ellen C O'Rourke; Bowers & Sands (A).  
 2D AV, sec 114th, 20.11x80; Greenwood Cemetery—Abr Cohn et al; Miller, King, Lane & Trafford (A).  
 7TH AV, 283-5; Annie R Gilbert et al—7th Av Holding Co et al; I S Heller (A).

**Bronx.**

**JULY 24.**  
 BROADWAY, es, 103 n Middletown rd, 25x121.7; Eliz Amsler—Jno A May et al; Hirleman & Vaughan (A).  
**JULY 25.**  
 179TH ST, S20 E; Philip Rhinelander—C K Realty Co et al; Miller & H (A).  
 BATHGATE AV, es, 180.1 n 172d, 25x90.5; Percy E Dowe—Anna Mainsch et al; C V Halley, Jr (A).  
**JULY 27.**  
 PROSPECT AV, 568-70; Constantin Wagner—Munderloh Realty Co, Inc, et al; Quackenbush & Adams (A).  
**JULY 28.**  
 No Foreclosure Suits filed this day.  
**JULY 29.**  
 156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferris & Storck (A).  
 233D ST, ns, 55 e Carpenter av, 25x114; Fanny B Gardner—Wm H Grill et al; Allen & Sabins (A).  
 CRESTON AV, sec 181st, 60x100; CRESTON AV, swc 181st, 50x50; Anna Rihm—Conrad R Schmitt et al; H C Boty (A).  
 TREMONT AV, ns, 44.8 e Washington av, 46.7x 93.5; Mendel Marcus—Moses Lowenstein et al; I Levison (A).  
 VALENTINE AV, es, 152.7 n 181st, 20x118.3; Lizzie Van Riper—Home Specialty Co, Inc, et al; Theall & Beam (A).  
**JULY 30.**  
 161ST ST, 770 E; Jno C Titus—Benj Rosen et al; H Swain (A).  
 RYER AV, es, 125 n 180th, 18.7x104.2; Charlotte Trubenbach—Rebecca F Levin et al; Baldwin, B & F (A).  
 SOUTHERN BLVD, es, 200 n Jennings, 50x100; Alma Greenbaum—Sonein-Wahlig Constn Co et al; A Greenbaum (A).  
 SOUTHERN BLVD, es, 250 n Jennings, 50x 100; Lawrence P Goldstein—same; same (A).  
 LOT 228, Map of Village of Mott Haven; Francis H Bolton—Luigi Flora et al; J A Lane (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**JULY 23.**  
 CHARLES ST, 130-2; Myron Strauss—Alfd Van Houten et al; Max Monfried (A); Jas O Farrell (R); due ..... 2,198.17  
 9TH ST, 337 E; Eliviva H Comyngham—Isaac Salmonowitz et al; Bowers & Sands (A); Phoenix Ingraham (R); due ..... 24,041.53  
**JULY 24.**  
 LEXINGTON AV, ws, 80.5 s 59th, 20x 75; Georgette Brown—Carl Sotscheck et al; Morris Cooper (A); Phoenix Ingraham (R); due ..... 37,353.25  
**JULY 25.**  
 No Judgments in Foreclosure Suits filed this day.  
**JULY 27.**  
 50TH ST, ss, 250.10 e 5 av, 21.5x100.5; Albt Rothbart et al—Geo B de Forest; Cary & Carroll (A); Sidney W Fish (R); due ..... 78,427.08  
 108TH ST, ss, 225 w 2 av, 25x100.11; Jos Fritz et al; —Luigi Pitilli et al; Amend & Amend (A); Geo B Hayes (R); due ..... 12,650.00  
 140TH ST, 59-63 W; Lester Florsheim—Henry S Warner et al; Milton Mayer (A); Chas H Murray (R); due ..... 4,716.08  
**JULY 28.**  
 55TH ST, ns, 240 w 3 av, 20x100.5; Andw Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A); Max Altmayer (R); due ..... 5,603.94  
**JULY 29.**  
 109TH ST, 229 E; Francis H Page—Anna M Cefela et al; Jno M Rider (A); Irving J Joseph (R); due.... 8,528.80

**LIS PENDENS.**

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

**Manhattan.**

**JULY 25.**  
 3D AV, 1992-4; Francis D Bowne—Eliz B Colt et al; partition; S P Savage (A).  
**JULY 27.**  
 No Lis Pendens filed this day.  
**JULY 28.**  
 No Lis Pendens filed this day.  
**JULY 29.**  
 E HOUSTON ST, ns, 141.10 w 1 av, 16.8x80; Morris Specter—Wolf Baratz et al; action to foreclose mechanic's lien; Hirschman & Drucker (A).  
 E HOUSTON ST, ns, 159.7 w 1 av, 25x81; Morris Specter—Wolf Baratz et al; action to foreclose mechanic's lien; Hirschman & Drucker (A).  
 PARK AV, 1548; 112TH ST, 74 E; Julius Tishman—Abram Spanner et al; action to declare conveyance void, &c; J Manheim (A).  
**JULY 30.**  
 MORNINGSIDE AV, 171; Kues Bros—Gottfred Nelson et al; counter claim; J P Donellan (A).  
**JULY 31.**  
 BEAVER ST, ns, 115.4 w Broad, runs w49.4xn 66.7xw64.1 to New xne65.2xe41.2xn1.3xe33.9 xs25xe22.1xs103.10 to beg; J P Zurlo Tile Co Inc—New & Beaver Arcade Co et al; action to foreclose mechanics lien; Weschler & Kohn (A).  
 WALKER ST, 89; also HOUSTON ST, nwc Thompson, 25x100; also 14TH ST, 207 E; also 80TH ST, 310 E; also HAMILTON TER, ws, 619.6 n 141st, 20x100; also 129TH ST, 248 W; also 28TH ST, 230 W; also 85TH ST, 234-6 E; Susan A K Links—Adele M Comyns et al; amended; partition, M S Hart (A).

**Bronx.**

**JULY 24.**  
 172D ST W, ns, 99.4 e Inwood av, 25x87.1; Putnam Realty Co—Wm C Arnold; action to enforce contract; Dean, Tracy & McBarron (A).  
 179TH ST, ss, 125 w Bronx Park av, 25x114; Garvey Bros Co—Michl D Howard; action to foreclose mechanics lien; C P Hallock (A).  
**JULY 25.**  
 TEASDALE PL, ss, 119.8 e 3 av, 25x100; Hugh McCaffrey—Geo W McDermott; action to enforce lien; J W Bryant (A).  
 PROSPECT AV, ss, 465 e Williams av, 25x 100.6; Ida L Karelbach—Harry C Frank et al; action to foreclose transfer of tax lien; F W Hottenroth (A).  
**JULY 27.**  
 LAFAYETTE or Cyrus pl, ss, 91.7 w 3 av, 37.6 x100; Casolaro Fasanoy Co, Inc—Izeyl W Reid et al; action to enforce performance of contract; J Kurzman (A).  
 150TH ST, ss, 300 w Courtlandt av, 50x100; Thos W Reid—Thos W Reid et al; partition suit; F P Trautmann (A).  
 BRIGGS AV, ns, 150 e Bedford Park blvd, 50x 110; also MOSHOLU PKWAY, nec Hull av, 105.9x110; also BRIGGS AV, ns, 250 e 200th, 100x110; Francis B Robert—Francis P A McGowan et al; action to enforce performance of contract; Hoffman & Friedman (A).  
**JULY 28.**  
 No Lis Pendens filed this day.  
**JULY 29.**  
 CARR ST, nec German pl, known as Lot No 75, Block 2358, Sec 9, on Tax map; Tax Lien Co of N Y—Jno M Farley et al; action to foreclose transfer of tax lien; A Weyman (A).  
**JULY 30.**  
 No Lis Pendens filed this day.

**Brooklyn.**

**JULY 23.**  
 CHESTER ST, ws, 175 s Sutter av, 50x100; Alvin S Underhill—Morris Plotnick et al; L Searle (A).  
 McDONOUGH ST, swc Bway, runs w64.4xs100 xe35xn29.11xne70.2xw29.3 to beg; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).  
 MONMOUTH ST, swc Atlantic av, runs n100xw 100xn100xw25xs200xe125 to beg; Fredk H H Winckler—Jos B Silman et al; H O Patterson (A).  
 NEWELL ST, ws, 225 s Nassau av, 64.3x100; Lena Fraser—Jno Kalmbach et al; C & T Perry (A).  
 PARK PL, ss, 120.6 w Saratoga av, 42.8x37.2x 27x16.10; N Y Investors Corp—Rachel Lefkowitz et al; T F Redmond (A).  
 PROSPECT PL, ns, 645 e Grand av, 30x128.6; Onslow-Moore Co—Maurice Lawlor et al; G Elliott (A).  
 PROSPECT PL, ns, 515 e Grand av, 30x128.6; same—same; same (A).  
 SENATOR ST, ss, 400 e 4 av, runs s215.3xe40.1 xn112.9xw20xn100xw20 to beg; also PROP in Queens Co; Tillie Karasik—Merchants Lloyds Realty Co et al; specific performance; A A Katzen (A).  
 UNION ST, ns, 282.6 w Clinton, 27.6x100; Germania Savgs Bank—Lillian Hegeman et al; Wingate & Cullen (A).  
 WINTHROP ST, ss, 1,458.5 e Main Plank rd, 32x122.6; General Clergy Relief Fund—Chas L Drake et al; Cary & Carroll (A).  
 4TH ST, 378; also FULTON ST, 969; also REID AV, 279; Chas H Liss—Andw F Liss et al; partition; F J Rinaldi (A).  
 E 13TH ST, ws, 150 s Av W, 50x100; Eagle Savgs & Loan Co—Mary J McClain & ano; J C McLeer (A).  
 51ST ST, ss, 160 e 6 av, 20x80.3; Jno D Holsten—Nestor Westerberg & ano; H A Holsten (A).  
 59TH ST, sws, 160 nw 23 av, 40x100.2; Fredk C Rudolf—Nicola Danna et al; S L Cohen (A).  
 81ST ST, ns, 236 w 17 av, 240x100; Eliz A De Mund—Milton S Kistler et al; R O'Byrne (A).  
 83D ST, ns, 200 w 17 av, 20x100; Essex & Lee Co—Lena Goldstone et al; G Elliott (A).

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*Lis Pendens, Brooklyn, continued.*

83D ST, ns, 220 w 17 av, 20x100; Essex & Lee Co—Lena Goldstone et al; G Elliott (A).  
 83D ST, ns, 140 w 17 av, 20x100; same—same; same (A).  
 83D ST, ns, 240 w 17 av, 20x100; same—same; same (A).  
 83D ST, ns, 260 w 17 av, 20x100; same—same; same (A).  
 CHRISTOPHER AV, es, 137.6 n Blake av, 18.9x100; Title Guar & Trust Co—Max Fisher et al; T F Redmond (A).  
 CHURCH AV, ns, 95 e Rogers av, 30.5x123.8x28x123.10; Harry W Fairtax—Jos Vanoris et al; J H Shaffer (A).  
 DRIGGS AV, ws, 75 s N 8th, 25x100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Fred Goetsch Mfg Co—Vincenzo Piorro & ano; to create a lien; K C & M V McDonald (A).  
 GEORGIA AV, es, 505 n Hegeman av, 20x100; Geo B Ensworth—Georgia Bldg Co; D V D Reiley (A).  
 5TH AV, nws, 25.2 sw 39th, 19x100; Louis Bonert—Henry Kreichell et al; E M Perry (A).  
 LOTS 131-132, map of 358 lots of M L Towns; Edw Bailey—Ralph Stout & wife; Reynolds & Geis (A).  
 LOTS 377-378, map "Kings Oaks"; Wm Gremler—Fredk M Seiler et al; J M O'Neill (A).

**JULY 24.**

HANCOCK ST, ss, 128 e Howard av, 22x100; Wm F Kuntz—Eugene J Dibble et al; M Cooper (A).  
 OLIVE PL, es, 75 n Atlantic av, 18.6x97; Jos Roberts—Constance Cassidy et al; H L Thompson (A).  
 PARK PL, ss, 300 e Howard av, 50x127.9; Cohn Cut Stone Co—Parking et al; foreclosure of mechanics lien; M Storch (A).  
 2D ST, ns, 122.10 w P P West, 25x100; Thos Colson—Thos O'Connor et al; Van Alen & Dyckman (A).  
 39TH ST, ss, 200 e 10 av, 20x95.2; Annie H Chadwick—Halberg Realty Co et al; Reeves & Todd (A).  
 84TH ST, nc 23 av, 60x100; Kate Hofaker—Emma Rosenbluth et al; A J Griffin (A).  
 BEDFORD AV, ws, 207.1 s Foster av, 50x100; Henry Berberich—Lincoln Monolithic Co et al; M Hertz (A).  
 CHURCH AV, ns, 95 e Rogers av, 35.5x123.10x28x123.8; Anna H Hollmann—Wm A A Brown et al; H L Thompson (A).  
 CHURCH AV, ns, 179 e Rogers av, 28x124.5; N Y Investors Corp—Wm A A Brown et al; H L Thompson (A).  
 CHURCH AV, ns, 235 e Rogers av, 28x124.7x28x124.10; Cath Bittmann—Wm A A Brown et al; H L Thompson (A).  
 METROPOLITAN AV, sws, 207.1 se Bedford av, 26.8x100; Merchants Co-op Mtg Co—Annie Lurie et al; M Hertz (A).  
 PUTNAM AV, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison—Hannah F Hayden et al; S E Faron (A).  
 SKILLMAN AV, 10-12; Antonetta Acquavella—Caterina Gallo et al; Caldwell & Holmes (A).  
 SUTTER AV, ns, 20 w Barbey, 20x89.11; Sam Soren—Nathan Trokie et al; J E Rose (A).  
 VESTA AV, es, 140 s Dumont av, 120x100; Homestead Bank—Ida Kurlandzik et al; Watson & Kristeller (A).  
 WILLOUGHBY AV, ns, 94 e Wyckoff av, 240x100; Emma Brickmann—Retta H Barranger et al; Mann, Buxbaum & S (A).

**JULY 25.**

BUTLER ST, ss, 175 e Hoyt, 25x100; Fredk Pape—Mary Barker et al; N D Shapiro (A).  
 KOSCIUSKO ST, 415A; Asa A Spear—Danl Mc-Dicken et al; to correct a deed; C A Spear (A).  
 E 15TH ST, es, 205 n Av U, 40x75; Orrie P Cummings—Guzepa Rosiello et al; Suffren, Humphreys & O (A).  
 AV L, ns, 40 e E 36th, 20x100; Phebe Ryan—Axel L Anderson et al; H J Davenport (A).  
 BEDFORD AV, ws, 100.6 s Hancock, 39.6x100; Jennie Heinemann—Chas Galwski et al; P Windels (A).  
 FRANKLIN AV, es, 30 s Monroe, 20x100; Ella M Eschbach—Georgia Wortman & ano; H Reeves (A).  
 OCEAN AV, es, 140 s Av S, 60x110; Jno G McDonald—Anna E Fletcher et al; J M O'Neill (A).

**JULY 27.**

LEFFERTS ST, swc Canarsie rd, 45.5x102.6; Title Guar & Trust Co—Katie Richig et al; H L Thompson (A).  
 MARION ST, ss, 81.3 w Ralph av, 19.4x100; Title Guar & Trust Co—Kittie Tuteur et al; T F Redmond (A).  
 PACIFIC ST, ns, 133.4 e Henry, 21x100; Wm A Nicoll—Jno W Osman et al; C A Clayton (A).  
 E 12TH ST, ws, 200 s Av O, 33.4x100; Lydia A Senior—Frank J Flynn et al; Cary & Carroll (A).  
 87TH ST, sws, 175 se Narrows av, 100x100; Chas L Feltman—Claire Ford et al; H L Thompson (A).  
 CONEY ISLAND AV, es, 120.4 s Av G, 20x127.9 Meta E Heeny—Anna K Dittes et al; Murtha & Hanson (A).  
 FLUSHING AV, nec Kent av, 25x100; Lena Muhs—Isaac Selzer et al; W F Hagarty (A).  
 LINCOLN AV, es, 457.1 s Mill rd, 16.11x118.5x16.11x119.8; Fundy Co—Geo Mayhew et al; Jonas, Lazansky & N (A).  
 NEW JERSEY AV, ws, 105 n Belmont av, 20x95; Natl Savgs Bank of Albany—Annie Bretschneider et al; T F Redmond (A).  
 NEW LOTS RD, ss, 21.2 w Williams av, 21.2x89.10x20x89.10; Roy Lashewitz—Vermont Bldg Co et al; A Sachs (A).  
 RUGBY RD, ws, 321.4 s Av C, 40x100; Church Charity Foundation of L I—Mary E B Frank et al; T F Redmond (A).

STONE AV, ws, 150 s Lott av, 200x357.2x—x296.6; also HEGEMAN AV, nec Alabama av, 100x440.4x100x441; also VERMONT AV, sec New Lots av, 97x200x99x200; also VAN SINDEREN AV, es, 430 n Hegeman av, runs e100xn20xe100xn134.3xs—xw211.11 x s 54.1 to beg; Georgia Bldg Co—Cyril H Burdett et al; to set aside deed; C Dushkind (A).

**JULY 28.**

DOUGLASS T, wc Bond, 25x50; Louise Reese—Raffaele Sansone et al; H L Thompson (A).  
 QUINCY ST, ns, 300 e Nostrand av, 50x100; Montague Mtg Co—Thrall Constn Co et al; Cook & Benjamin (A).  
 1ST PL, nwc Court, runs n21wx55xn59wx20xs 80xe75 to beg; also COURT ST, ws, 300 n Degraw, 25x112.6; also COURT ST, ws, 18.3 n Union, 18.2x80; also HARRISON ST, ss, 75.9 w Court, 20x91.5; Silas Decker—Carrie M Vreeland et al; partition; M St John (A).  
 E 11TH ST, ws, 50 s Matthew pl, 50x100; Title Guar & Trust Co—Persis H Gilmour et al; T F Redmond (A).  
 45TH ST, sws, 300 nw 12 av, 40x100.2; Title Guar & Trust Co—Johanna Osberg et al; T F Redmond (A).  
 59TH ST, sws, 320 se 14 av, 40x100.2; Henry W Chadeayne—Annie D Flynn et al; H L Thompson (A).  
 61ST ST, nes, 250 se 16 av, 20x100; Title Guar & Trust Co—Christian Swensen et al; T F Redmond (A).  
 74TH ST, nes, 137.8 nw 18 av, 17x100; Jno H Droge—Saml Brill et al; S Seiderman (A).  
 BEDFORD AV, ws, 153.1 s Av D, runs w78xs 15.8xsell1.1xe72.1xn25 to beg; Title Guar & Trust Co—Eliz M Dornheim et al; T F Redmond (A).  
 BUSHWICK AV, sws, 25.6 se Melrose, 75x105.9; Philip Miller—Daret S Werchen et al; J Solomon (A).  
 CONEY ISLAND AV, 1920; Augusta Krieg—Rose Kavshansky et al; R Stone (A).  
 LOTT AV, nwc Watkins, 100x150x100x—; Title Guar & Trust Co—Rosie Pilzer et al; T F Redmond (A).  
 MEEKER AV, sec Manhattan av, runs s9.3xe 88.3xn29xnw29xsw85.8 to beg; Jos A Burr—Jos Vespolo et al; R H Wilson (A).  
 ROCKAWAY AV, ws, 20 n Sumpter, 16x71.8; Ellen A Borgstrom—Mary E Bundick et al; J C Danzilo (A).  
 LOT 176, map "B" of East N Y lots; Wilhelm Mattfeld—Anna G Heinson et al; Reynolds & Geis (A).

**JULY 29.**

CRESCENT ST, ws, 90 s Blake av, 100x203.9x127.6x124.3; Linsmeyer Holding Co—Wm T Brice; C Reinhardt (A).  
 DEBEVOISE ST, ns, 175 e Humboldt, 12.4x100x46.2x105.6; Julius Tishman—Abram Spanner & ano; to set aside deed; I Manheim (A).  
 GREENE ST, ns, 201 e Oakland, runs n100xe 39.2xse45.6xse45.6xw56.7 to beg; Malcolm R Matheson—Jas F Boyle et al; W J Carlin (A).  
 HARRISON ST, ns, 85.6 w Hicks, 21.4x94.10; Title G & T Co—Assemta Auletta et al; T F Redmond (A).  
 HICKS ST, 342; Gaetano Paciello—Guiseppe Cerami et al; J L Danzilo (A).  
 MAPLE ST, nec Kingston av, 40x200; Title G & T Co—Interboro Bwg Co et al; T F Redmond (A).  
 PINE ST, es, 90 s Blake av, 203.9x100x28.4x127.6; Eliz Froehlich—Wm T Brice; C Reinhardt (A).  
 55TH ST, sws, 360 nw 16 av, 40x100.2; Georgianna Nelson—Anna P R Black et al; T F Redmond (A).  
 63D ST, ss, 100 e 5 av, 60x100; Fredk J W Bursch—Jno T Lynch et al; A L Phillips (A).  
 AV I, ns, 40 w E 19th, 80x100; Title G & T Co—Josephine A Nelson et al; T F Redmond (A).  
 BWAY, ec Hewes, 25x100; Margt S Manson—Batclis & Motta et al; J Siegelman (A).  
 DITMAS AV, sec E 13th, runs e40xs100wx24.6xw54.2xn85.5 to beg; Dime Savgs Bank—Everlast Constn Co et al; Clarke & Frost (A).  
 GRAVESEND AV, ws, 360 n Av F, 20x100; N Y Investors' Corp—Arthur Barnett et al; T F Redmond (A).  
 ROCKAWAY AV, ws, 145 s Lott av, 20x100; Adolf A Schuster—Easonio Constn Co et al; Jonas Lazansky & N (A).  
 ROCKAWAY AV, ws, 165 s Lott av, 20x100; Philip Laison—same; same (A).  
 ROCKAWAY AV, ws, 85 s Lott av, 20x100; Rachel Wertheimer—same; same (A).  
 SHEPHERD AV, swc Jamaica av, runs s104.3xw80xsl1.5xsw21.5xs25xw20.3xn95.8xe128.6 to beg; Jacob Wills—Solomon Guggenheim et al; S M & D E Meeker (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.**

|   |           |
|---|-----------|
| <b>JULY 25.</b>   |           |
| CROSBY ST, 59; Harry I Keason—Michele Brigante & S E S Realty Co (117)                        | 230.00    |
| LAFAYETTE ST, 206; Harry I Kenson—Alfd R Conkling & Michele Brigante (116)                    | 230.00    |
| LEROY ST, 19; Anthony Polzella—Margarita Campiglia & Michele Brescia (118)                    | 495.00    |
| BROADWAY, sec 41st, 55x173.4; Sargent & Co—41st St Realty Co; renewal (119)                   | 1,623.15  |
| <b>JULY 27.</b>   |           |
| ATTORNEY ST, 97; J Stowe & Son—Estate of Martha Grossman et al, Phillip Berman & Morris Rosen | 315.00    |
| 7TH ST, 130 E; Van Wagoner—Linn Constn Co—Ladislaus W Schwenk                                 | 354.38    |
| 11TH AV, 628-44; Wm L Grow Constn Co—A Leopold Auerbach & Jos F Auerbach                      | 31,639.08 |
| BROADWAY, 2248-58; Arthur Brounet—Wm J Walton et al, Fulton Bldg Co & Flieschman Bros.        | 1,034.77  |
| <b>JULY 28.</b>   |           |
| 22D ST, 237 E; Ford Roof Constn Co—Theresa J Kelly & Geo H Kelly (125)                        | 87.00     |
| 113TH ST, 200 W; Aug M Adolff—Matilda Mertens, extrx, & J H Stiljes (126)                     | 49.00     |
| 2D AV, 318; Kalman Grossman et al—Alex J Leimberg & Andrew L Anderson (127)                   | 100.00    |

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 7 Room House and Barn, plot 100 x 220, valued at \$4,000  
 12 Room House, plot 110 x 220, valued at \$8,000  
 11 Room House and Barn, plot 95 x 220 valued at \$6,000.  
 Greenhouses, Boiler Houses and remainder of land, valued at \$7,000.  
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Table with 2 columns: Description and Amount. Includes entries for 3D AV, 2078; Abr Shemel—Film Amusement Co & Jno Carlucci (124)..... 175.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for QUINCY ST, ns, 350 e Nostrand av, 50x100; Austin Ludlam—Thrall Constn Co..... 25.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for CUMBERLAND ST, nec Greene av, —x —; Lawrence Co—Sheffield Constn Co & Berland Constn Co; July24'14..... 233.00 and various other properties.

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

Manhattan.

Table with 2 columns: Description and Amount. Includes entries for 25TH ST, 11 W; Standard Utility Co —11 W 25th St Co et al; Mar16'14..... 449.50 and various other properties.

Bronx.

Table with 2 columns: Description and Amount. Includes entries for VAN NEST AV, 563; Michl A Buckley —Jos Placek (41)..... 241.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for MADISON AV, Vanderbilt av, 43d & 44th sts, block &c; Standard Metal Furring & Lathing Co—N Y C & H R R Co; Apr28'14..... 1,589.39

Table with 2 columns: Description and Amount. Includes entries for BWAY, nec 94th; J P Duffy Co—West 82d St Realty Co et al; Jan17'14..... 1,095.78 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for MADISON AV, 2020; Raisle Heating Co—Regina T Lohman et al; Mar 13'14..... 470.00

Table with 2 columns: Description and Amount. Includes entries for LEXINGTON AV, 567-9; 51ST ST, 140-160 E; Davis Brown, Inc—Hammerstein Opera Co et al; Mar27'14..... 9,449.79 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for BROADWAY, 2076-80; Felice Trocchia —Mary E Jones et al; July16'14..... 225.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for ST NICHOLAS AV, nwc 190th; H Storm & Co—190th St Holding Co et al; Jan21'14..... 2,674.07 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for BROADWAY, 2076-80; Spota & DiMartini Inc—Mary E Jones et al; July15'14..... 660.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for SAME PROP; Savoy Cornice & Sky-light Works—Mary E Jones et al; July16'14..... 300.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for SAME PROP; Larkin Lumber Co—Chas H Jones et al; July15'14..... 506.13 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for SAME PROP; Cross, Austin & Ireland Lumber Co—Chas S Jones et al; July17'14..... 323.34 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for SAME PROP; Frank Angellilli—Jno Jones et al; July17'14..... 253.50 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for SAME PROP; Excelsior Metal Ceiling Co—Mary E Jones et al; July16'14..... 120.00

Bronx.

JULY 24. No Satisfied Mechanics Liens filed this day.

JULY 25. No Satisfied Mechanics Liens filed this day.

JULY 27. No Satisfied Mechanics' Liens filed this day.

JULY 29. No Satisfied Mechanics' Liens filed this day.

Table with 2 columns: Description and Amount. Includes entries for 173D ST, ns, 57.10 e Webster av, 50x 92.7; Standard Plumbing Supply Co —Simplex Impt Co et al; July9'14..... 48.80 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for WHITE PLAINS AV, ws, 50 s 221st, 50x100; Geo Anderson—Bolte Bros et al; Apr21'14..... 49.00

Brooklyn.

Table with 2 columns: Description and Amount. Includes entries for E 13TH ST, nec Av P, 100x100; R L Williams—Provident Associates; July 9'14..... 25.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for CARROLL ST, ss, 20 e Albany av, 146x100; Kings Co Plumbing Co—Heights Bldg Co & Wm H Fleming; June18'14..... 75.00

Table with 2 columns: Description and Amount. Includes entries for BRIDGE ST, 209-11; W E Williams Sons—Henrietta Ficken & Wilfred Mulveny..... 116.69 and various other properties.

Brooklyn.

Table with 2 columns: Description and Amount. Includes entries for ADELPHI ST, ws, 84 s Myrtle av, 103.9x100; R Dowdeswell Co—Hartman Constn Co..... 1,000.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for CUMBERLAND ST, 323; W Lawrence —Sheffield Constn Co, Harry T Maneis & Berland Constn Co..... 233.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for BUSHWICK AV, sec 13 av, —x—; S Mandamici—Ida Marcus..... 50.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for PUTNAM AV, sec Howard av, 100x100; H J Wilks Co—Bushwick Hospital & Jno H Parker Co..... 978.96 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for 50TH ST, 1346; B Elias—Jas B & Frances Patterson..... 125.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for CATON AV, sec Stratford rd, 132.9x 100; A Schonberger—Comet Constn Co..... 2,725.00

Table with 2 columns: Description and Amount. Includes entries for CUMBERLAND ST, sec Greene av, 75x 80; Salvatore Marecca—Sheffield Constn Co & Berland Constn Co..... 410.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for ST JOHNS PL, ss, 100 w Rochester av, 40x100; Donin Plumbing & Cont Co—Trojan Constn Co..... 150.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for LIBERTY AV, sec Forbell av, 81x100; Warren Chemical & Mfg Co—Rockmore Realty Co, Wm Zaslav & Sloan & Friedman..... 77.80

Table with 2 columns: Description and Amount. Includes entries for CUMBERLAND ST, 323-27; W Lawrence—Sheffield Constn Co & Berland Constn Corp..... 233.00 and various other properties.

Table with 2 columns: Description and Amount. Includes entries for GRAND ST, 679; S Rabinowitz—Sarah & Edw Zimmer..... 145.00

ATTACHMENTS.

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

Manhattan.

JULY 23, 24, 25, 27 & 28. No Attachments filed these days.

Table with 2 columns: Description and Amount. Includes entries for ALAJMO, Francesco & Vittoria; F Zito & Co; \$5,000; I Finkler..... 470.50 and various other properties.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JULY 24, 25, 27, 28, 29, 30.

Table with 2 columns: Description and Amount. Includes entries for Amusement Restaurant Co, Broadway, nwc 47th; Cort & Beals Co, Fixtures..... 1,650.00 and various other properties.

Bronx.

JULY 24, 25, 27, 28, 29, 30.

Table with 2 columns: Description and Amount. Includes entries for Friscia, Giuseppe, Forest av, sec 160th; Erminio Esposito, Barber Fixtures..... 906.50 and various other properties.

Brooklyn.

JULY 23, 24, 25, 27, 28, 29.

Table with 2 columns: Description and Amount. Includes entries for Berlen Realty Co, Berriman st, nr Pitkin av; Equitable Chandelier Co, Gas Fix..... 150.00 and various other properties.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table with 2 columns: Description and Amount. Includes entries for FT WASHINGTON AV, nec 171st 98.3x 100; Dorothy Gutman loans Tilman Constn Co to erect a 6-sty apartment; 8 payments..... 70,000.00

Table with 2 columns: Description and Amount. Includes entries for BENNETT AV, es, 181.11 n 182d, 104.7x100.11; Van Dyck Estate loans Bennett Av Realty Co Inc to erect a 6-sty apartment; 14 payments..... 125,000.00

Bronx.

JULY 25. 174TH ST, swc Hoe av, 38x100; City Mtg Co loans Trask Bldg Co to erect 5-sty apartment; 11 payments. 33,000.00
LOT 10, map 126 lots belonging to Hudson P Rose, being subdivision of plot 23 on may Clason Point; North New York Savgs & Loan Association loans Margt A & David J Hanrahan to erect 2-sty frame dwelling; 3 payments. 2,750.00
JULY 27. SEABURY PL, es, 233.4 n 172d, 41.8x 100; Manhattan Mtg Co loans 173d St Improvement Co to erect 5-sty apartment; 13 payments. 30,000.00
SEABURY PL, es, 191.8 n 172d, 41.8x 100; same loans same to erect 5-sty apartment; 13 payments. 30,000.00
SEABURY PL, es, 150 n 172d, 41.8x 100; Manhattan Mtg Co loans 173d St Improvement Co to erect 5-sty apartment; 13 payments. 30,000.00
166TH ST, nec Findlay av, 193.4x100.1; City Mtg Co loans A J Schwarzler Co to erect 5-sty apartment & 4 6-sty apartments; 10 payments. 95,000.00
VALENTINE AV, ws, 210.3 n 183d, 50x 100; same loans same to erect 5-sty apartment; 16 payments. 36,000.00
VALENTINE AV, ws, 290.3 n 183d, 50.4x 100; Manhattan Mtg Co loans Vallhalla Corp to erect 5-sty apartment; 16 payments. 36,000.00
SOUTHERN BLVD, es, 450 n Jennings, 50x100; City Mtg Co loans Simpson Constn Co to erect 5-sty apartment; 10 payments. 28,000.00
TREMONT AV, ss, 525 w Marmion av, 25x100; Margt Knox loans Otto Silberman to erect 1-sty taxpayer; 2 payments. 8,500.00
JULY 28. SOUTHERN BLVD, es, 25 s Jennings, 50x100; Saml & Chas Klein loans York Constn Co to erect 1-sty bldg; 3 payments. 3,000.00
JULY 30. FAIRMOUNT PL, nwc Southern blvd, 54.9x128.4; City Mtg Co loans P J Bldg Co, Inc, to erect one 5 & one 6-sty apartment; 11 payments. 52,500.00
GOODRIDGE AV, ws, 246.8 s 250th, 101.2x113.3; Violette W Delafield loans Geo A Wyeth to erect a 2-sty and attic frame and stone dwelling; — payments. 11,000.00

ORDERS.

Brooklyn.

JULY 23. STERLING PL, sec Rochester av, 95x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Terminal Lumber & Trim Co. 77.00
JULY 29. E 23D ST & Av D; Perker & Liebewitz on Moskowitz Bldg Co to pay Barnet Weinstein. 450.00

DEPARTMENTAL RULINGS.

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.

Week ending July 25.

MANHATTAN ORDERS SERVED.

Named Streets.

Amsterdam av, 174-6—Eliz Heimsoth et al. C
Attorney st, 107—Paul Hoffman. B
Barclay st, 12—Hamilton V Meeks. C
Barclay st, 12—Anna L Eaton. C
Eleecker st, 43-9—Clarence W Seamans. C
Broadway, 60—Downtown Building Co. B-SS-A-E
Broadway, 610—Reversionary Estates Co. C-SS
Broadway, 1889—Morewood Realty Holding Co. B-F-C
Broadway, 603—Max Goldstein. C
Broadway, 691—Jos Solomon & Sons. G-C-A
Broadway, 691—Charles Levy & Son. A-C
Broadway, 691—Nathan Fromm. G
Broadway, 691—Albert Edw Tower. B-SS-C
Broadway, 817-19—Isabel Anderson. E-C
Broadway, 535 W—John M Williams. B-F-C-E-A-D
Broadway, 25 E—Haskel Gruber. C-I
Broadway, 25 E—Simon Schneider. C
Congress st, 3—W R Addicks. I
Dey st, 54-56—Hudson & Man. R R Co. SS

East st, 39—Morris Lipps. G
Eldridge st, 238—Columbia Printing Press. G
Elizabeth st, 39—American Flag Co. C
Forsyth st, 118—Kranzof & Shemin. C
Forsyth st, 118—Stern & Son. C
Franklin st, 114—Gertrude A Manly. G
Franklin st, 181-3—John Leffler. G
Franklin st, 194-6—Saml Weil. C
Franklin st, 194-6—August Kleffman. C
Franklin st, 105—Morris Edmann. C-G
Fulton st, 221-5—John Cassidy. C
Grand st, 625—Meyer Frankels. C
Greene st, 145-51—Saul & Israel Shapiro. C
Harrison st, 8—James C Kellog. C
Harrison st, 165—Theodore F Goldmark. G
Houston st, 147-9 E—Careful Realty & Const Co. C
Houston st, 147-9 E—Alexander Ratner. C
Houston st, 183 W—Chas Frank Est. D
Houston st, 183 W—Peter V Close. D-B-E-A
Houston st, 183 W—Chas Frank Est. C-E-B
Houston st, 183 W—W R Addicks, care Consolidated Gas Co, 15th st & University pl. I
Hudson st, 360—John Flocco. C
Lafayette st, 123-27—Fred Hollender & Co. I
Mangin st, 99—Mollie Brown. C-G
Pearl st, 62—Bertram Bros. C
Pearl st, 214—Robert B Roosevelt. E
Spring st, 134-6—Jos Rosenberg & Co. G
Stanton st, 2—Isidore Epstein. C
Suffolk st, 30—Jacob Levy. C
Suffolk st, 30—Solomon Hoberman. C
Suffolk st, 30—Abraham Rosenblum. C
Suffolk st, 65-7—Suffolk Lubricating Co. K
Sullivan st, 26-32—Charles Burkelman. C
Thomas st, 14-16—Jacob Cranzer. C
Thompson st, 5—Robert Scott. C-A-G-L
Thompson st, 5—Pietro Beauchetti. B-C-E-A-F-D
University pl, 64—No name given. C
University pl, 84—Feinstein & Dickstein. G
University pl, 84—Glass & Lazzno. G
University pl, 84—Lowitt & Grossman. G
University pl, 84—Saml Liebowitz. G
Walker st, 16—Louis Nerenberg. G
Walker st, 31-33—Max Lipschitz. G
Walker st, 49—Meyer Newman. C-G
Walker st, 49—Jacob P Rice. C
Walker st, 49—Michael A Benjamin. C-G
Walker st, 79-80—Milton C Johnson. G
Walker st, 78-80—Charles Green. G
Washington pl—Chas A Loeser, Herdweig. G
Waverly pl, 25—Eastern Mill Pants Co. G
Wooster st, 200—Saml Rabinowitz. G

Numbered Streets.

4th st, 35 W—Shapiro & Bernsen. G
10th st, 413 E—N Y Railways Co. B-C
12th st, 43-5 E—The Heller Co. C
15th st, 50 W—Saml Ginsburg. C
15th st, 61 W—Jacob Kass. C
15th st, 61 W—John Rosenkrantz. C
18th st, 162 W—M Sherman & Co. G
18th st, 145-51 W—Crystal Dress Mfg Co. C
19th st, 130-41 W—Morris Kronech. C
19th st, 32 W—Himmel Dress Co. G
19th st, 9 W—Thomas Waist Co. G
20th st, 35 W—Eckstein & Kass. G
20th st, 35 W—Manhattan Realty & Leasehold Assts. C
21st st, 18-20 W—Emil Bumenthal. G
21st st, 18-20 W—American Silk Garment Co. G
21st st, 18-20 W—Samuel Floersheimer. SS
24th st, 142-6 W—Foster Mfg Co. G
24th st, 142-6—Lipschitz, Graber & Adelson. G
24th st, 142-6—Alexander & Greenberg. G
24th st, 142-6—Aaron Littman. G
24th st, 142-6—Dilloff & Zimmerman. G
28th st, 42 W—Equitable Trust Co. C
28th st, 149 W—Eric Nilson. C
28th st, 245-47 W—Charles Schmidt. C
28th st, 245-47 W—Edward Engl. C
29th st, 34 E—Fuchs Bros. C
29th st, 538 W—Edward Siedle. C
31st st, 6 E—Central Radiator Manufacturing Co. G
32d st, 318-24 E—Fuller-Burr Co. C-D
32d st, 318-24 E—Frankel Bros. D-C
33d st, 151 E—Axel O'hlsend. A-F-B-C
35th st, 557 W—Thomas W Watson. C
35th st, 557 W—Arthur Westly. C
38th st, 48-56 W—Michael Coleman. SS
38th st, 48-56 W—J Opozonauer & Co. C-G-A
38th st, 48-56 W—H Berger & Co. G
38th st, 48-56 W—S J Manne & Bro. G
38th st, 48-56 W—B Libman. G-I
38th st, 48-56 W—Geo H Rawak. A
38th st, 48-56 W—Frederick Tietig. C-G
38th st, 48-56 W—Warshauer & Rosemond. A
38th st, 48-56 W—Veit, Son & Co. G
38th st, 48-56 W—Gould-Mersereau Co. G
42d st, 206 W—Albert B Croner. C
42d st, 206 W—Timothy F Paddell. C
49th st, 222 W—William A Riley. A-E-F-G
49th st, 222 W—Lowell Realty Co. C-SS
59th st, 308-10 W—Chas E Appleby. C-B
59th st, 308-10 W—Dr Watson L Savage. A-F-J
75th st, 100-2 W—S Morrill Banner et al. SS
77th st, 50-58 W—Montrose Bond & Realty Co. SS-C-B
77th st, 50-58 W—Manhattan Sq Hotel Co. E
77th st, 50-58 W—Manhattan Sq Realty Co. G-E-A-C
104th st, 231-3 E—Union Theological Seminary. F-C-SS
105th st, 254 W—Sophia G Cane. C
107th st, 339 E—Filippa Rizzo. C
107th st, 204-06 E—Est of Eliz McManus. C
114th st, 18 W—Kate G Kraner. C-E
114th st, 18 W—Congregation Adas Jacob Aullie. E
116th st, 174 E—Ernest Follender. C
130th st, 77-79 E—Martin H Marcus. G-A
130th st, 77-79 E—William Wessel. G
130th st, 77-79 E—Schlatter Emb Co. G
130th st, 77-79 E—Adams-Schrey Co. G
130th st, 77-79 E—Phinney Walker Keyless Clocks. G
130th st, 77-79 E—Costikyan & Co. G
130th st, 77-79 E—Eastern Parkway Co. C-A-SS
130th st, 77-79 E—A Lesser Mfg Co. G-C
130th st, 77-79 E—Taft's Asthmaline Co. G
130th st, 77-79 E—John J O'Brien. G
130th st, 77-79 E—Wade Corset Co. G
158th st & N River—Joseph Jermon. K

Named Avenues.

Av D, 119-21—Est Robert Goelet. C-I
Av D, 119-21—Max Spellman. C-G-I
Av D, 119-21—Louis Levine. C-G-I-A
Av D, 119-21—Tobias Cohn. A-G

Av D, 119-21—Gordon, Wolf & Cowen Co. A
Av D, 146-50—Jacob Cohen. C
West End av, 253—Viola P Eyttinge. B-C-D
Zerega av, 1175—William Hyland. E

Numbered Avenues.

1st av, 35—Isaac Flichtenfeld. C
1st av, 540—Meyerowitz Photo Laboratory. G
1st av, 540—Riverside Press. G
1st av, 707—Henderson Bros. C
1st av, 709—Adolph Herman. C
3d av, 248—William Sander. C-I
3d av, 222-34—The N Y Edison Co. D
4th av, 59—Hamilton Fish Corp. D-C
5th av, 236—Harris Bernstein Co. I-C
5th av, 236—N Y Mutual Gas Light Co. C
5th av, 236—Anna Keyes Co. G
5th av, 236—Michael H De Young. SS-C
5th av, 236—Jacob Wechsler, Inc. G-I-C
5th av, 236—Mark Aronson Co. I-G-C
6th av, 436—Harry Aronchick. G
6th av, 436—Victor Bratnick. G
6th av, 466-8—Joseph Kramer & Saml Pitkin. G
6th av, 466-8—Trades Pleating Co. G
6th av, 466-8—Fashion Emb Co. G
6th av, 484—Louis Silverblatt. C
6th av, 944—John Frank. C
11th av, 250—Otis Building Co. SS

BRONX ORDERS SERVED.

Tinton av, 673—St Anslem's Priory. C-B-A

BROOKLYN ORDERS SERVED.

Named Streets.

Aberdeen st, 11—Christopher Willnuo. A-H
Bergen st, 218-24—Kurzrok Bros. C-G
Beverly rd, 1617—Alice J Williams. A-G
Clinton st, 148—Henri A Sautoere. A-G-H
Dresden st, 24—Frederick Kempf. A-G
Ellery st, 52-62—Brodie Mfg Co. G-C-A
Fulton st, 281-85—Hugh L Willoughby. C-D
Fulton st, 289-91—William Lyons & Co. C-F-A
Glenada av, 1—E P Porter. A-D
Havemeyer st, 264 1/2—Thomas J McEnaney. H-A-G
Nassau st, 199—Armond J Salmon. A-G-H
Park pl, 1084—Geo E Brewer. A-G-H-K
Powers st, 153—Chas Steen. A-G-H
President st, 565—John Hanlein Cut Stone Co. A-G
President st, 909—Wm C Ormund. A-B-G-H-K
President st, 1295—Jacob L Hauf. A-H-G
Quincy st, 699—Alex Taylor. A-G-H
Ridge st, 8311—John M Boyce. A-H
Sackett st, 42—Filippo Pertoleno. C
Sterling pl, 184—Peter W Rouse. A
Tillary st, 10-12—Loeser Estate (Robt Loeser, extr). C-D
West & Calyer sts—The Continental Iron Wks. D
Westminster rd, 170—Chas J Joachim. A-G
Winthrop st, 45—Robert M King. C
Woodbine st, 42—Wm Koster. H-A-G

Numbered Streets.

1st st, 166 S—James H Walsh. A-H-G
1st st, 242-44 S—S E & M Vernin. A
2d st, 516—Elizabeth Hatton. H-A-G
6th st, 477—G Wildermuth. H-A-G
7th st, 2082 E—Bertha P Duryea. A-G-H
8th st, 221 Bay—Mrs. Sarah Sembrada. A-G-H
9th st, 99—Henry S Hand. H-A-G
10th st, 1436 E—Geo Dainty. A-G-H
11th st, 555—Finn & Wickland. A-C-L
16th st, 2025 E—Thomas J Cox. A-H
17th st, 1084 E—Frank E Griffin. A-G-H
17th st, 1534 E—Frank E Brown. J
18th st, 1659 E—Wm B Lester. A-H
23d st & Surf av—Jerry Carter. A-G-H
24th st, 293—John Condon. A-G
56th st, 526—Barbara Iba. A-D-H
80th st, 2024—Harry A Guden. A-G-H-K
80th st, 2135—John F Pearson. A-G-H
84th st, 1830—Anthony H Hansen. A-G-H

Named Avenues.

Av N, 1804—Chas E Fox. A-H
Av O, 721—Peter La Crasso. A-H
Av S, 1490—Henry M Rich. A-C-H
Av N & E 8th st—Edw A Mosbane. A-C-H
Ely av, 36, L I C—H Bumsla. A-G-H
Eastern pkway, 1125—M J Dattelbaum. A-G-H
Graham av, 57—Jacob H Weberlovsky Est. C
Graham av, 57—Abraham Aaronmuth. A-F
Graham av, 57—Abraham Levy. A
Graham av, 57—Socialist Labor Party. A-F
Kent av, 643-47—Geo P Simpson. C-D
Myrtle av, 17—James Shea. C-D
Myrtle av, 17—Deparina & Sorterano. C-F-G-D
Nostrand av, 123—Chas Braverman & S Brerman. G
Nostrand av, 123—Jacob Goetz. C
Nostrand av, 400—Wm P Eno. C-H
Ocean Pkway & 22d av—John Cavanagh. A-G-H-K

Ocean pkway, 240—Max Blank. A-G-H
Ocean av, 470—Geo M Boardman. A-K
Ocean av, 940—John F. Edwards. A-K
Stone av, 485—Dr J L Krupp. H-A-G
Tennis court, 5—A B Boyd. K-A-H-G
Waverly av, 508—C Van Deusen. H-A-O

Numbered Avenues.

2d av, 5802—Timothy A Cronin. H-A-G
4th & Ovington avs—C H Carpenter. D-H

QUEENS ORDERS SERVED.

18th av, 85 ft s Flushing av, L I C—James Prowse. A-G-H
Bayview av & Prospect pl, s w cor—John W Lieb. A-H
Boulevard, 936, Astoria—Edw McGanney. A-G-H
Dennington av, 73, Woodhaven—Harry Dickel. A-G
Park av, 9, Jamaica—Geo C Damon. A-G-H
1st st, ft of College Point—Herman Kraemer. L
Flushing & Bellview avs, Hollis—Elwood W Hannas. A-G-H
46th st, 263—Corona—Frank Mayer. A-G-H
Fulton st, 4120, Woodhaven—Chas H Forbell. A-G-H
Grandview av, 298, L. I. C—John Pfister. H-A-G
46th st, 137, Corona—I Weichselbaum. H-A-G
Ontario st, 41, Neponsit—A F Dickson. H-A-G
Shore drive, Douglaston—E J Johnson. H-A-G
Vine st, 60, Corona—J D Richardson. H-A-G
Wolcott av, 416, Steinway—Waldz Kongs. H-A-G
Woodhaven av & Bryne pl, Woodhaven—F C Jaeger. A-G
Woolsey st, 59, L I C—L C L Smith. H-A

RICHMOND ORDERS SERVED.

Sand lane, 233—Arrochar Vincenzo De Felice. B

# BUILDING MANAGEMENT

## POWER GENERATING PLANTS FOR LOFT BUILDINGS

By WERNER NYGREN, Nygren, Tenney & Ohmes, Consulting Engineers

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

AS a rule, owners and business managers do not look with favor on private power generating plants for ordinary loft buildings. To a certain extent they are right, as it must be admitted that buildings which come strictly within this class are not the kind in which private plants can make an appreciable showing, unless the buildings are of considerable size.

There are a number of loft buildings in New York City and elsewhere which are supplied with electric current for light and power purposes from the street, and heated by low-pressure steam generated in their own boilers. Without question a majority of these buildings are either doing decidedly better—at least as well, or nearly as well—from the standpoint of economy, as if they had their own electric generating plants. Only a few of them would be better off financially for having their own private plants.

### Undue Influence on Owners.

To draw the line with arguments dealing with generalities is difficult; specific figures, honestly compiled, are an owner's best guidance. The campaigns for and against private plants, while they are very interesting, are not, on the other hand, conclusive. Certain public utility corporations will frequently take the stand that a private plant will not prove a paying proposition, whereas the private plant operating companies will just as vigorously advocate a private plant under the very same conditions.

The plausibility of such arguments when advanced by specially gifted promoters, without being effectively offset by the other side, are known occasionally to have influenced owners to adopt the alternative, which they later on regret. When mistakes of this kind occur they are usually the result of the owner's inclination to listen to advice from interested parties who juggle figures right under his eyes to suit their arguments, rather than trust to the figures of engineers who have professional reputation to sustain, and are disinterested besides.

When a building project has developed to a stage that the size, character and service of the building is defined, it is merely a matter of figures to determine the operating cost either way, and in such a manner that the owner can make up his mind at a glance whether or not a private plant will be a paying proposition and worth his trouble to manage.

### Justification of a Plant.

The installation of a private plant cannot very well be advocated unless there is indication of a sufficient net earning above the total expenses chargeable to the plant to reimburse the owner for his trouble. In the expenses chargeable to the plant should be included the cost of operation, interest on the money invested in the plant, depreciation, as well as the rental value of the space given up to the plant.

Even when the figures point to a gain, unless it is so considerable that it leaves no doubt, it is well to be conservative and play safe. This can readily be done by reserving space and making the necessary provisions for a later installation of a plant, and in the meantime contract for electric current from an outside source for a period of a year or so. At the expiration of such a trial period, the owner will be able to determine with accuracy where he is at, and can then proceed without hesitation on whatever course he deems best.



WERNER NYGREN.

The requirements of loft buildings of the ordinary kind, in which little or no manufacturing is permitted, are of course much different from those mainly given up to manufacturing. Whenever extensive use of power and high pressure steam for manufacturing processes enter into the problem, and a so-called loft building becomes more of a factory than a loft building, a private power generating plant is usually, although not necessarily so, the better proposition.

### Important Factors.

In selecting his equipment, the owner of a loft building is often attracted to material and appurtenances which cost the least to install, and he also looks with favor on cheap help for the operation of his plant. Both are bound to be the most expensive in the long run. If he gets an honest deal at all he will get what he pays for, and no more. Although a loft building appears very simple when compared with an office building, there is not much difference between them when it comes to burning coal with efficiency, getting horsepower out of steam, and reducing to a minimum repairs resulting from poor material and stupidity in handling.

A power generating plant for a loft building, whether used for manufacturing or not, should be designed for endurance and economy in operation, and be ample in capacity so as to have spare boiler and electric generating units to insure a good upkeep and proper care of the plant. While it is not important in what part of the basement such a plant is located, so long as ample space is allotted for the installation of proper equipment, it is obviously best to have the boiler and the electric generating plant as close together as possible, and so located as not to encroach unnecessarily on rentable space or imperil the renting value of the lower portion of the building. Under no condition should a plant be crowded into an undesirable or inadequate space, or in any other way sacrificed for the sake of a few square feet of rentable space, as sometimes happens to be the case. If the basement is desired for renting purposes to such an extent that sufficient space will not remain for plant equipment, a sub-basement to accommodate the power plant equipment may pay for itself, unless special ground conditions prohibit the building of such a

sub-basement from the standpoint of cost.

In a building project which is to be a permanent investment, the installation cost of the plant is only important to the extent of eliminating useless expense. To sacrifice the quality of the plant, and thus lessen its endurance and economy of operation for the sake of reducing its first cost, is false economy.

### Determining Factors.

In order that a private plant may become a commercial possibility, it is very important that the entire mechanical equipment be of good quality, of such design that the plant can be operated with the greatest possible economy, and that the available exhaust steam can be utilized to full advantage. About 80 per cent. of the heat in the steam generated for power purposes is usually available for heating purposes in the form of exhaust steam. To be able to put this by-product to proper use means a considerable saving, at least in the winter time. In summer, when the exhaust steam has to be wasted, except for what is used in heating water for boiler feed and domestic use, very little, if anything, can be gained by generating electricity with a private plant. It is only during the winter season that such a plant will make any appreciable showing, except, of course, when a building has an unusually large power requirement.

When the average power requirements of a building are such that the available exhaust steam will ordinarily accomplish the heating, the combined cost of generating power, light and heat is reduced to a minimum. This will, if the building is large enough, justify the existence of a private plant. In ordinary loft buildings, however, the conditions are often such that the available exhaust steam is insufficient for the average heating needs; hence the reason why it is not always advisable to install a private generating plant in such buildings.

### A Suggestion.

The prevailing custom in loft buildings of moderate size of purchasing electric current from an outside source and generating steam at a low pressure for heating purposes, while it is often cheaper and quite as satisfactory as to operate a private generating plant, it does not necessarily follow that it is the most economical arrangement. It would be still more economical to have co-operative central plants for supply of electric currents, steam, hot water, etc., at a pro rata charge, according to quantities used.

In such plants a considerable saving would be possible. Less steam would be required for the operation of one consolidated generating plant of a given power than would be the case with a number of smaller plants of the same total power. Furthermore, less fuel would be required for a given amount of steam, due to the possibility of securing an equal, if not greater, amount of heat from a low grade of coal in a plant of this kind than would be possible with a higher grade of coal with individual boilers.

### Co-operative Schemes.

Co-operative schemes of this kind would not be altogether new in New York City. There are already existing cases where a number of buildings, owned or controlled by the same interests, are operated from one central plant. There are also cases where smaller buildings are supplied with power, light and heat from plants in

neighboring buildings to mutual advantage. Moreover, co-operative associations with the same object in view were started years ago, when buildings were operated entirely by steam and lighted by gas. These associations owned and controlled central boiler plants, from which steam was distributed to the share-holding consumers.

In common with most enterprises started ahead of the times, these plants were not, however, altogether successful. Proper and reliable means for measuring steam were unknown. This necessitated fixed charges to the individual buildings, based on estimated steam consumption, which led to disputes and dissatisfaction. The introduction of electricity for light and power in the buildings thus supplied with steam, and the added expense which this entailed, so increased the total operating cost that there was no longer any saving to speak of. To continue to generate steam solely for heating did not offset the added expense, as the antiquated equipment of these plants made it impossible to burn fuel with much more economy than in individual boiler plants of more modern type. The result of all this has been that the co-operative plant has not survived, despite the fact that the application of the principle was a step in the right direction.

Today, with meters and appliances both for measuring and distributing steam, electric current, water, etc., there should be no mechanical difficulty in the way. The drawback would be the difficulty of organizing such co-operative associations and securing franchises for their operation. Still, even this may be hoped for in an age when co-operation is more and more looked upon as a business necessity.

### THE CARE OF OAK FLOORS.

#### Correct Scraping and Finishing Essential to Permanent Beauty.

**I**F one only knows how, nothing is easier than the care of a well-finished oak floor. Water should never be used on a waxed or varnished floor. The surface may safely be wiped with a cloth dampened in tepid water to remove dirt and dust, but the dampness should be immediately taken up with a dry cloth.

One of the best mixtures for keeping a floor in good condition is the use of equal parts of sweet oil, turpentine and vinegar, well mixed, and rubbed on the floor with waste or a cotton or woolen rag. The vinegar will cut the dirt or grime worked into the finish from shoes; the sweet oil produces a lustre, and the turpentine promptly dries the moisture.

This mixture need not be applied oftener than once a month to insure a floor finish that will resemble the sheen of a piano. Should wax finish become worn in spots from hard usage, a little of this mixture, thoroughly rubbed in, will renew the finish quickly.

The occasional use of a weighted floor brush, alone or with a piece of Brussels carpet placed beneath it, will assist in keeping the finish of an oak floor in good condition. Once a year, it is well to use a good floor wax and rub it into the floor with the aid of a brush, with or without a piece of carpet attached. Before the finish is worn down to the wood, an additional coat of wax should be applied and thoroughly rubbed.

#### Care Begins When Floor Is Laid.

As a matter of fact, the care of an oak floor should begin when the floor is originally laid. The laying of an oak floor is not difficult. Any first-class carpenter can make a good job, but some judgment and care is necessary in order to produce the best result. A sub-floor should be used under both the 13/16-inch and 3/8-inch thicknesses. The sub-floor should be reasonably dry and laid diagonally. Boards of about 6 inches wide are preferred. These boards should not be put down too tight and should be thoroughly dried off and cleaned before the oak flooring is laid. It is well to use a damp-proof paper between the oak flooring and the sub-floor. Where sound-proof results are desired, a heavy deadening felt is recommended.

Oak flooring should be laid at an angle to the sub-floor. After laying and nailing three or four pieces, use a short piece of hardwood 2x4, placed against the tongue, and drive it up. The nailing of oak flooring is important. All tongued and grooved oak flooring should be blind nailed. The best floor made can be spoiled by the use of improper nails. The steel-cut variety is recommended for all blind nailing. For 13/16-inch use 8-penny steel-cut flooring nail; for 3/8-inch use 3-penny wire finishing nail. The maximum distance between the nails should be: for 13/16-inch thickness, 16 inches, and for 3/8-inch thickness, 10 inches. For even better results it is recommended that the nails be driven closer than indicated.

#### How to Scrape the Floor.

After the oak flooring is laid and thoroughly swept, it is better to scrape it, in order to get the best results for a nicely polished surface. This scraping process can be done by the ordinary scrapers, such as used by cabinet makers, or by one of the many types of power or hand scraping machines that are generally used by contractors and carpenters. Always scrape lengthwise of the wood and not across the grain. A floor properly scraped looks very smooth, but it should be thoroughly gone over with No. 1 1/2 sandpaper to obtain the best results in finishing. After this, the floor should be swept clean and the dust removed with a soft cloth. The floor is now ready for the finish.

The finishing of an oak floor is an important feature, upon which authorities fail to agree; but the question resolves into a matter of cost, as to the color or brilliancy of finish desired. Personal taste, artistic or decorative effects are the guides for the floor finisher.

#### Grades of Oak Flooring.

The "clear" grade of oak flooring should have a natural oak filler—color of oak. With the "select" and "sap clear" grades a light golden oak filler should be used, and after the floor is filled it should be gone over with a little burned umber mixed with turpentine to darken light streaks. This will make the "select" and "sap clear" grades look like the "clear" grade except that it will be slightly darker in color. In filling the "No. 1 common" grade a dark golden oak filler should be employed, and the light streaks should be darkened in the same manner as the "select" and "sap clear" grades. If a little care is used in laying this grade, splendid results can be obtained.

First: Treat the floor with a paste filler of desired tone, to fill up the pores and crevices. To thin the filler for application, one has a choice of using turpentine, benzine, wood alcohol or gasoline to get the right consistency. When the gloss has left the filler, rub off with excelsior or cloth, rubbing against the grain of the wood. This will make a perfectly smooth and level surface. It keeps out dirt and forms a good foundation, which is the keynote for successful treatment of floors. Allow the filler twelve hours to set or dry before applying a wax or varnish finish. Never use a liquid filler on any floor.

#### Varnishes and Finishes.

A wax or varnish finish can be used. The wax finish is preferred by many, due to economy and ease of renewing places that show the wear. The renewing can easily be applied by the house-keeper or servant.

**Wax Varnish.**—The best method for applying the wax is to take cheesecloth and double it to get a little more thickness; then make it into a sort of bag. Put a handful of wax inside of this and go over the floor thoroughly. You will find that you can work the wax through the meshes of the cheesecloth to give an even coating over the floor. This prevents too much wax in spots and wasting it. After the floor has been gone over with the wax and allowed to dry, say about twenty minutes, it is ready for polishing. Rub to a polish with a weighted floor brush, first across the grain of the wood, then with it. (A clean, soft brush can be used in place of the brush, if desired.) Then a piece

of woolen felt or carpet should be placed under the brush to give the finishing gloss. After waiting an hour, a second coat of wax should be applied in the same way as the first and rubbed to a polish.

**Varnish Finish.**—This is usually more expensive than the wax finish, but it gives a very hard surface, yet at the same time it is elastic. Two or three coats should be applied after the application of the paste filler. Each coat should be thoroughly rubbed with oil and pumice. Any of the standard hardwood flooring varnishes are recommended.

**Floor Oil Finish.**—When a high-class finish is not desired, a very economical finish can be had by the use of a light flooring oil, that is made expressly for this purpose by many paint and varnish houses and oil makers; it serves as a filler as well as a finish and is strongly recommended for oak flooring in public institutions, office buildings and stores. This oil keeps the dust from rising and preserves the floor.

#### Definition of Grades.

**Clear.**—Shall have one face practically free of defects, except three-eighths of an inch of bright sap; the question of color shall not be considered; lengths in this grade to be 2 feet and up, not to exceed 15 per cent. under 4 feet. Generally used in high-class residences, hotels, apartment houses and clubhouses.

**Sap Clear.**—Shall have one face practically free from defects, but will admit unlimited bright sap. The question of color shall not be considered; lengths in this grade to be 1 foot and up. Adaptable for use as an economical substitute for clear quartered where a dark finish is desired. These grades make a flooring equally durable as the first grade in high-class residences, hotels, apartment houses, churches and clubhouses.

**Select.**—May contain bright sap, and will admit pin worm holes, slight imperfections in dressing, or a small tight knot, not to exceed one to every 3 feet in length; lengths to be 1 foot and up. This may be used in medium-priced residences, hotels and apartments, schools, office buildings and stores.

#### The Assessment Rolls.

In order that the assessed value of buildings may readily be compared, the Deputy Tax Commissioners have been instructed to insert in their field books what is known as the 'building factor.' It is obviously impossible to compare the assessed value of buildings of different sizes without the use of some comparable figure. The building factor is this comparable figure and it represents the value per square foot of floor surface of every building. An ordinary loft building may be assessed at the rate of \$2.50 per square foot of floor space, and the assessed value of this building may then be compared with the assessed value of any other loft building regardless of differences of size by comparison with the factor of value in each case. The President of the Tax Board says: "The Deputies are instructed to inform anyone who inquires the factor of value used in determining the assessed value of any building. In many cases where buildings are obsolete or greatly depreciated, the factor of value is very low as compared with a good building of like kind suitably located. The factor of value immediately exhibits the extent of the allowance made for depreciation or obsolescence.

"The efficient use of the publication of land units and assessment rolls, together with the detailed information freely offered to taxpayers, is all designed as a complete system of publicity to the end that the most effective cooperation may be secured with all persons informed as to value and interest in assessments. It is confidently expected that this wide open policy of the fullest publicity will both tend to the correction of errors of fact or of judgment and to the satisfaction of all property owners. All fair-minded men are willing to contribute their fair share, and when they can see for themselves that their share is fairly determined and that their property is assessed in harmony with other realty."



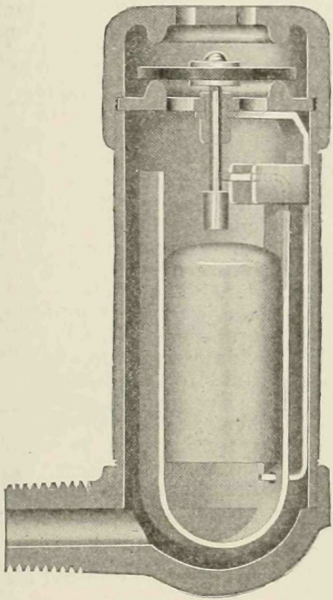
## USEFUL APPLIANCES

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.

ACCORDING to an announcement made by the Koalsave Vacuum Valve Co., Park Row Building, any steam-heating plant can be transformed into an economical vapor system merely by the application of a certain type of air control which that company is introducing into this market. It is said to possess the added virtue of being noiseless in operation, sans packing and is fool-proof.

The system merely creates a vacuum in the ordinary steam-heating equipment identical with that which features the void characterizing the vapor system of heating, at merely nominal first cost.

The valve shown is simple in construction. The disc operating between an outer or steam seat, and an inner or vacuum seat is raised from the seat by the slightest pressure (less than one ounce per sq. in.) from within the valve,



but is prevented from closing on seat by the hook on one extremity of the thermostat - metal tongue engaging shoulder on valve stem, thus providing ample passage around the disc, through holes the inner seat and in top of valve, for the free escape of air.

Steam entering the valve causes extremities of the thermostat-metal tongue to separate, disengaging the shoulder on the valve stem and permitting the disc to close on the seat, thus preventing escape of steam. Water entering the valve causes the inverted cup, attached to tongue, to rotate the tongue about its hanger, disengaging hook, allowing the valve to close against the escape of water. Disc is closed on seat when pressure within valve is equal to or less than that of the atmosphere, preventing air entering valve, thus creating and maintaining a vacuum.

This device is said to heat all radiators almost instantly as all the air is taken out of the system and kept out. Hence this device should appeal strongly to apartment house and hotel managers where complaint is frequently made that the radiators do not readily respond to the steam pressure supplied the system. Incidentally the coal bills are said to be reduced, for the simple reason that greater efficiency is given to the steam plant requiring a smaller amount of coal to generate the necessary supply of steam considerably quicker than is possible under the ordinary system.

It is an established scientific fact that a given amount of coal will convert a pint of water into 25 cubic feet of steam at one pound gauge pressure, while a slightly lower amount of coal will convert the same pint of water into 75 feet of steam in 18 inches of vacuum. If some method is employed to produce a

vacuum in a heating system, therefore, it is logical to expect a decided lowering in the amount of coal required to put a working pressure into a heating system. The manufacturers of this device aver that the valve they are introducing will permit the generation of three times more steam with the valve installed on radiators than the same heating plant can produce with the identical amount of coal under the ordinary steam-heating system.

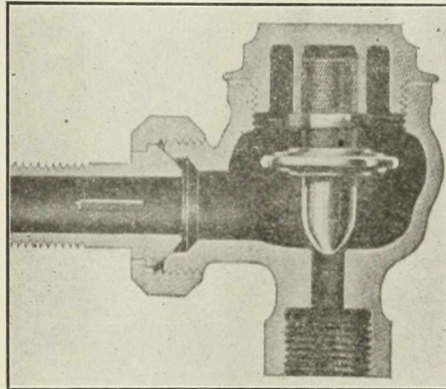
### New Thermostatic Trap.

ILLUSTRATED herewith is a new thermostatic trap that is being introduced by James P. Marsh & Company, of Chicago. The device was designed with the idea of supplying a much-needed small unit control for moderate-sized heating equipments.

The principle of construction is similar to that of other Marsh reflux traps except that it is applicable to much smaller radiators and coils. It is especially serviceable on two-pipe gravity installations and vapor heating systems and is made entirely of metal, so that the wear incidental to the use of rubber and fibre for packing is eliminated.

The diaphragm is made of phosphor bronze spun directly on the post at the top, making a tight container for the volatile fluids and a sensitive diaphragm, securing a perfect automatic action of the trap. Another feature of the trap, which the manufacturers say is exclusive with this device, is a reservoir which is designed to act as a cushion to relieve the force of the expanding member.

This reservoir is simply a post with an interior chamber for the expansion of the gases generated in the diaphragm. The upper end is threaded, which makes it adjustable to permit the diaphragm to be raised or lowered. It is furnished either with concealed adjustment, as



shown, or with outside adjustment. It is supplied with 1/2-inch angle pattern with nickle-plated brass body and has a capacity of 100 sq. ft. of cast iron radiation.

### Finishing Floors by Varnishing.

THE most essential things in floor finishing, next to the selection of the right varnish are: First, to see that the floor is absolutely solid; that is, there must be no give to it when stepped upon, for if such is the case it will crack the finish in a new floor, while in an old refinished floor it will break the finish and will work the filler out of joints. Second, the floor must be perfectly smooth, clean and dry, otherwise a good finish cannot be obtained, even with the very best material. For treating new floors, such as hard or close grained woods, like oak, chestnut, maple and hard pine, the best way is to fill open grained wood with a good paste filler, and when this is done, give a good thin coat of floor varnish, giving ample time to dry hard, and sandpaper; follow, after dusting, with a good, full coat of varnish, and for a right good job give a third coat. If this is to be rubbed, let it dry hard throughout, then use crude oil and pumice. For hard pine, use one coat of shellac before varnishing, so as to keep back the sap or pitch. The chief requisite for good wear on a finished floor, however, is the selection of the varnish, which must not readily

mar or scratch on being walked over.

To refinish an old floor, the first thing is to get rid of the old finish or whatever may be left of it, and here is where the difficulty lies. If it can be removed with a scraper or an old plane, it is not such a bad undertaking, but when a remover is used it has to be got rid of, and if not done thoroughly there will be no end of trouble. Otherwise, proceed same as for a new floor, excepting as to filling, which is not necessary, but there may be most likely cracks and open joints, caused by the shrinking of the lumber, that require filling, and for this purpose we would suggest one of the non-shrinkable crack fillers on the market.

### Improved Steel Lath.

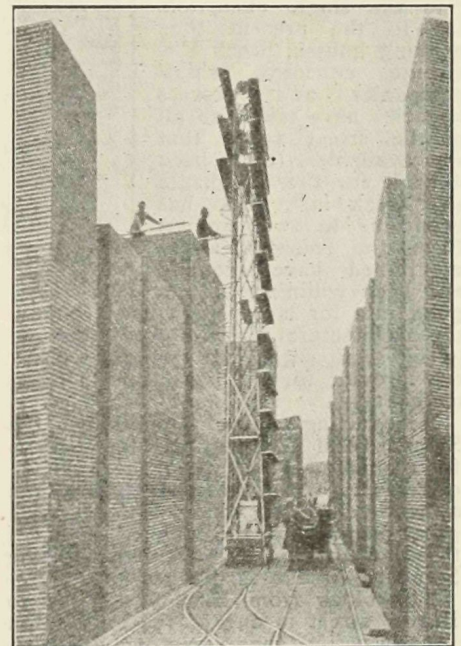
INTEREST has recently been aroused in the metal lath market by the issuance of patents to Martin Kuhne, of Portland, Ore., for a system of metal lathing that is said to have novel features. It is about to be introduced by Sasher & Bondurant, Portland, Ore.

There are numerous steep corrugations and keys running parallel its entire length, with openings to allow the thinnest coat of plaster to pass through and cover the rear side. Another feature is the fact that either side is right side in putting it on, so that even an unskilled laborer can make no mistake in placing the key side. The inventor asserts that a marked saving in labor is made possible by the versatility of the lath, as fibre or hair plaster is not necessary to obtain perfect security, as the lath provides ample opportunity for even the thinnest plaster to key securely. The supports, it is said, may be set up to 24-inch centers and even at that distance it cannot sag or bulge.

### A Forty-Foot Piler.

LUMBER interests trying to solve the problem of cutting down labor cost on their distributing yards may be interested in a device that is being introduced by the Hilke Stacker Company, 1 Broadway. It consists of a portable machine that will stack lumber or timber of any size or weight up to forty feet. It is shown in operation in the accompanying cut.

The advantage claimed by the manufacturers of this device is that it reduces the area covered by stacks from 50 to 75 per cent., cuts down team mileage, alley mileage, pile bases and roof-



ings. The machines are tight, strong and durable, according to the inventor. They are made to operate either on wide tread wheels or track. The lumber is hoisted by an endless chain system, so that instead of a few boards only being in transit from wagon to stack at a time, as many as thirty can simultaneously be moving to packers' hands on the pile.

## CURRENT BUILDING OPERATIONS

Arcade to Be Erected by Standard Oil Company,  
at 50 Broadway, on Site of Old Tower Building.

**A**NNOUNCEMENT is made by the Standard Oil Company of New York that plans have been accepted and adopted for the improvement of the plot at No. 50 Broadway, for years occupied by the Tower Building, an early example of steel frame construction.

Realizing that there already exists an over-plus of office space below Cortlandt street, with hundreds of thousands of square feet soon to be added to the available supply; and further that in the natural course of events to throw more floor space for office purposes on the market at this time or in the near future, would simply result in additional disaster to normal rates, the Standard Oil Company concluded to wait until demand has caught up with supply and to bide the hour when office buildings of either the normal or the "skyscraper" variety were in sufficient demand to offer to capital a reasonable excuse for investment.

But to carry their property against such a time as demanded its full development, or rather how to make it carry itself, was a problem of no little moment where, as in this case, the bare land value is estimated at more than \$1,500,000.

The situation was carefully studied by experts, with the result that plans have been adopted for a typical Arcade building. It will be called the "Standard Arcade." It is to be observed that this busy section of Broadway, Broad street, Trinity Place and William street, below Cortlandt street, is poorly supplied with retail shops. New street below Wall offers the single exception. Up to the present time banking houses, Stock Exchange concerns, ships' companies and express agencies have taken up all of the street space that was available. It has been difficult for the merchants to "break in." This has been due to two factors: First, the concerns above mentioned have required and been willing to pay a good rate for large space and secondly the architectural plans of the buildings in this section were not such as to properly provide for the needs of the retail merchants.

Recognizing these conditions, the Standard Oil Company developed plans for a building which would meet the requirements of the merchants and at the same time be one which would provide great service to the public. Both of these elements are covered by the Standard Arcade as planned.

The block from Exchange Place to Beaver street is one of the longest on Broadway in the downtown district. The stretch from Beaver street to Exchange Place is 655.2 feet without a direct "short cut" between these two important highways south of the Astor Building located at the corner of Exchange Place and Broadway.

Such retail shops as exist in this district are generally to be found below the Broadway level on corridors or in entrances to subway or elevated stations. The business population below

Wall street alone would suggest something in the way of further convenience to the public, with considerable profit to the merchant who could locate "on the street."

It is to be remarked that New York City has been backward in recognizing the value of Arcade buildings. The European cities long since adopted this character of development for real estate in important centers, Edinburgh, London, Paris, and Milan and Moscow, all have famous arcades filled with small shops, paying large rents and doing business adequate to the demands of the several landlords. In our own country the arcades of Cleveland and Pittsburgh are well established and are paying propositions.

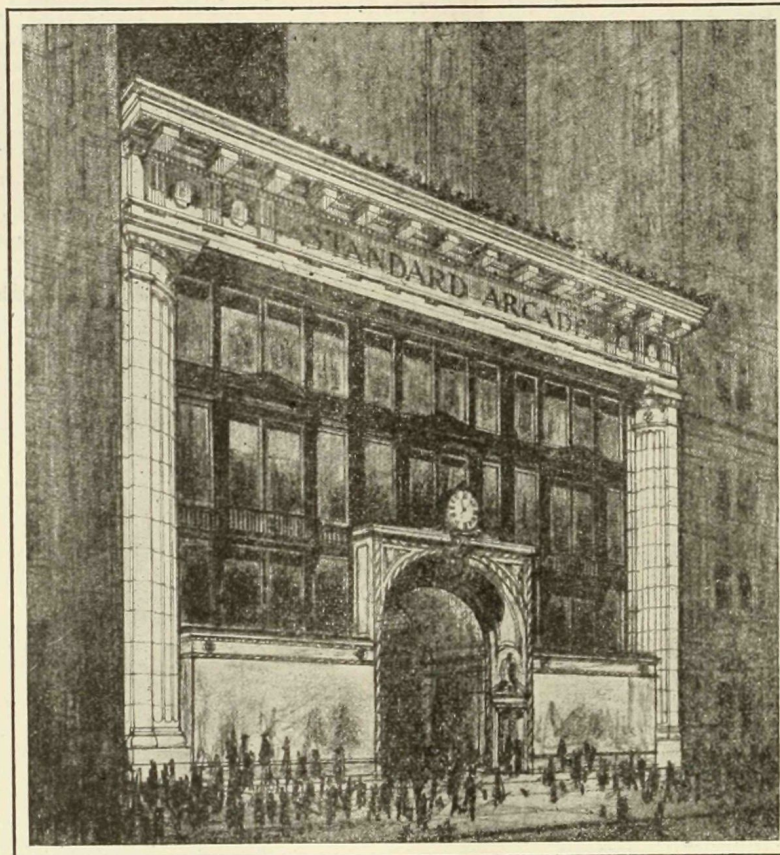
It was determined at the outset that the new building should be an ornament to the section; a work of art in itself

posed to have galleries or mezzanine floors where required. The Arcade will be lighted and ventilated from a large central court directly above and is so arranged as to give outside light and ventilation to the stores along the Arcade.

The walls of the Arcade are to be of iron and glass between marble pilasters which support the vaulted ceiling. The ceiling will be coffered, while the floor is to be of marble decorated with mosaics. The two upper floors, above the Arcade, are to be used exclusively for office purposes. Large elevators are being installed. The ceilings of the office floors are to be 12 feet in height. All offices are so arranged as to have outside light and ventilation. The corridors are to be laid with marble floors, and the walls are to be wainscoted with marble to the height of seven feet.

The building is to be fire-proofed throughout. The Broadway facade is to be of iron and glass enclosed in a frame of white marble composed of engaged columns supporting an entablature of Roman Doric order. The new street facade is to correspond in several designs and will provide a maximum amount of light for offices and stores.

Burton Thompson, broker, 7 Wall street, is representing the Standard Oil Company of New York in the management of the property.



THE PROPOSED STANDARD ARCADE AT 50 BROADWAY.

with the embodiment of all the practical features which would appeal to merchants and tenants for office space. H. Craig Severance and William Van Allen have been employed by the Standard Oil Company as architects. They have developed plans for a most attractive improvement for this space. The building will be three stories on Broadway and four stories in New street. There will be about 12,000 square feet to each floor and the Arcade will be 20 feet in width by 73 feet to the top of the arch. The Arcade will be entirely open from Broadway to New street. The latter level will be devoted to stores in New street and a restaurant space of about 7,000 square feet at the Broadway end of the building.

The Broadway level on both sides of the Arcade will be devoted exclusively to commercial purposes and will be subdivided into spaces for shops of various kinds. The depth of stores from either side of the Arcade proper is about 30 feet. The height of the ceiling in Arcade shops is 25 feet. It is pro-

posed to have galleries or mezzanine floors where required. The Arcade will be lighted and ventilated from a large central court directly above and is so arranged as to give outside light and ventilation to the stores along the Arcade.

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### A Queens Terminal Market.

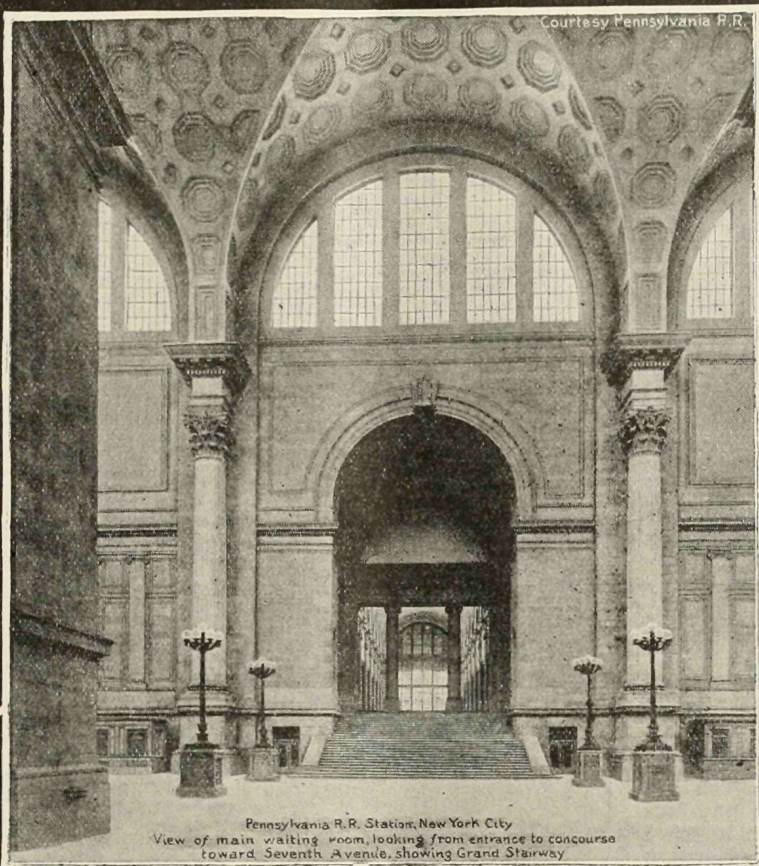
The Chamber of Commerce of the Borough of Queens has appointed the following Terminal Market Committee to co-operate with the members of the Market Committee of the Board of Estimate to study the market situation with the view of establishing public markets in the Borough of Queens:

Michael J. Degnon, president of the Degnon Terminal Co., chairman; Geo. J. Ryan, vice-president of the Queens Chamber of Commerce; A. L. Langdon, traffic manager of the Long Island Railroad; John

Adikes, merchant, Jamaica; Frederick Russell, chairman Commerce Committee.

Complete plans have been prepared by the Long Island Railroad for the establishment of a public market, on the west side of Dutch Kills Creek, between Borden avenue and Hunters' Point avenue. These plans include in addition to a general market, a fish market, meat and vegetable warehouse, fruit warehouse, etc., where supplies can be received by train and by boat from all parts of the country and be available for immediate distribution to any part of New York City.

An estimate of the complete cost of this market is \$3,500,000. The Long Island Railroad owns the land, comprising over four blocks, and is willing to co-operate in a plan for financing the erection of these market buildings. Such a market would have both all rail and water communication, and would not be limited in space. It would be a big central distributing depot, and there would be room for sales rooms and cold storage plants.



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## ELEVATOR REGULATIONS.

## Building Code Revisers Ask Modifications for Private Dwellings.

REGULATIONS for elevator enclosures in private dwellings is a subject that will soon be taken up in its order by the Building Committee of the Board of Aldermen and the editor of the new building code, Supt. Miller. The requirements of the present building code and the proposed code of April, 1912, which latter was prepared by the Joint Committee of City Departments, are considered by many architects as excessive, and the committee has received requests for modifications.

Speaking of the subject this week Supt. Miller said that it was being said by those in favor of modifying the law that the fire hazard in private houses is mostly confined to the cellars and basements, where it is practical to build elevator enclosures with eight-inch walls, but above the basement it is claimed that conditions change, and every inch of thickness of the elevator enclosure is a serious matter. The present requirement of a minimum thickness of wall of four inches renders the installation of elevators in many private houses impossible.

## Points for Consideration.

By various architects and builders Mr. Miller has been asked to give consideration of the following points:

"The stair halls of private houses are not fireproof and the stairs are open—the result is a non-fireproof shaft of large size from top to bottom of the house.

"Any elevator enclosure which adjoins and connects with this non-fireproof hall and which does not increase the fire hazard must be built according to the excessive fireproof requirements of the existing Building Code.

"These elevators in most cases are located either behind the stairs against the wall or in the center of the house with the entrance from the hall. In many cases existing non-fireproof dumb-waiter shafts are fireproofed and used for elevator enclosures, thus reducing existing fire hazard.

"Further, the code requirements are not consistent, for after elevator enclosure is built as required, there may be placed in the most vulnerable positions—the door openings—wood doors covered with sheet metal only on the elevator side of enclosure, leaving the wood exposed on the outside!

## Fire Hazard Is Slight.

"The fire hazard from a private house elevator is very slight; these elevators are automatic in their working and their mechanism requires that all the elevator doors be closed at all times or the elevator will not move.

"The Building Code properly requires that the electric elevator mechanism be enclosed in a fireproof room, so that the elevator constitutes no fire hazard to the building, as the entire installation at all times is safely guarded or houses within a fireproof enclosure.

"The Building Code should be revised to permit of some form of enclosure for private house elevators that would permit of their being erected inside existing closets, etc. For example, a skeleton steel frame with horizontal bracing spaced not more than 2 feet apart; expanded wire lath securely fastened to the steel frame and covered with 2 inches of any of the patent plastering mortars with 25 per cent. of Portland cement added.

"Or a steel skeleton frame with no unsupported panel more than 7 feet 6 inches high filled with an approved 2-inch gypsum block laid with gauged mortar. These requirements need not be confined to existing buildings, as they are good and sufficient for both new and old private houses.

"The present building code should be revised in regard to short run elevators in business buildings. The present code says all elevator enclosures must extend not less than 3 feet 6 inches above the roof. Where a tenant in a store

occupies the second floor and wants a private elevator this requirement cannot be met. The proposed code prepared by the Joint Committee on City Departments in April, 1912 (section 26, clause 5) took proper cognizance of this question."

## NO ARCHITECTS SELECTED.

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

MANHATTAN.—A client of Joseph F. A. O'Donnell, 141 Broadway, contemplates the erection of a 10-story apartment house at the southwest corner of Convent av and 141st st. No architect selected.

WALTON, N. Y.—The Board of Education of Walton, W. R. Reynolds, trustee and chairman of building committee, is considering the erection of an addition and alterations to the school at this place, or the erection of a new school. Nothing definite has been decided and an architect has not been selected.

NEWBURGH, N. Y.—St. Mary's R. C. Church, William R. Hayes, pastor, 180 South st, Newburgh, is contemplating the erection of a school building on South st, but it is probable that the project will not go ahead for some time. No architect has been selected.

## PLANS FIGURING.

## APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Benjamin Schneider, 30 West 182d st, owner, is taking bids on all subs for a 5-story flat for 25 families at the southwest corner of Featherbed lane and Nelson av, from plans by the Tremont Architectural Co., 401 East Tremont av, to cost \$55,000.

MANHATTAN.—Cohen & Felson, 329 4th av, Manhattan, are taking bids on \$20,000 worth of alterations to the 5-story tenement 130 West 134th st, for Arthur M. Bullowa.

BROOKLYN.—M. A. Cantor, 39 West 38th st, has completed plans for an apartment, 50x100, on the south side of 39th st, 50 ft. west of 6th av, for M. Kornblum, 1341 46th st, Brooklyn, to cost about \$24,000. The owner will build and is taking bids on subs and materials.

## DWELLINGS.

MANHATTAN.—Charles A. Platt, architect, 11 East 24th st, is preparing plans and will be ready for bids about August 3 for a brick and stone residence to be erected at 9 East 61st st, for John T. Pratt, 43 Exchange pl. E. E. Seelye, 101 Park av, is steel engineer.

POUGHKEEPSIE, N. Y.—Simon King, 1 Franklin st, will soon take bids on separate contracts for a 3-story brick lodging house on Cannon st, west of Academy st, from plans by De Bois Carpenter, 45 Market st, to cost \$25,000.

LONG BEACH, L. I.—George Bartlett, architect, 103 Park av, Manhattan, is taking bids on a 2½-story terra cotta block and stucco residence at this place for Louis Hones, care the architect.

SCARSDALE, N. Y.—Fountain & Choate, 110 East 23d st, Manhattan, are figuring the masonry and carpenter work for a 2½-story hollow tile and stucco non-fireproof residence, 25x112, on the Post rd for A. R. Loveridge, care of Arbuckle Coffee Co., Old Slip and Water st, Manhattan, from plans by Upjohn & Conable, 456 4th av, Manhattan.

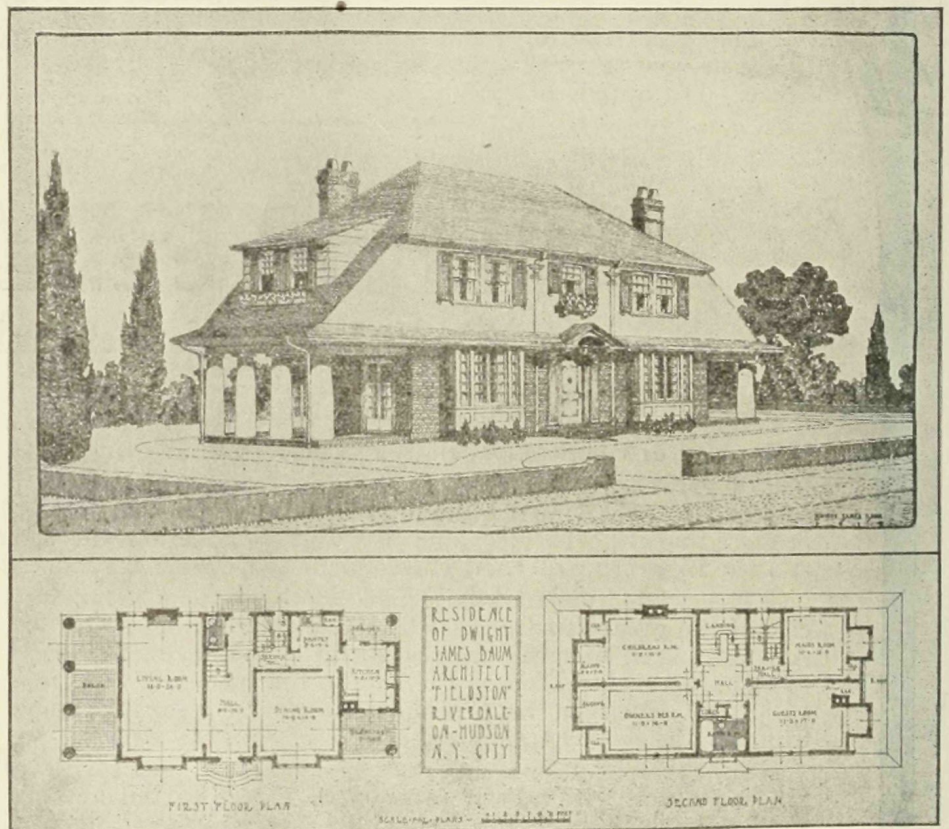
WHITE PLAINS, N. Y.—W. S. Philips, architect, 103 Park av, Manhattan, is taking bids on the general contract for a 2½-story frame residence at Gedney Farms for Mary Whitney, New York Post rd, White Plains, N. Y.

GREENWOOD LAKE, N. J.—The Ringwood Company, R. M. Eklings & Co., agents, 152 Market st, Paterson, N. J., is taking bids for seven frame cottages to be erected at this place from plans by Robert C. Hutchinson, 126 Liberty st, Manhattan. The Harriman Industrial Corporation, Harriman, N. Y., is figuring the general contract and desires bids on subs.

BROOKLYN.—J. S. Kennedy, architect, 157 Remsen st, is taking bids on the general contract for a 3-story brick non-fireproof convent on the north side of Metropolitan av, 148 ft. west of Bedford av, for the Church of Our Lady of Consolation, Rev. Father Alexius Jarka, pastor, 184 Metropolitan av, Brooklyn, at an estimated cost of about \$18,000.

COLD SPRINGS HARBOR, L. I.—Murphy & Dana, architects, 331 Madison av, Manhattan, will be ready for bids on general contract about July 31, from a selected list of bidders, for a 2½-story brick fireproof residence and garage at this place, for Donald Scott, 9 East 9th st, Charles Leavitt, 220 Broadway, Manhattan, is landscape architect and Clark, MacMullen & Riley, 101 Park av, Manhattan, is heating, lighting and plumbing engineer. Cost, about \$125,000.

## A NEW RESIDENCE AT FIELDSTON



The new home of Architect Dwight James Baum at Fieldston, the development of the Delafield estate at Riverdale-on-Hudson, shows an unusual design, its motives being derived from the old Dutch Colonial farmhouses found throughout Pennsylvania. It is built of Tapestry brick and hollow tile, the first floor has its face brick laid in Dutch bond and yellow mortar joints, while the second story, which is separated from the first by a small projecting roof, is covered with light gray stucco. The green shingle roofs come down to the ceiling line of the porches, where they are supported by large stucco columns. The porches and terraces are of tapestry brick and tile.

The interior is kept Colonial in character by its white enamel finish and mahogany doors throughout, while the main hall and dining room are paneled after old Georgian models. A vista is obtained through the main rooms of the first floor from porch to porch, and from entrance front to garden front. The kitchen, while small, is compact, and with three exposures is well ventilated. A grade entrance at the rear permits entering direct to the service stairs and rooms without entering the rest of the house.

**FACTORIES AND WAREHOUSES.**

**POUGHKEEPSIE, N. Y.**—The Bridgeport Construction Co., M. R. Aldrich and W. F. Lent, 236 Main st, Poughkeepsie, is taking bids on subs and materials for the 2-sty fireproof warehouse on Tulip st, from plans by William J. Beardsley, 49 Market st. Work will start about Sept. 1.

**LONG ISLAND CITY.**—The New York & Queens Light & Power Co., 444 Jackson av, is taking bids on the 2-sty brick sub-station at 4 Hamilton st, near Harris av, from plans by W. W. Knowles, 35 West 39th st, Manhattan. Jacob & Youngs, 116 West 32d st, are figuring.

**HOSPITALS AND ASYLUMS.**

**TROY, N. Y.**—William E. Clark, architect, 506 Frear Building, will take bids about August 1 for an addition to the Leonard Hospital, at 6th av and 14th st, to cost \$35,000.

**MUNICIPAL WORK.**

**OTISVILLE, N. Y.**—The city of New York, Department of Health, is taking bids until August 5, for structural steel necessary for the construction of the antitoxin horse stable here.

**BROOKLYN.**—The City of New York, Lewis H. Pounds, president, room 2, Borough Hall, Brooklyn, is taking bids to close 11 a. m. August 5 for regulating and repaving with permanent grade 1 granite pavement, permanent asphalt pavement on 6-inch concrete foundation on Front st, Glenmore av, Greenpoint av, Hudson av, Jefferson av, Morgan av, Hewes st, Siegel st, Gerry st, Lewis av, Knickerbocker av, St. Marks av, Glenmore av and Sutter av; security, \$55,000.

**ST. GEORGE, S. I.**—The City of New York, Charles J. McCormack, president, Borough of Richmond, Borough Hall, St. George, New Brighton, will take bids until 12 m. August 25 for the 4-sty brick and limestone fireproof Court House at Stuyvesant to Jay sts and Hamilton av, from plans by Carrere & Hastings, 225 5th av. The cost is estimated at about \$350,000.

**SCHOOLS AND COLLEGES.**

**FRANKLIN, N. J.**—The Board of Education, G. R. Ricker, president, is taking bids until August 6, for a 2-sty brick manual training school to cost \$65,000. Guilbert & Betelle, 665 Broad st, Newark, are the architects.

**DUNKIRK, N. Y.**—The city of Dunkirk, D. Scannel, president, is taking bids until August 8, for a 2-sty brick, fireproof school, containing 6 rooms, auditorium and gymnasium, to cost \$40,000. Freeburg & Fidler, Jamestown, N. Y., architects.

**FLUSHING.**—W. J. Ryan, architect, 162 Ryerson st, Brooklyn, is taking bids on a 4-sty brick fireproof parochial school, to be erected at this place for the St. Michael's Parish, Rev. Father E. J. Donnelly, pastor, 82 Madison av, Flushing. Edward Stapleton, 256 Jamaica av, Flushing, is figuring the general contract and J. T. Woodruff & Son, Academy st, Long Island City, is figuring the masonry. Estimated cost about \$90,000.

**STABLES AND GARAGES.**

**ST. JAMES, L. I.**—Peabody, Wilson & Brown, architects, 389 5th av, Manhattan, are taking bids for a terra cotta block garage and frame farm building for the Hon. Lathrop Brown, Congressman, St. James, L. I., at an estimated cost of \$10,000 each.

**THEATRES.**

**BROOKLYN.**—Arthur H. Carlson, architect, 157 Remsen st, Brooklyn, is taking bids for the 1-sty brick fireproof moving picture theatre, 100x100 ft., at Knickerbocker av and Halsey st for James H. Ward, care of architect, to cost \$50,000.

**THEATRES.**

**BROOKLYN.**—George Keister, 56 West 45th st, Manhattan, is taking bids for a moving picture theatre, 1-sty, brick, for Solomon Brill, on the north side of Sumpter st, 325 ft west of Patchen av. Grant Contracting Co., 5 East 42d st, Manhattan, is estimating.

**MISCELLANEOUS.**

**MORRISTOWN, N. J.**—The Board of Chosen Freeholders of Morris County, Montville and Hanover Township Bridge Committee, Edward Kayhart, chairman, Morristown, N. J., will take bids until 11 o'clock August 10 for the finishing and erection of two reinforced concrete arch bridges over the Rockaway River on Denville and Pine Brook road.

**FARMINGDALE, L. I.**—The Board of Trustees of the New York State School of Agriculture, Dr. Franklin W. Hooper, secretary, 30 Lafayette av, Brooklyn, A. A. Johnson, director, Farmingdale, L. I., will take bids until 10 a. m. August 8, on a power house, five cottages and dormitory, sewerage and sewage disposal plant, water supply works. Lewis F. Pilcher, Capitol, Albany, N. Y., architect.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**60TH ST.**—Neville & Bagge, 217 West 125th st, have prepared plans for alterations to the 9-sty apartment, southwest corner of 60th st and 5th av, for the 5th Av Estates, 37 Wall st.

**BARROW ST.**—Henry Regelmann, 133 7th av, has plans for alterations to the 5-sty tenement, 16 Barrow st, for Mrs. Frederick Guntzer, 220 East 49th st.

**5TH AV.**—C. P. H. Gilbert, 1123 Broadway, has prepared plans for the 12-sty apartment house for the 1067 5th Av Co., 45 Cedar st, to be erected at 1067 5th av, to cost, \$260,000.

**145TH ST.**—George Fred Pelham, 30 East 42d st, has completed plans for three 6-sty apartments for the William Slattery Constrn. Co., 155 West 145th st, to be erected on the north side of 145th st, west of Lenox av, to cost \$165,000.

**160TH ST.**—Harold L. Young, 1204 Broadway, has completed plans for nine 6-sty apartments for the Melvin Constrn. Co., 189 Broadway, to be erected in the north side of 160th st, and the south side of 161st st, west of Fort Washington av, to cost a total of \$1,280,000.

**GRAND ST.**—Nast & Springsteen, 21 West 45th st, have plans for alterations to the 5-sty tenement southeast corner of Grand and Norfolk sts, for the Estate of Solomon Bachrach, 149 Broadway.

L. S. Bing, President

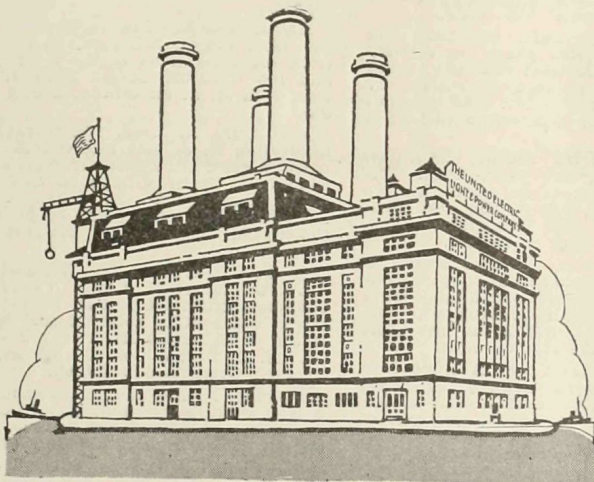
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*Contemplated Construction Manhattan (Contd.).*

3D AV.—Nast & Springsteen, 21 West 45th st, have plans for alterations to the three 4-sty tenements, 200, 202 3d av, for Anna A. Jonston, 52 West 50th st.  
GROVE ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty nat for the Chas. I. Weinstein Realty Co., 11 West 120th st, to be erected at 42-44 Grove st, to cost \$40,000.

**HOSPITALS AND ASYLUMS.**

MADISON AV.—Arnold W. Brunner, architect, 101 Park av, has completed plans for the four hospital buildings to be erected at 99th and 100th sts, Madison to 3th avs, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president, E. Asiel, treasurer, Phil J. Goodman, vice-president, S. Herbert W. Wolfe, secretary. C. W. Knox, 101 Park av, is electrical engineer and Nygren Tenney & Ohmes, 101 Park av, steam engineers.

**MUNICIPAL WORK.**

SOUTH FERRY.—Bids will be advertised for about August 20, for the construction of pier and ferry slips at the South Ferry and Barge Office for the U. S. Government, to cost about \$90,000. E. B. Fry, Custom House, chief engineer.

**STORES, OFFICES AND LOFTS.**

MADISON AV.—Herbert M. Baer, 665 5th av, has about completed plans for a 3-sty tile, brick and terra cotta store and office, at the north-east corner of Madison av and 58th st, for Paul M. Herzog, Woolworth Building; Park & Tilford, 529 West 42d st, lessees. The cost is estimated at about \$150,000.

CONVENT AV.—D. H. Burnham & Co., 80 Maiden lane, are preparing plans for a 6-sty fireproof loft building to be erected at the southwest corner of Convent av and 141st st for P. H. McNulty, 549 West 52d st. Bids will be called for about August 30.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

GRAND CONCOURSE.—Robert R. La Velle, architect, 2801 Valentine av, is preparing plans for a 5-sty apartment to be erected at the northwest corner of Grand Concourse and Minerva pl at an estimated cost of about \$50,000. The owner, whose name will be announced later, will be ready for bids on all subs about September 1.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

BATH BEACH.—Charles Straub, 147 4th av, Manhattan, is completing plans for three 4-sty tenements on Bay 22d st, the east side, 100 ft south of Bath, for Paul Pinto, 179 Bay 17th st, to cost \$30,000 each.

6D ST.—Thomas Bennett, 303 52d st, Brooklyn, is completing plans for 14 tenements for the Boyd Realty Co., 215 53th st, Brooklyn, to be erected on 62d st, the west side, 300 ft west of 3d av, to cost a total of \$650,000.

NEW YORK AV.—F. L. Hine, 189 Montague st, has completed plans for a 4-sty flat for Patrick McTierman, 241 Rutland rd, to be erected at the northeast corner of New York av and Union st, to cost \$25,000.

SOUTH 3D ST.—Samuel Sass, architect, 32 Union sq, Manhattan, will complete plans about August 1 for two 6-sty tenements at 304 to 310 South 3d st for Charles I. Mandel, 193 Broadway, Brooklyn, at a total estimated cost of about \$100,000. The owner will build.

CLIFTON PL.—Harry Dorf, architect, 614 Kosciusko st, has completed plans for a 4-sty brick non-fireproof apartment on the north side of Clifton pl, 550 ft. east of Bedford av for the DeKalb Construction Co., 1935 Bedford av, to cost about \$30,000. The owner will build and take bids on subs.

BATH BEACH.—Charles Straub, architect, 147 4th av, Manhattan, has plans under way for three 4-sty tenements to be erected in the east side of Bay 22d st, 100 ft. south of Bath av, for Paul Pinto, 179 Bay 18th st, at a cost of \$30,000 each. The owner will build.

ST. JOHN'S PL.—Serota Brothers Realty & Construction Co., 1494 Eastern parkway, Brooklyn, will erect a 4-sty apartment in the south side of St. John's pl and East Troy av, from plans by Cohn Brothers, 361 Stone av. The owner will build and take bids on subs.

LINCOLN PL.—The Serota Bros. Realty & Construction Co., 1494 Eastern parkway, Brooklyn, is contemplating the erection of a 4-sty apartment in the north side of Lincoln pl, east of Troy av. Cohn Brothers, 361 Stone av, Brooklyn, is the architect. The owner builds.

CHAUNCEY ST.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment to be erected on the north side of Chauncey st, 350 ft. west of Ralph av, for the Clifton Place Realty Co.

**CHURCHES.**

CONEY ISLAND AV.—F. J. Dassau, 1373 Broadway, Brooklyn, is preparing plans for a 1-sty frame chapel on the east side of Coney Island av, 460 ft. south of Av 1, for Thomas G. Martin, 314 Av J, Brooklyn, at a cost of about \$7,500. The owner will take bids on the general contract.

**DWELLINGS.**

10TH ST.—Benjamin Driesler, architect, 153 Remsen st, Brooklyn, has plans under way for a 2½-sty frame non-fireproof residence on the west side of East 10th st, 220 ft north of Av Q, for James Manley, 24 Neck st, Brooklyn, at a cost of about \$3,000. The owner will take bids on the general contract.

**FACTORIES AND WAREHOUSES.**

INGRAHAM ST.—Robert Teichman, architect, 22 William st, Manhattan, has completed plans for a 1-sty fireproof warehouse at 213 to 219 Ingraham st for E. T. Trotter, on premises, at a cost of about \$10,000. John Auer & Sons, 648 Lexington av, Brooklyn, will figure the general contract.

**Queens.**

**HOTELS.**

RIDGEWOOD, L. I.—L. Berger & Co., architects, 1652 Myrtle av, Ridgewood, L. I., have completed plans for the 3-sty brick semi-fire-

proof hotel and cafe on the east side of Fresh Pond road, 19 ft. north of Myrtle av, for Louis Burkhardt and George Bieweiner, 2340 Myrtle av, at a cost of about \$25,000. The owner will build.

**Nassau.**

**DWELLINGS.**

OYSTER BAY, L. I.—Clark MacMullen & Riley, 101 Park av, Manhattan, have been selected heating and ventilating engineers for the residence here for C. K. G. Billings, 30 East 42d st, Manhattan. Guy Lowell, 225 5th av, Manhattan, architect. Plans are still in progress.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

JERSEY CITY, N. J. (Sub).—G. Lowry, Grant av, Jersey City, has received the mason contract for four 3-sty brick flats at 157 to 163 Bergen av for Mrs. Rose Lerner, 143 Pearsall av, Jersey City, from plans by Nathan Wellitoff, 13 Wegman st, Jersey City. D. Lerner, 143 Pearsall av, Jersey City, has the carpenter contract.

IRVINGTON, N. J.—Israel Blum, 146 21st st, Irvington, N. J., has received the general contract to erect the 3-sty frame flat at 25 Sharon av for Frank Oehm, 96 19th av, Newark, at a cost of about \$5,500.

MANHATTAN.—The New York Architectural Terra Cotta Co. has been awarded the contract to furnish the architectural terra cotta for the apartment house being erected at the southeast corner of Park av and 54th st. Schwartz & Gross, 347 5th av, architects.

LONGWOOD AV.—Greenwald & Pollak, 505 5th av, have received the general contract for alterations to four tenements 871, 879, 883 and 887 Longwood av for George P. Johnson, 214 5th av, from plans by Carl J. Itzel, 1338 Wilkins av, to cost about \$15,000.

**CHURCHES.**

BOGOTA, N. J.—Edward M. Waldron, Ordway Building, Newark, has received the general contract to erect the 2-sty brick and stone church and auditorium here for the Carmelite Fathers, Rev. Father Basil, Englewood, N. J., from plans prepared by T. H. Poole Co., 13 West 30th st, Manhattan. Estimated cost, \$16,000.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, Perth Amboy, has just received the general contract to erect a brick church, 1-sty and basement for St. Stephen's Polish R. C. Church, Rev. Dr. Paul Knappek, pastor, to cost \$75,000. E. F. Durang & Son, 12th and Chestnut sts, Philadelphia, Pa., are architects.

BRONX.—William Higginson, 1123 Broadway, has received the contract for alterations to the Mott Haven Reformed Church, southwest corner of 3d av and 146th st, from plans by Albert E. Davis, 258 East 138th st, to cost \$16,000.

**DWELLINGS.**

PERTH AMBOY, N. J.—John W. Buck, Washington st, has received the general contract to erect the residence on Broad st, for Michael Panko. Tube Diamond, architect. Cost, about \$5,000.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has received the general contract for alterations to the 3-sty residence 154 and 156 East 63d st for Fred J. Sterner, 139 East 19th st, at an estimated cost of about \$8,000.

MADISON, N. J.—J. Westlecraft & Son, Bernardsville, N. J., has received the general contract to erect six 2½-sty frame and stucco residences on Green Village rd and one on High View terrace, for the Hillcrest Realty Co., Madison, N. J., from plans by H. King Conklin, 665 Broad st, Newark. Estimated cost about \$30,000.

**FACTORIES AND WAREHOUSES.**

LONG ISLAND CITY (Sub).—Walker & Chambers, 222 East 41st st, Manhattan, have received the heating contract for the can factory at 8th st and East River, for the Standard Oil Co. H. D. Best & Co., 320 5th av, general contractor. Cost, about \$150,000.

DOVER, N. J.—The Lackawanna Bridge Co., 2 Rector st, Manhattan, has received the general contract to erect the factory buildings here for the Richardson & Boynton (stoves).

BROOKLYN.—Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect the 2-sty brick warehouse for the Brooklyn Master Bakers, at Decatur st, near Wyckoff av, to cost \$10,000. Henry Hoeder, Jr., 242 Franklin av, architect.

BUFFALO, N. Y.—The Turner Construction Co. has been awarded the contract for the construction of a new plant for the Ralston-Purina Co. in Pernati st, from plans by A. E. Baxter Engineering and Appraisal Co. The buildings will be built of reinforced concrete throughout and are to be started at once.

NIAGARA FALLS, N. Y.—The Turner Construction Co. has received the general contract to erect the 3-sty and basement reinforced concrete factory building, 100x50, on Buffalo av, from plans by C. A. Tryon, engineer. Work will be started at once.

**SCHOOLS AND COLLEGES.**

ROCKVILLE CENTRE, L. I.—Herman Veit, Inc., De Voe st, Brooklyn, has received the general contract to erect the brick parochial school here for the St. Agnes R. C. Church, Rev. Father Queenley, pastor, to cost \$20,000. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—James McWalters & Son, Inc., 1493 Broadway, has received the general contract for interior alterations to the 6-sty office building on the west side of Broadway, between 43d and 44th sts, for the Vincent Astor estate, 23 West 26th st, from private plans.

**MANHATTAN.**—The Gillies Campbell Co., 101 Park av, has received the general contract to remodel the Telephone Building at 424 West 58th st for the New York Telephone Co., 15 Dey st, at a cost of about \$50,000. E. A. Munger, care of owner, architect.

**MANHATTAN.**—The New York Architectural Terra Cotta Co. has received the contract to furnish the architectural terra cotta for the store and loft building 35 to 39 West 35th st, from plans by Warren & Wetmore, 16 East 47th st.

**MISCELLANEOUS.**

**WALLABOUT BASIN.**—Henry Steers, Inc., 17 Battery pl, N. Y. C., has been awarded the general contract to reconstruct and build an extension to the present steel frame pier and bulkhead shed at Pier No. 5, for the Lehigh Valley Railroad, 143 Liberty st, E. B. Thomas, president; D. G. Baird, secretary; J. M. Baxter, treasurer. E. B. Ashby, care the owners, is the chief engineer. The cost is estimated at about \$35,000.

**ALBANY, N. Y.**—The Riverdale Contracting Co., Inc., 37 East 28th st, Manhattan, has received the general contract for the intercepting sewer and sewage disposal plant in Dove st, from Morton av south, for the Board of Public Works of Albany, at a cost of \$1,000,000. Frank Lanigan, City Hall, Albany, is city engineer; Rudolph Hering and John H. Gregory, 170 Broadway, Manhattan, consulting engineers.

**ALBANY, N. Y.**—James K. Nolan, 141 South Pine av, has received the general contract for alterations to the fireproof pumping station at Montgomery and Quackenbush sts for the Board of Contract and Supply of Albany, Isadore Wachsmann, secretary, City Hall, to cost \$50,000. Alexander Selkirk, 133 North Pearl st, architect.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**  
180TH ST, West, 100 w Northern av, n w cor Northern av and 180th st, w s, Northern av, 75 n 180th st, three 5-sty brick apartment houses, 90x69; cost, \$185,000; owner, Haven Constn. Co., Chas. Flaum, Pres., 215 Audubon av; architect, B. W. Levitan, 20 West 31st st. Plan No. 266.

**PARK AV,** 951-953-955, 12-sty brick apartment, 77x81; cost, \$225,000; owner, Akron Bldg. Co., 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 269.

**AUDUBON AV & 185TH ST,** n w cor, 6-sty brick tenement, 54x90; cost, \$50,000; owner, D. Robertson, s w cor 179th st and Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 273.

**FACTORIES AND WAREHOUSES.**

**AV D, 78,** 4-sty brick repair shop and dead storage, 20x93; cost, \$15,000; owner, Wendel Estate, John G. Wendel, exec., 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 267.

**124TH ST,** 504-506-508 West, 1-sty brick shop, 50x100; cost, \$15,000; owner, Standard Gas Light Co. of N. Y., 130 East 15th st; architect, W. Cullen Morris, 102 Franklin pl. Plan No. 270.

**HOSPITALS AND ASYLUMS.**

**BLACKWELL'S ISLAND,** 2-sty concrete hospital, 108x82 (street level); cost, \$10,000; owner, City of New York, Department of Correction; architects, Max G. Heidelberg & Emilio Levy, 12 West 131st st. Plan No. 272.

**HOTELS.**

**30TH ST,** West, s s, 136 w 8th av, 13-sty brick fireproof hotel, 66x98; cost, \$185,000; owner, The Hotel Irvin for Women, Inc., Mrs. Richard Irvin, Pres., 1 West 39th st; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway. Plan No. 264.

**STORES, OFFICES AND LOFTS.**

**MADISON AV,** 617, n e cor 58th st, 3-sty brick store and office building 40x139; cost \$50,000; owner, John D. Crimmins, 624 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 268.

**COLUMBUS CIRCLE,** w s, Central Park West, West 61st st and Broadway, 25-sty brick office, 316x195; cost, \$1,000,000; owner, Veronica Realty Corp., 256 West 58th st; architect, J. C. Green, 103 Park av. Plan No. 274.

**THEATRES.**

**110TH ST,** 243 West, 1-sty brick theatre, 25x171; cost, \$19,000; owners, S. & R. Amusement Co., 66 Broadway; architect, Sol. S. Sugar, 600 West 181st st. Plan No. 271.

**MISCELLANEOUS.**

**SUFFOLK ST,** 45-51, 2-sty brick post office, 74x97; cost, \$15,000; owner, 45 Suffolk St. Co., 505 5th av, Alfred M. Row, Pres.; architects, Sugar & Pollard, 600 West 181st st. Plan No. 265.

**Bronx.**

**DWELLINGS.**

**KING AV,** w s, 50 s Sutherland st, 1½-sty frame dwelling, shingle roof, 18.2x36.5; cost, \$850; owner and architect, Geo. W. Kibitz, 800 East 175th st. Plan No. 381.

**COSTER AV,** e s, 125 s Eastern Boulevard, 2-sty brick dwelling, tin roof, 20x55; cost, \$4,000; owner, Frank Gallucci, 1156 Simpson st; architect, Lucian Piscotta, 391 East 149th st. Plan No. 379.

**PARK DRIVE,** s w cor Circle drive, 2-sty brick dwelling, 45.6x33, 1-sty brick garage, 14x20, slate roof; cost, \$14,000; owner, The Along the Hudson Co., Henry Kroger, 84 William st, Pres.; architects, Mann & MacNeille, 70 East 45th st. Plan No. 385.

**232D ST,** s s, 295 w Laconia av, 2-sty brick dwelling, tin roof, 23x45; cost, \$4,700; owner, Francis O'Donnell, 1128 Park av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 391.

**PAINE ST,** s s, 100 w Huyler st, 2-sty brick dwelling, tin roof, 20.6x42; cost, \$4,600; owner, Demetria Pesante, 2947 Paine st; architect, Chris F. Lohse, 428 East 83d st. Plan No. 394.

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### Plans Filed, New Buildings, (Continued).

CARPENTER AV, s e cor 236th st, five 2-sty frame dwellings, tin roof, 22x30, 22x50; cost, \$20,000; owner, Veritas Realty Co., A. B. Irving, 160 Broadway, Pres.; architect, John E. Scaernsmith, 523 West 146th st. Plan No. 333.

166TH ST, s s, 89 w Prospect av, 4-sty brick rectory, slag roof, 31x35; cost, \$20,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, Anthony F. A. Schmidt, 604 Courtlandt av. Plan No. 380.

MORRIS PARK AV, n w cor Muliner av, 3-sty frame dwelling, tin roof, 11.4x39.4; cost, \$1,000; owner, Chas. Gilis, 803 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 396.

PALMER AV, w s, 200 n Needham av, 1-sty frame dwelling, shingle roof, 18x36; cost, \$1,500; owner, Crawford Real Estate & Bldg. Co., 5 East 42d st; architect, Geo. A. Sumner, 989 Southern boulevard. Plan No. 397.

#### FACTORIES AND WAREHOUSES.

ARTHUR AV, e s, 170 n 188th st, 1-sty brick shop, tin roof, 20x45; cost, \$3,000; owner, Jos. Capasso, 2460 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 384.

#### STABLES AND GARAGES.

GLEASON AV, s s, 250 e Olmstead av, 1-sty frame garage, 10x14; cost, \$65; owner, Edw. J. Moberg, on premises; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 380.

MULINER AV, e s, 415 n Bronxdale av, 1-sty frame garage, 12x20; cost, \$200; owner, Rachel Bailey, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 392.

#### STORES AND TENEMENTS.

RYER AV, n e cor 182d st, 5-sty brick tenement, plastic slate roof, 40x89.11; cost, \$50,000; owners, Phean Bros. Constn. Co., Wm. L. Phean, 2046 Ryer av, president; architects, Moore & Landsiedel, 3 av and 148th st. Plan No. 387.

179TH ST, n e cor Clinton av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owner, Albert Herbst, 983 East 179th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 386.

CLINTON AV, s e cor 181st st, three 5-sty brick tenements and stores, slag roof, 54.2x54.2, 43x31; cost, \$100,000; owner, Clint Const. Co., Geo. Daffa, 1887 Vyse av, Pres.; architect, John P. Boyland, 402 Fordham rd. Plan No. 382.

FEATHERBED LANE, s w cor Nelson av, 5-sty brick tenement, plastic slate roof, 48.8x110.4; cost, \$55,000; owner, Benj. Schneider, 30 West 182d st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 383.

167TH ST, n e cor Kelly st, 1-sty brick stores, plastic slate roof, 23.61x39.14; cost, \$8,000; owner, Value Realty Co., Jacob Marx, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 398.

INTERVALE AV, e s, 144.30 n 165th st, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, 182d St. Realty Co., Frank Galotto, 2170 Belmont av, Pres.; architect, Kreymsborg Archtl. Co., 1029 East 163d st. Plan No. 395.

#### THEATRES.

WESTCHESTER AV, n w cor Forest av, 1-sty brick theatre, 46.8x175, concrete roof; cost, \$100,000; owners, John J. Murphy Estate, 165 Broadway; architects, Gordon and La Velle, 507 5th av. Plan No. 389.

#### Brooklyn.

#### CHURCHES.

CONEY ISLAND AV, e s, 406 s Av L, 1-sty frame church, 32x72, — roof; cost, \$3,600; owner, Thos. G. Martin, 314 Av J; architect, F. J. Dassau, 1373 Broadway. Plan No. 5155.

#### DWELLINGS.

CAMBRIDGE PL, w s, 285.4 s Gates av, two 4-sty brick dwellings, 52.6x81, slag roof, 2 families each; total cost, \$70,000; owner, Morris Jaicho, 22 East 108th st; architect, Benj. Cohen, 361 Stone av. Plan No. 5146.

EXETER ST, w s, 160 s Oriental boulevard, 2-sty frame dwelling, 26x27, asbestos roof, 1 family; cost, \$8,000; owner, Antonette F. Cassidy, 272 Beaumont st; architects, McKennee & Cassidy, 272 Beaumont st. Plan No. 5158.

AV D, s s, 40 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5152.

AV D, s s, 100 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5153.

AV D, s s, 160 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5154.

BEADLE ST, n s, 131 e Kingsland av, 2-sty frame dwelling, 18x40, tin roof, 2 families; cost, \$2,500; owner, Dominic Di Micri, 133 Beadle st; architect, Crescent L. Varrone, 166 Corona av. Plan No. 5121.

E. 21ST ST, w s, 200 n Av M, 2-sty frame dwelling, 26x26, shingle roof, 1 family; cost, \$4,000; owner, Mary C. Pounds, 584 East 17th st; architect, Willard Parker, 24 McDonough st. Plan No. 5123.

E. 21ST ST, w s, 160 n Av M, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$4,500; owner, Mary E. Pounds, 584 East 17th st; architect, Willard Parker, 24 McDonough st. Plan No. 5124.

BROOKLYN AV, w s, 297.6 n Av I, two 2-sty frame dwellings, 17x42, slag roof, 2 families each; total cost, \$5,000; owner, Christian M. Jorgensen, 4916 6th av; architect, Wm. Richter, 4411 18th av. Plan No. 5104.

DITMAS AV, s e cor East 18th st, 2-sty frame dwelling, 34x51, shingle roof, 1 family; cost, \$12,000; owner, Harry Gratton, 523 East 14th st; architect, same. Plan No. 5133.

HOPKINSON AV, w s, 120 n Newport av, 2-sty brick dwellings, 20x45, slag roof, 1 family; cost, \$2,500; owner, Germil Lepidas, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5119.

HOPKINSON AV, w s, 120 n Newport av, 1-sty frame shed, 20x10, shingle roof; cost, \$250; owner and architect, Germil Lepidas, owner; E. M. Adelson, 1776 Pitkin av, architect. Plan No. 5120.

13TH AV, e s, 42 s 47th st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,000; owner, Hans Willner, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 5130.

13TH AV, e s, 42 s 47th st, 1-sty frame garage, 15x17, shingle roof; cost, \$500; Hans Willner, owner, on premises; F. W. Eisenla, 16 Court st, architect. Plan No. 5129.

E 3D ST, w s, 100 s Av Y, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,250; owner, Ellen M. Goettisneim, Av X & East 14th st; architect, F. G. Waltus, 2700 Ocean av. Plan No. 5177.

52D ST, n s, 200 w 9th av, two 2-sty frame dwellings, 20x6.2, — roof, 2 families each; total cost, \$8,000; owner, Matilda Wikman, 85 St. Mark's pl; architect, A. H. Strong, 600 East 18th st. Plan No. 5191.

77TH ST, s s, 100 e 13th av, nine 2-sty frame dwellings, 17.9x44, slag roof, 1 family each; total cost, \$28,800; owner, Wm. Shapiro, 302 Glenmore av; architect, S. Millman, 1780 Pitkin av. Plan No. 5174.

VIENNA AV, n w cor Hinsdale st, 2-sty frame dwelling, 8x13.6, gravel roof, 1 family; cost, \$250; owner, Abr. Kaplan, 50 Av A, Manhattan; architect, Morris Rothstein, 627 Sutter av. Plan No. 5195.

48TH ST, n s, 220 w 15th av, 2-sty frame dwelling, 24x38.2, shingle roof, 1 family; cost, \$5,500; owner, Wm. Carton, 43 2d av, Manhattan; architect, F. Eisenla, 16 Court st. Plan No. 5249.

NEWPORT AV, s s, 60 e Chester st, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, \$4,000; owner, Wm. Trieb, 558 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 5210.

JEROME ST, e s, 61 n Pitkin av, 2-sty frame dwelling, 39x25, tin roof, 2 families; cost, \$3,000; owner, Tillie Rothstein, 586 Liberty av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5238.

WEST 9TH ST, e s, 148 s Av I, eighteen 2-sty brick dwellings, 16x50, slag roof, 1 family each; total cost, \$54,000; owner, Buyers' Construction Co., 1269 48th st; architect, J. C. Wandell, 4 Court sq. Plan No. 5207.

EAST 37TH ST, w s, 357.6 s Av I, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, \$6,000; owner, Louis R. Paulson, 1147 Lincoln pl; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 5229.

DITMAS AV, s e cor East 17th st, 2-sty frame dwelling, 43x49, shingle roof, 1 family; cost, \$10,000; owner, Geo. H. Edwards, 565 Rugby rd; architect, Wm. H. Orchard, Pelham Manor. Plan No. 5202.

18TH ST, s e cor Newkirk av, 2-sty frame dwelling, 26x38, shingle roof, 1 family; cost, \$5,000; owner, Arthur H. Strong, 600 East 18th st; architect, same. Plan No. 5296.

59TH ST, n s, 120 w 12th av, 2-sty brick dwelling, 20x42, slag roof, 2 families; cost, \$4,200; owner, Luigi Golucci, 1340 60th st; architect, Arthur R. Koch, 26 Court st. Plan No. 5293.

71ST ST, s s, 200 w 2d av, six 2-sty brick dwellings, 16.8x44, slag roof, 1 family each; total cost, \$30,000; owner, John B. Bradley, 7904 2d av; architect, Harry Rocker, 371 Fulton st. Plan No. 5279.

SURF AV, n e cor West 30th st, 2-sty frame dwelling, 32x14.6, gravel roof, 2 families; cost, \$1,000; owner, Wm. Canning, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5301.

FACTORIES AND WAREHOUSES.  
LEXINGTON AV, s s, 325 e Reid av, 3-sty brick factory, 25x90, tin roof; cost, \$11,500; owner, Mrs. Matilda Funk, 210 Cornelia st; architects, Koch & Wagner, 26 Court st. Plan No. 5274.

HUNTINGTON ST, n s, 104 w Henry st, two 2-sty brick storages, 60x32; gravel roof; total cost, \$13,000; owner, Angelina Salomone, 62 Summit st; architect, Vincent M. Cajano, 280 South 3d st. Plan No. 5314.

BELMONT AV, n w cor Junius st, 4-sty brick factory, 100x96, slag roof; cost, \$60,000; owner, Abraham Koppel, 330 Utica av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5190.

BERRY ST, s w cor S 5th st, 7-sty brick factory, 74.8x89, pitch roof; cost, \$8,000; owner, Gretsch Mfg. Co., 110 South 4th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 5137.

VANDERVOORT AV, from Anthony to Lombardy sts, 4-sty brick factory, 114.6x196.8, gravel roof; cost, \$105,000; owner, Champlain Silk Mills, 500 Driggs av architect, Lockwood Greene Co., 60 Federal st, Boston. Plan No. 5126.

#### STABLES AND GARAGES.

IRVING AV, n w cor Hancock st, 1-sty brick garage, 35x20, slag roof; cost, \$750; owner, Ernest Pinkermill, on premises; architect, Geo. W. Springstein, 21 West 45th, Manhattan. Plan No. 5106.

BEDFORD AV, w s, 160 n Clarendon rd, 1-sty brick garage, 40x100, tin roof; cost, \$3,000; owner, Mary F. Martin, 2458 Bedford av; architect, Geo. W. Williams, 64 Washington av, Richmond Hill. Plan No. 5201.

DECATUR ST, n s, 100 e Knickerbocker av, 1-sty brick garage, 50x20, tin roof; cost, \$1,000; owner, Ray Streep, 230 Conert st; architect, L. Allmendinger, 926 Broadway. Plan No. 5251.

EAST 7TH ST, e s, 240 n Av E, 1-sty frame garage, 18x18, shingle roof; cost, \$200; owner, Fred Stark, 748 Coney Island av; architect, John Burke, 22 Tompkins pl. Plan No. 5275.



EAST 14TH ST, e s, 170 s Av J, 1-sty brick garage, 20x18, shingle roof; cost, \$500; owner, Fred Schunk, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5262.

CONEY ISLAND AV, w s, 102 s Av H, 2-sty frame stable, 37x40, gravel roof; cost, \$750; owner, John Seiler, 976 East 9th st; architect, Earl F. Seaman, 179 Laurence av. Plan No. 5233.

18TH AV, e s, 60 s 65th st, 1-sty brick garage, 40x75, asbestos roof; cost, \$3,500; owner, Samuel Hammond, 65th st, cor 18th av; architect, Raphael Caporale, 1929 63d st. Plan No. 5213.

CLARENDON RD, s s, 50 w 32d st, 1-sty brick garage, 50x52, gravel roof; cost, \$2,000; owner, Henry Cirps, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 5281.

DITMAS AV, s e cor East 18th st, 1-sty brick garage, 22x24, shingle roof; cost, \$1,250; owner, Harry Grattan, 523 East 14th st; architect, same. Plan No. 5302.

**STORES AND DWELLINGS.**

BOERUM ST, s s, 150 e Leonard st, 3-sty brick store and dwelling, 25x100, gravel roof, 2 families; cost, \$7,000; owner, Harry Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5235.

HENDRIX ST, n w cor New Lots rd, 4-sty brick store and dwelling, 29.2x95.6, tin roof, 16 families; cost, \$3,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Whinston, 459 Stone av. Plan No. 5273.

ROEBLING ST, w s, 97 n South 9th st, 2-sty brick store and dwelling, 15.9x35.1, slag roof, 1 family; cost, \$3,000; owner, Saml. Jane, 320 Roebling st; architect, Jacob Fisher, 931 Fox st, Manhattan. Plan No. 5242.

13TH AV, e s, 43.11 s 44th st, six 3-sty brick store and dwellings, 18x55, gravel roof, 2 families each; total cost, \$24,000; owner, R. Vanderveer Co., 961 52d st; architect, same. Plan No. 5122.

NEW YORK AV, s w cor Malbone st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Thos. Calandriello, 408 Malbone st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5141.

CHURCH AV, s s, 276 e East 16th st, three 3-sty brick store and dwellings, 20x55, gravel roof, 2 families each; total cost, \$19,500; owner, Gaetano Farina, 169 East 23d st; architect, Dietrich Wortmann, 114 East 28th st. Plan No. 5170.

N. Y. AV, e s, 30.6 n Union st, three 3-sty brick stores and dwellings, 19x55, gravel roof, 2 families each; total cost, \$18,000; owner, Patrick McTiernan, 241 Rutland rd; architect, H. L. Hine, 189 Montague st. Plan No. 5171.

**STORES AND TENEMENTS.**

GRAFTON ST, w s, 100 s Pitkin av, 4-sty brick tenement, 75x65, slag roof, 24 families; cost, \$30,000; owner, Realty Const. Co., 2041 Douglass st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5150.

PARK PL, n s, 100 e Howard av, 4-sty brick store and tenement, 30x89, gravel roof, 11 families; cost, \$14,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5102.

HOWARD AV, e s, 35.7 n Park pl, 4-sty brick store and tenement, 40x39, gravel roof, 14 families; cost, \$22,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5108.

HOWARD AV, n e cor Park pl, 4-sty brick store and tenement, 35.7x30, gravel roof, 16 families; cost, \$20,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5109.

E. 13TH ST, e s, 99 s Caton av, four 4-sty brick tenements, 53x81.10, gravel roof, 16 families each; total cost, \$120,000; owner, Miller Bergs Realty Co., 1815 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 5200.

GRAVESEND AV, e s, 195.2 n Av C, six 3-sty brick tenements, 23.8x69, gravel roof, 6 families each; total cost, \$14,000; owner, Brooklyn Heights Land & Mtg. Co., 44 Court st; architect, Dietrich Wortmann, 114 East 28th st. Plan No. 5169.

LIBERTY AV, s s, 100 e Van Siclen av, two 3-sty brick tenements, 25x68, gravel roof, 6 families each; total cost, \$14,000; owner, Saml. Himmelstein, 136 Grafton st; architect, S. Millman, 1780 Pitkin av. Plan No. 5168.

SARATOGA AV, e s, 100.3 s Sutter av, 3-sty brick tenement, 26.3x65, gravel roof, 3 families; cost, \$8,000; owner, Lena Lippman, 617 Saratoga av; architects, Cohen Bros., 361 Stone av. Plan No. 5199.

BARRETT ST, w s, 299.6 n Sutter av, three 4-sty brick tenements, 52.6x88.11, slag roof, 23 families each; total cost, \$90,000; owners, I. & J. Investment Co., 1512 Eastern pkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5241.

HENDRIX ST, w s, 29.2 n New Lots rd, 4-sty brick tenement, 42x97, tin roof, 20 families; cost, \$20,000; owner, Hadrian Realty Co., 614 Hendrix st; architect, Hadrian Realty Co., 674 Stone av. Plan No. 5272.

POWELL ST, e s, 50 s Dumont av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owner, Stratmore Co., 156 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5270.

POWELL ST, s e cor Dumont av, 4-sty brick store and tenement, 50x90, gravel roof, 23 families; cost, \$25,000; owner, Stratmore Co., 156 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5269.

PROSPECT PL, s s, 275 w Brooklyn av, 4-sty brick tenement, 75x65, slag roof, 16 families; cost, \$30,000; owner, Henry Healy, 973 Park pl; architect, J. C. Wandell, 4 Court sq. Plan No. 5211.

PROSPECT PL, s s, 200 w Brooklyn av, 4-sty brick tenement, 75x65, slag roof, 16 families; cost, \$30,000; owner, Henry Healy, 973 Park pl; architect, J. C. Wandell, 4 Court sq. Plan No. 5212.

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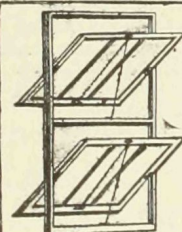
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### Plans Filed, New Buildings, Brooklyn (Cont'd)

LENOX RD, n s, 170 w Rogers av, two 4-sty brick tenements, 50x96, slag roof, 16 families each; total cost, \$65,000; owner, J. Eugene Ryerson, 542 3d st; architect, F. W. Eisenla, 16 Court st. Plan No. 5307.

#### THEATRES.

SUMPTER ST, n s, 325 w Patchen av, 1-sty brick theatre, 42.4x100, slag roof; cost, \$12,000; owner, Sol. Brill, 43 West 16th st, Manhattan; architect, Geo. Keister, 56 West 45th st, Manhattan. Plan No. 5226.

#### MISCELLANEOUS.

DEAN ST, n s, 475 w Franklin av, 1-sty iron shed, 23x64, iron roof; cost, \$900; owner, Chas. Hartman, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 5208.

KENT AV, n w cor Cross st, ash-hoist, 11.6x10, steel roof; cost, \$5,000; owner and architect, Brooklyn Union Gas Co., 172 Renssen st. Plan No. 5268.

BAY ST, n s, 100 w Hicks st, 1-sty frame shed, 100x100, felt roof; cost, \$3,500; owner, Emil V. Konslam, 83 Park pl, Manhattan; architect, Wm. Higginson, 21 Park Row. Plan No. 5167.

LOGAN ST, w s, 170 n Glenmore av, 1-sty waiting room, 32x87, slag roof; cost, \$5,000; owner, Henry Diasin, 126 Fountain av; architect, S. Millman, 1780 Pitkin av. Plan No. 5128.

MIDWOOD ST, s s, 309 e Albany av, three 1-sty frame greenhouses, 72x199, glass roof; cost, \$5,000; owner, Peter Wagner, on premises; architect, Jos. Jacobs, 1765 Flushing av. Plan No. 5295.

### Queens.

#### DWELLINGS.

BELLE HARBOR.—Oxford av, w s, 405 n Bay-side drive, two 2½-sty frame dwellings, 25x34, shingle roof, 1 family, steam heat; cost, \$7,000; owner and architect, John M. Connolly, 73 7th av, Rockaway Park. Plan Nos. 2509-2510.

ELMHURST.—Toledo av, e s, 50 s Suydam pl, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, John J. Froehoefer, Grand av, Elmhurst. Plan Nos. 2407-2408. Two houses cost \$6,000.

MIDDLE VILLAGE.—Main av, e s, 125 s Pulaski st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, Mortimer R. Sherman, 27 Main av, Middle Village; architect, Joseph W. Weiss, 24 Cooper av, Glendale. Plan No. 2511.

OZONE PARK.—Hatch av, w s, 225 s Kimball st, 3-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$2,500; owner, M. Ball, 514 Freedom av, Richmond Hill; architect, Edward Ball, same address. Plan No. 2514.

WOODHAVEN.—Thrall av, e s, 282 n Fulton st, 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$6,600; owner, Chas. Sohl, 125 2d av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2503-4-5.

BEECHURST.—Cedar ter, w s, 180 s 27th st, 2½-sty frame dwelling, 30x29, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mae Loomis-Woollett, care Architects Reynolds & Stewart, 27th st, Beechurst. Plan No. 2517.

HOLLIS TERRACE.—Chichester av, s w cor Ulster st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat cost, \$3,000; owner and architect, Andrew Woodin, 442 Waterbury av, Richmond Hill. Plan No. 2522.

HOLLIS.—Chichester av, s e cor Nyack st, 2½-sty frame dwelling, 28x34, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Wm. Woodin, 112 Maple st, Richmond Hill. Plan No. 2521.

JAMAICA.—Beaufort st, s w cor Irving pl, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, John Leonard, 289 Hillside av, Jamaica. Plan No. 2524.

KEW GARDENS.—Austin st, n w cor Quentin st, 2-sty frame dwelling, 51x24, shingle roof, 1 family, steam heat; cost, \$5,500; owner, Good Homes Building Co., 1123 Broadway, Manhattan; architect, Leonard D. Hosford, 603 East 18th st, Brooklyn. Plan No. 2520.

ROCKAWAY PARK.—Beach 121st st, w s, 140 n Newport av, 2½-sty frame dwelling, 30x44, shingle roof, 1 family; cost, \$5,000; owner and architect, J. F. Lynch, Holland av, Rockaway Park. Plan No. 2516.

ST. ALBANS.—Glenham av, n w cor Rutland st, 2-sty frame dwelling, 24x33, shingle roof, 1 family; cost, \$4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, Irving B. Ellis, 47 West 34th st, Manhattan. Plan No. 2518.

WOODHAVEN.—Diamond av, s w cor Poplar st, 2½-sty frame dwelling, 22x52, shingle roof, 2 families, furnace heat; cost, \$7,500; owner, L. Y. Hageman, 66 Welling st, Richmond Hill; architect, Phillip H. Deim, Neponsit, L. I. Plan No. 2515.

FOREST HILLS.—Tennis pl, e s, 297 n e Exeter st, 2½-sty tile dwelling, 32x46, tile roof, 1 family, steam heat; cost, \$9,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2495.

LITTLE NECK HILLS.—Brow Vale drive, n w cor Iona rd, 1-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Little Neck Bungalow Builders, Inc., 31 Nassau st, Manhattan; architect, Wm. Rapp, Jr., Woodhaven P. O. Plan No. 2499.

LITTLE NECK HILLS.—Little Neck rd, s e cor Abingdon pl, 1-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Little Neck Bungalow Builders Co., 31 Nassau st, Manhattan; architect, Wm. Rapp, Jr., Woodhaven P. O. Plan No. 2498.

MORRIS PARK.—Spruce st, w s, 300 n Chichester av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$7,600 (two houses); owner, Minnie W. Koepfel, 51 Spruce st, Morris Park; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2487.

WOODHAVEN.—Grimm av, s e cor Hawtree av, 2-sty brick dwelling, 22x35, shingle roof, 1 family, hot water heat; cost, \$3,500; owner,

Jacobina Riccardi, 1160 Halsey st, Brooklyn; architect, Fredk. Wormberger, 30 Snediker av, Union Course. Plan No. 2497.

WOODHAVEN.—Bigelow pl, w s, 20 n Fulton st, 2-sty brick dwelling, 20x56, slag roof, 2 families; cost, \$4,500; owner, Eierman Bros., Inc., 374 Manor av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 2494.

WOODHAVEN.—Ferry st, w s, 177 n Hillside av, 2½-sty frame dwelling, 24x49, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Gutting Bros., Ashland av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 2492.

CORONA.—Montgomery av, n s, 140 n Jackson av, 2½-sty brick dwellings, 17x50 (two houses), tar and gravel roof, 2 families; cost, \$7,500; owner, Egbert N. Whiles, 80 Henry st, Corona; architects, Tandy & Foster, 1931 Broadway, Manhattan. Plan No. 2549.

CORONA.—Way av, w s, 25 s Fidge st, 2-sty frame dwelling, 21x42, shingle roof, 2 families; cost, \$3,000; owner, Jos. Fitzgerald, care architect, J. Kraus, Flushing, L. I. Plan No. 2545.

FLUSHING.—Grove st, s s, 177 e Lawrence st, two 2-sty brick dwellings, 36x38, tar and gravel roof, 2 families; cost, \$6,400; owner, Mrs. Matty Williams, 50 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2531.

FOREST HILLS.—Greenway South, n e cor Rockrose pl, 1-sty brick dwelling, 14x19, tile roof; cost, \$850; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2538.

FOREST HILLS.—Greenway South, n e cor Rockrose pl, 2½-sty brick dwelling, 28x49, tile roof, 1 family, steam heat; cost, \$12,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2539.

JAMAICA.—Wyckoff av, s e cor Shaw av, 2½-sty frame dwelling, 36x30, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Thomas Gerus, Jamaica; architect, H. T. Jeffrey, 923 Leferts av, Richmond Hill. Plan No. 2532.

KEW.—Mowbray pl, n s, 166 e Austin st, two 2½-sty frame dwellings, shingle roof, 1 family; cost, \$14,000; owner, Frank Newmann, 270 Riverside drive, Manhattan; architects, Newmann & Harris, 1123 Broadway, Manhattan. Plan Nos. 2543-44.

KEW.—Onslow pl, n w cor Austin st, 2½-sty brick dwelling, 38x28, tile roof, 1 family, steam heat; cost, \$9,500; owner, George W. Yepson, 1983 Grand av, Manhattan; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2530.

OZONE PARK.—Rockaway rd, n s, 160 e Davis av, 2-sty frame dwelling, 20x62, slag roof, 1 family and store; cost, \$2,500; owner, R. Peterson, Rockaway rd, South Ozone Park; architect, A. West, South Ozone Park. Plan No. 2550.

MORRIS PARK.—Curtis av, w s, 300 s Mills st, 2½-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, \$2,600; owner, L. Hildebrandt, 1517 Curtis av, Morris Park; architect, Max Jaeger, Maspeth, L. I. Plan No. 2529.

RICHMOND HILL.—Hamilton av, e s, 261 s Liberty av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$7,500 (three houses); owner, Harry Fleit, Chester Park, L. I.; architect, H. T. Jeffrey, 923 Leferts av, Richmond Hill. Plan Nos. 2533-34-35.

RICHMOND HILL.—Curtis av, e s, 307 s Jamaica av, six 2-sty frame dwellings, 16x45, tin roof, 2 families; cost, \$13,200; owner, James S. Rourke, 197 Winthrop st, Brooklyn; architect, Christian Bauer, 651 Leonard st, Brooklyn. Plan No. 2536.

WOODHAVEN.—Dennington av, w s, 305 n Jamaica av, 2½-sty frame dwelling, 24x50, tin roof, 2 families; cost, \$5,500; owner, Phillip E. Worth, 82 Milford st, Brooklyn; architect, H. E. Haugaard, Richmond Hill. Plan No. 2546.

#### FACTORIES AND WAREHOUSES.

UNION COURSE.—Jamaica av, s s, 300 e Shaw av, 1-sty frame machine shop, 20x17, slag roof; cost, \$500; owner, Peter Gutley, 926 Broadway, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2519.

#### STABLES AND GARAGES.

JAMAICA.—Beaufort st, s w cor Irving pl, concrete garage, 12x18, shingle roof cost, \$150; owner, J. Leonard, 289 Hillside av, Jamaica. Plan No. 2523.

L. I. CITY.—9th st, s s, 125 w Vernon av, 2-sty brick stable, 25x54, gravel roof; cost, \$5,000; owner, J. Welden, premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 2527.

JAMAICA.—Fulton st, n w cor Columbus av, 1-sty brick garage, 45x90, slag roof; cost, \$1,500; owner, Hillside Transportation Co., 4 Cornwall av, Hollis; architect, Robt. Kurz, Fulton st, Jamaica. Plan No. 2488.

FOREST HILLS.—Tennis pl, s s, 98 n e Exeter st, 1-sty brick garage, 13x19, tile roof; cost, \$850; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2537.

WINFIELD.—Lee av, e s, 300 n Thompson av, 1-sty brick garage, 16x20, tin roof; cost, \$175; owner, T. Rappatta, premises. Plan No. 2542.

#### STORES AND DWELLINGS.

JAMAICA.—Jamaica av, s s, 20 e North Cochran av, 2-sty brick dwelling and store, 25x51, slag roof, 2 families; cost, \$3,000; owner, Chas. L. Gorden, 366 Fulton st, Jamaica; architects, Kunzie & Willant, 182 Harman st, Brooklyn. Plan No. 2526.

JAMAICA.—Jamaica av, s e cor North Cochran av, 2-sty brick store and dwelling, 20x58, slag roof, 1 family; cost, \$4,000; owner, Chas. L. Gorden, 366 Fulton st, Jamaica; architects, Kunzie & Willant, 182 Harman st, Brooklyn. Plan No. 2525.

RIDGEWOOD.—Fresh Pond rd, e s, 19 n Myrtle av, 3-sty brick store and dwelling, 23x28, tin roof, 2 families; cost, \$20,000; owner, Burkhard & Bieweiner, 2340 Myrtle av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2512.

**SOUTH OZONE PARK.**—Rockaway Plank rd, s s, 60 w Pressberger av, 2-sty frame store and dwelling, 20x50, tar and gravel roof, 1 family; cost, \$2,500; owner, L. C. Grimmer, Amityville, L. I.; architect, Albert J. Wick, South Ozone Park. Plan No. 2502.

**CORONA.**—46th st, s s, 260 s Burnside av, 2-sty brick dwelling and store, 18x50, tin roof, 1 family; cost, \$4,000; owner, A. Napoli, 124 43d st, Corona; architect, A. DeBlasi, 94 East Jackson st, Corona. Plan No. 2491.

**WOODHAVEN.**—Bigelow pl, n w cor Fulton st, 2-sty brick store and dwelling, 20x59, slag roof, 1 family; cost, \$5,500; owner, Eiermann Bros., Inc., 374 Manor av, Woodhaven; architect, Chas. W. Rose, Woodland av, Woodhaven. Plan No. 2493.

**STORES AND TENEMENTS.**

**L. I. CITY.**—Van Alst av, w s, 50 n 12th st, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, \$25,000; owner, Chas. P. Ross Realty Co., Brown Station, N. Y.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 2485.

**L. I. CITY.**—12th st, n s, 100 w Van Alst av, 4-sty brick tenement, 39x87, slag roof, 16 families; cost, \$16,000; owner, Chas. R. Ross Realty Co., Brown Station, N. Y.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 2486.

**RIDGEWOOD.**—Madison st, n s, 59 w Woodward av, 3-sty brick tenement, 19x65, tin roof, 3 families; cost, \$5,000; owner and architect, G. Mathews Co., 1856 Putnam av, Brooklyn. Plan No. 2496.

**MISCELLANEOUS.**

**JAMAICA.**—Brenton av, w s, 186 s Fulton st, 1-sty frame shed, 18x40, gravel roof; cost, \$350; owner, Max Karchmann, 717 New Jersey av, Brooklyn. Plan No. 2500.

**JAMAICA.**—Lincoln av, n s, 175 e Fulton st, 1-sty frame barn, 10x20, tin roof; cost, \$100; owner, Prudence Realty Co., Lincoln av, Jamaica. Plan No. 2489.

**L. I. CITY.**—William st, 184, 1-sty coop, 18x12; cost, \$50; owner, Roger Martin, premises. Plan No. 2501.

**WOODHAVEN SOUTH.**—Old South rd, s s, 1-200 w Woodhaven av, 1-sty frame dairy, 35x45, slag roof; cost, \$2,000; owner, Goldstein & Balsman, Old South rd, near Centerville av, Woodhaven South; architect, Louis F. Schlinger, 167 Van Siclen av, Brooklyn. Plan No. 2513.

**L. I. CITY.**—Ely av, n w cor Bridge Plaza, frame billboard, 75x24; cost, \$200; owner, T. J. O'Day, 275 Ely av, L. I. City. Plan No. 2548.

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**JEWETT AV,** e s, 75 n New st, Port Richmond, 1-sty frame church, 22x33; cost, \$1,275; owner, Church Ext. Society, New Brighton; architect, Ducker Co., 277 Broadway; builder, J. J. Denton, 277 Broadway. Plan No. 662.

**DWELLINGS.**

**BODINE and Cedar sts,** s e cor, West Brighton, 2-sty frame dwelling, 22x48; cost, \$4,800; owner, J. Worth, Stapleton; architect and builder, E. K. Whitford, Port Richmond. Plan No. 663.

**NEPTUNE ST,** s s, 100 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x32; cost, \$550; owner, C. H. Ellis, Elizabeth, N. J.; architect and builder, H. M. Rae, New Dorp. Plan No. 654.

**MANHATTAN ST and Belmont av,** n w cor, Tottenville, 1-sty frame dwelling, 32x29; cost, \$1,200; owner, G. Samonaco, 125 2d av, Manhattan; architect and builder, C. Peterson, Tottenville. Plan No. 657.

**3D ST,** e s, 107 s Midland av, Midland Beach, 1-sty frame bungalow, 24x32; cost, \$650; owner, F. Peterson, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 667.

**6TH ST and Monroe av,** s e cor, Midland Beach, 1-sty frame bungalow, 14x31; cost, \$300; owner, Mrs. G. Dempsey, 123 West 28th st; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 668.

**7TH and Franklin sts,** s e cor, Midland Beach, 1-sty frame bungalow, 12x32; cost, \$325; owner, Mrs. G. W. Foriand, 206 West 25th st; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 669.

**BISMARCK AV,** w s, 205 s Crescent av, New Brighton, 2-sty frame dwelling, 22x47; cost, \$2,000; owner and architect, Hy. F. Comtois, Tompkinsville; builders, Block & Usian, Stapleton. Plan No. 661.

**DELAWARE AV,** s s, 427 e Richmond rd, Dongan Hills, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Chas. Whitaker, Dongan Hills; architect and builder, E. Springman, Stapleton. Plan No. 652.

**GARIBALDI AV,** 244 Roma av, New Dorp, 1-sty frame bungalow, 14x13; cost, \$150; owner, architect and builder, L. Gaspere, New Dorp. Plan No. 649.

**SEAVIEW AV,** s s, 200 e Winson av, Port Richmond, 2-sty frame dwelling, 25x20; cost, \$2,500; owner, architect and builder, A. J. Reed, Hampton Court. Plan No. 670.

**WOODLAND AV,** n s, 450 w Gifford lane, Great Kills, 1-sty frame bungalow, 24x26; cost, \$750; owner and builder, Julius De Roche. Plan No. 672.

**WILLOWBROOK AV,** 300 s King st, new Brighton, 1-sty frame bungalow, 16x30; cost, \$150; owner, C. Angroi New Brighton; builder, John Raska, New Brighton. Plan No. 648.

**CEDAR GROVE BEACH,** 1-sty frame bungalow, 15x16; cost, \$350; owner, Mrs. McQuade, Brooklyn; builder, J. Warhartig, 520 Av A, Bayonne, N. J. Plan No. 664.

**CEDAR GROVE BEACH,** 1-sty frame bungalow, 13x23; cost, \$325; owner and builder, L. W. Barker, Stapleton. Plan No. 665.

**STABLES AND GARAGES.**

**CORTELYOU PL,** 250 e Lafayette av, New Brighton, 1-sty concrete garage, 23x21; cost, \$350; owner and builder, C. J. Primm, New Brighton. Plan No. 676.

TELEPHONE GRAMERCY 1920

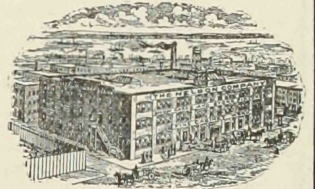
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## Plans Filed, New Buildings, Richmond (Cont'd)

WRIGHT ST, e s, 700 s Richmond terrace, Port Richmond, 1-sty frame garage, 12x20; cost, \$100; owner and builder, Geo. Morehead, Port Richmond. Plan No. 659.

STH ST, e s, 200 s Midland av, Midland Beach, 1-sty frame stable, 10x10; cost, \$47; owner, Mr. McCann, Midland Beach; builder, R. G. Lazzari, Midland Beach. Plan No. 677.

LEONARD and Fiske avs, n w cor, West Brighton, 1-sty frame garage, 18x18; cost, \$150; owner and builder, Geo. Boardman, Jr., West Brighton. Plan No. 653.

NELSON AV and Amboy rd, ne cor, Great Kills, 1-sty brick garage, 40x70; cost, \$2,000; owner, Jos. Gillies, Jr., Great Kills; architect, Jas. E. Grunert, New Dorp; builder, Chas. Walschleger, Richmond. Plan No. 655.

MANHATTAN ST and Cleremont av, s e cor, Tottenville, 1-sty frame garage, 14x18; cost, \$200; owner, G. Kerken, Tottenville; builder, C. Peterson, Tottenville. Plan No. 658.

WILSON AV, n s, 985 s Amboy rd, Great Kills, 1-sty frame garage, 18x20; cost, \$250; owner and builder, J. H. Mansfield, Great Kills. Plan No. 650.

## STORES AND DWELLINGS.

RICHMOND AV and Division st, s e cor, Graniteville, 3-sty brick store and dwelling, 22x43; cost, \$3,500; owner, G. Magloedio, Graniteville; architect and builder, Jos. Tortori, Port Richmond. Plan No. 647.

SEASIDE BLVD, s s, 40 s Old Town rd, South Beach, two 1-sty frame bungalow and stores, 11x16 and 25x30; total cost, \$400; owner and builder, Ideal Camping Co., South Beach. Plan No. 673.

## MISCELLANEOUS.

BROAD ST, n s, 100 w Bay st, Stapleton, 2-sty brick club house, 48x95; cost, \$23,000; owner, Volunteer Firemen's Association, Stapleton; architect, Chas. Feist, Stapleton. Plan No. 666.

WILLIAMS ST, w s, 400 n Amboy rd, Tottenville, 1-sty frame workshop, 15x12; cost, \$75; owner, E. L. Hudson, 230 William st; builder, Geo. Hudson, Jr., 230 William st. Plan No. 651.

EDINBORO RD, s s, St. Warwick av, Hampton Court, 1-sty brick storage, 13x12; cost, \$100; owner, M. Detremont, Richmond Hill; architect and builder, E. Fischer, Richmond Hill. Plan No. 656.

FOOT RICHMOND TURNPIKE, Linoleumville, three 1-sty frame toilets, 18x8; total cost, \$600; owner and builder, American Linoleum Mfg. Co., Linoleumville. Plan No. 675.

LEXINGTON AV, w s, 1,000 w Chelsea rd, Linoleumville, 1-sty frame workshop, 20x12; cost, \$125; owner, John Killmurgor, Linoleumville; builder, Percy E. Decker, Linoleumville. Plan No. 674.

WOODROW, Rapp and Foster rd, n s, Tottenville, 1-sty iron greenhouse, 100x40; cost, \$2,000; owners and builders, Nanse Bros., Princess Bay. Plan No. 671.

NEPTUNE HOUSE, South Beach, frame platform, 10x16; cost, \$15; owner, R. Noble, South Beach; builder, J. M. Stelletson, South Beach. Plan No. 660.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

CANAL ST, 97, store front to 4-sty tenement and stores; cost, \$200; owner, Louis Rubenstein, 215 4th av; architect, Jacob Fisher, 25 Av A. Plan No. 2890.

DEY ST, 15, new window to 15-sty brick office building; cost, \$300; owner, N. Y. Telephone Co., 15 Dey st; architect, J. King Wright, 15 Dey st. Plan No. 2910.

DIVISION ST, 22-24, store front to 3-sty brick stores and tenement; cost, \$90; owner, J. Searle Barclay, 19 Liberty st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2874.

EAST BROADWAY, 171, remove cornice, new wall to 6-sty brick tenement; cost, \$2,000; owner, Isaac Goldberg, 171 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2919.

ELIZABETH ST, 253, partition, fire escapes to 5-sty brick store and tenement; cost, \$500; owner, Estate of Henry Pasinsky, 109 West 118th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2862.

ELIZABETH ST, 41-47, fireproof windows, skylights, cut openings to 7-sty brick factory; cost, \$1,000; owner, Estate of J. W. Hamburg, 2051 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 2905.

GRAND ST, 277-79, partitions to 3-sty brick store and restaurant; cost, \$25; owner, Nicholas Poppo, 116 Delancey st; architect, Ligh Tigh, 4 James st. Plan No. 2846.

GREENWICH ST, 92, removal of encroachment to 5-sty brick store and tenement; cost, \$300; owner, Patrick McCarty, 15 Rector st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2875.

EAST HOUSTON ST, 210, beams, cut opening, remove partitions to 4-sty brick loft; cost, \$500; owner, Louis Minsky, 111 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2923.

JOHN ST, 81, store front, skylight, columns, beams to 4-sty brick store and lofts; cost, \$2,000; owner, Estate of Alfred L. White, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 2857.

MONROE ST, 16, partitions to 6-sty brick lofts and dwelling; cost, \$100; owner, Jas. Cornwal, 111 Warren st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2870.

MONTGOMERY ST, 36-38, opening in cellar wall of 5-sty brick stores and tenement; cost, \$25; owner, Aaron Adler, 134 East 160th st; architect, M. Zipkes, 405 Lexington av. Plan No. 2856.

MOTT ST, 197-199, fire-escapes, marquee to 6-sty brick lofts; cost, \$500; owner, S. & H. Realty Co., Inc., 470 4th av; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 2873.

LUDDLOW ST, 151, partitions, remove water closets to 4-sty brick tenement; cost, \$1,000; owner, S. Erschowsky, 173 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2924.

PINE ST, 50-52, removal of encroachment to 12-sty brick office building; cost, \$2,500; owner, Caledonian Insurance Co., 50-52 Pine st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2863.

RECTOR ST, 17, removal of encroachment to 6-sty brick stores and apartments; cost, \$900; owner, Patrick McCarty, 15 Rector st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2854.

SPRING ST, 63, store front to 5-sty brick store and loft building; cost, \$700; owner, Emily C. Thole, 863 Carroll st, Brooklyn; architect, Jacob Greenfield, 117 2d st, Manhattan. Plan No. 2885.

WALKER ST, 123-125, windows, frames to 4-sty brick department store; cost, \$300; owner, Moe Levy, 123-125 Walker st; architect, Otto Reissmann, 30 1st st. Plan No. 2869.

WASHINGTON PL, 8, structural iron work on roof to 8-sty brick store and loft building; cost, \$400; owner, Isaac H. Clothier, 8th and Market sts, Philadelphia, Pa; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2902.

WILLIAM ST, 118 & 120, 1-sty extension, vaults, toilets to two 6 and 8-sty warehouses and offices; cost, \$3,000; owners, Lehn & Fink, Inc., 120 William st; architects, Kahn & Van Pelt, 381 4th av. Plan No. 2895.

11TH ST, 234 East, building brick piers, beams to 2-sty brick parish house; cost, \$1,000; owner, St. Mark's-in-the-Bouwerie Church, 234 East 11th st; architect, Edward L. Tilton, 32 Broadway. Plan No. 2900.

12TH ST, 36-38 East, structural iron work on roof to 7-sty brick store and office building; cost, \$400; owner, Clara A. M. Greer, Rye, Westchester county, N. Y.; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2904.

14TH ST, 738-40 East, flue, partitions to 2-sty brick factory; cost, \$400; owner, Lorillard Estate, 14 Wall st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2865.

14TH ST, 230 East, store front to 6-sty brick stores and tenement; cost, \$200; owner, Annie Roth, 600 West End av; architect, Morris Schwartz, 194 Bowery. Plan No. 2861.

19TH ST, 451 West, extension to 2-sty brick dwelling; cost, \$1,200; owner, S. MacMichael, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2849.

23D ST, 235-39 West, partitions, plastering, fireproofing to 8-sty brick office building; cost, \$1,200; owner, Eastman Kodak Co., Rochester, N. Y.; architect, Richard Rohl, 128 Bible House. Plan No. 2909.

24TH ST, 216-218, steel beams, columns, mason work to 2-sty brick storage house; cost, \$500; owner, Jas. D. Powell, Rockville, Ontario, Canada; architect, P. F. Brogan, 119 East 23d st. Plan No. 2850.

24TH ST, 57-59, removal of encroachment to 4-sty brick restaurant and stores; cost, \$500; owner, Michael P. Rich, 32 West 88th st; architect, Rexter L. Herron, 217 East 19th st. Plan No. 2864.

27TH ST, 100 West, removal of encroachment to 5-sty brick store and tenement; cost, \$150; owner, Estate of Henry Brien, 800 Riverside drive; architect, John P. Johnson, 303 East 78th st. Plan No. 2853.

27TH ST, 103-105 West, iron stairs, window, granolithic to 3-sty brick Home for Girls cost, \$400; owner, Margaret Strachan Home, Inc.; Architect, Henry H. Holly, 39 West 21th st. Plan No. 2892.

28TH ST, 132 West, remove entrance, stairs to 5-sty brick tenement; cost, \$150; owner, W. E. Hopkins, 17 West 35th st; architect, F. Hausle, 81 East 125th st. Plan No. 2920.

29TH ST, 49 West, stairs, doorway to 3-sty brick business purposes; cost, \$500; owner, Josephine Cone, Kane av, Larchmont, N. Y.; architect, Henry L. Jochum, 4 South 14th st, Flushing. Plan No. 2915.

31ST ST, 132 West, grating, remove railing and coping to 3-sty brick stable; cost, \$50; owner, Robert William Taylor, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2917.

32D ST, 6-8-10 East, removing store front, sidewalk ventilators to 11-sty brick store and lofts; cost, \$500; owner, American Real Estate Co., 527 5th av; architect, Geo. A. Sumner, 989 South Boulevard. Plan No. 2888.

32D ST, 23 West, store front to 5-sty brick store and lofts; cost, \$500; owner, Lita del Sera, 10 West 53d st; architect, F. Livingston Pell, 158 East 63d st. Plan No. 2851.

33D ST, 6-8 East, removal of encroachments to 6-sty brick stores and lofts; cost, \$500; owner, Wm. Waldorf Astor; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 40 West 34th st. Plan No. 2867.

33D ST, 12 East, alter show window to 12-sty brick dry goods; cost, \$200; owner, Ralph Wilson, 12 East 33d st; architect, J. R. Rainbow, 10 East 47th st. Plan No. 2916.

33D ST, 33-43 East, cutting opening to 12-sty brick store and loft building; cost, \$60; owner, East 33d St Realty Co., Inc.; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 2901.

33D ST, 35-37-39 West, removing new store front, store front to 6-sty brick store and loft building; cost, \$500; owner, Childs Co., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 2906.

35TH ST, 101 East, 1-sty addition, girders, extension to dumbwaiter shaft, stair to 4-sty brick dwelling; cost, \$500; owner, Jas. Forbes, 152 East 35th st; architect, Theodore C. Visscher, 299 Madison av. Plan No. 2883.

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38TH ST, 34 West, columns, girders, remove wall, partitions to 4-sty brick dwelling; cost, \$1,000; owner, J. Winter, 25 West 37th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2925.

38TH ST, 72-74 West, cellar, removing porch to 4-sty brick office; cost, \$400; owner, J. G. Wendel, 175 Broadway; architect, A. Giobbe, 144 West 39th st. Plan No. 2918.

39TH ST, 55 West, removal of encroachment to 4-sty brick dwelling; cost, \$350; owner, George Evans, 55 West 39th st; architect, Jas. A. Clark, 464 Canal st. Plan No. 2882.

42D ST, 223 West; 43D ST, 230-232 West, fire passage, girder, concrete work, asbestos boards, metal lath, plastering and doors to three 4-sty brick dwellings and moving picture theatre; cost, \$250; owners, Sperry & Hutchinson Co., 2 West 45th st; architect, Wm. Huenenberg, 792 East 166th st. Plan No. 2889.

47TH ST, 48-50 West, doorways to 4-sty brick dwelling; cost, \$50; owners, Bing & Bing, 119 West 40th st; architect, Chas. S. Utterson, Jr., 912 6th av. Plan No. 2860.

49TH ST, 615 West, 1-sty addition to 1-sty brick stable and offices; cost, \$2,000; owner, Estate of Bradish Johnson, 34 Cortlandt st; architect, Otto H. Taub, 130 West 16th st. Plan No. 2866.

50TH ST, 45 West, extension, plumbing to 4-sty brick dwelling; cost, \$800; owner, W. J. Taylor, 7 East 42d st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 2879.

52D ST, 6 West, passenger elevator, stairway, 1-sty addition to 4-sty brick residence; cost, \$8,000; owner, Bernard M. Baruch, 6 West 52d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2859.

57TH ST, 4 West, 1-sty extension, new front, steel girders, columns, plumbing, stairs to 5-sty brick residence; cost, \$6,000; owner, August Heckscher, 516 5th av; architect, Edwin Wilbur, 120 Liberty st. Plan No. 2868.

57TH ST, 24 East, new front, windows, concrete sidewalk, extension, skylights fire-escapes to 4-sty brick dwelling; cost, \$4,000; owner, George Keiser, 27 Cedar st; architect, John H. Friend, 148 Alexander av. Plan No. 2878.

68TH ST, 245 West, fireproof partition to 3-sty brick dwelling; cost, \$925; owner, Hugo Reisinger, 993 5th av; architect, M. H. Hirshbaum, 274 West 140th st. Plan No. 2922.

74TH ST, 246 West, pent house, stair, plumbing, partition, door to 3-sty brick residence; cost, \$900; owner, Frank H. Platt, 242 West 74th st; architect, Herbert M. Baer, 665 5th av. Plan No. 2894.

77TH ST, 174-6 East, build extension, partitions to 5-sty brick tenement; cost, \$6,000; owner, L. E. Ransom, 279 Pearl st; architect, O. L. Spannake, 23 East 78th st. Plan No. 2926.

80TH ST, 102 West, bathroom fixtures, partitions and plumbing to 8-sty brick apartment; cost, \$2,000; owner, Anna R. Mead, Tarrytown-Hudson, N. Y.; architect, Geo. H. Breed, 36 West 35th st. Plan No. 2893.

88TH ST, 63-65-67 East, remove girders to 1-sty garage; cost, \$1,000; owner, Estate of Elliott F. Shepard, Scarborough, Westchester county, N. Y. Plan No. 2911.

91ST ST, 314 East, mason work, concrete floor to 1-sty frame stable and wagon shed; cost, \$1,200; owner, S. J. Stroh, 314 East 91st st; architect, Herbert F. Tucker, 394 East 150th st. Plan No. 2877.

110TH ST, 236-238 West, girders, reconstruction of front, doors, columns to 2-sty brick moving picture theatre; cost, \$3,000; owner, T. J. S. Flint, 7 East 42d st; architect, Herbert J. Krapp, 116 East 116th st. Plan No. 2884.

129TH ST, 41-47 East, toilet room to 4-sty brick school; cost, \$300; owner, All Saints Church (R. C.), 47 East 129th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2843.

136TH ST, 161 West, store front, plaster block partition, floor to 4-sty brick dwelling; cost, \$500; owner, Ernestine De Lyons, 34 West 136th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 2881.

181ST ST, n e cor St. Audubon av, partitions, plastering, store front, water closet to 1-sty brick store; cost, \$200; owner, Estate of Emanuel Heilner and Moses J. Wolf, 32 East 42d st. Plan No. 2913.

20TH ST, 610 West, marquee to 2-sty brick stores and cafe; cost, \$100; owner, Melville Beams, 110 Hulbert st; architect, Harrison L. Brandt, 48 Marble Hill av. Plan No. 2858.

AV D, 146-150, fireproof stairway, enclosures to 6-sty brick loft building; cost, \$5,000; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2914.

AMSTERDAM AV, 169, store front to 5-sty brick stores and tenement; cost, \$400; owner, James Linden, 171 Amsterdam av; architect, Morris Schwartz, 194 Bowery. Plan No. 2876.

BOWERY, 20, partitions, fireproofing to 4-sty lodging house and store; cost, \$750; owner, Estate of Hyman Schnitzer, 171 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 2886.

BROADWAY, 1985, removal of brick piers, galvanized cornice to 4-sty brick store and lofts; cost, \$325; owner, Samuel H. Martin, 1974 Broadway; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2887.

BROADWAY, 538, fire-escapes, stairs to 4-sty brick factory; cost, \$350; owner, Mary A. L. De Merlemont, Av Iena, Paris; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2848.

BROADWAY, 603, structural iron work on roof to 8-sty brick store and loft building; cost, \$300; owner, Fredk. Ayers, 1004 Oliver Building, Boston, Mass.; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2903.

BROADWAY, 1418, marquee to 6-sty brick store and office building; cost, \$100; owner, Edwin Wolff, Philadelphia, Pa.; architect, Henry Oestricher, 11 East 35th st. Plan No. 2896.

BROADWAY, 1412-14-16, marquee to 7-sty brick store and office building; cost, \$100; owner, Broadway & 39th St Co., 1412 Broadway; architect, Henry Oestricher, 11 East 35th st. Plan No. 2897.

CONVENT AV, e s, bet 130th and 135th sts, stair shaft, doorways, extension of elevator shaft, electric motor and elevator machine to 4-sty brick school and convent; cost, \$4,000; owner, Convent of the Sacred Heart, Rev. Mother Moran, 130th st and Convent av; architect, F. W. Ruin, 624 Madison av. Plan No. 2847.

MADISON AV, 171, cut opening in wall to 16-sty brick office and store building; cost, \$50; owner, Burrell Realty Co., 171 Madison av; architect, Norman H. Huht, 139 West 24th st. Plan No. 2908.

1ST AV, 1549, water closet compartment, partitions to 4-sty brick tenement; cost, \$150; owner, Pauline Larchan, 319 East 57th st; architect, Sol. J. Harris, 1043 Lexington av. Plan No. 2899.

3D AV, 527, windows, skylight, water closet compartments to 4-sty brick store and tenement; cost, \$400; owner, Chas. Hoenninger, 529 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 2852.

3D AV, 2181, store front to 5-sty brick store and tenement; cost, \$300; owner, Samuel Winters, 357 West 118th st; architect, John Brandt, 271 West 125th st. Plan No. 2871.

3D AV, 1447, water closet to 4-sty brick store and tenement; cost, \$100; owner, David Steigerwald, 1572 3d av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2872.

3D AV, 2309, store front, metal cornice to 2-sty frame stores; cost, \$125; owner, Estate of Jos. Kahn, 47 White st; architect, John J. McCoy, 1874 Park av. Plan No. 2880.

3D AV, 1678, new front, partitions, water closet compartment to 5-sty brick tenement; cost, \$1,200; owner, W. D. & F. B. Faris, Belle Haven, Greenwich, Conn.; architect, J. H. Knobel, 305 West 43d st. Plan No. 2921.

3D AV, 2020, store front, new floor to 4-sty brick tenement; cost, \$480; owner, Jos. H. Bearnis, 119 Lefferts pl, Brooklyn; architect, S. J. Stammers, 500 5th av. Plan No. 2912.

5TH AV, 433, store front to 5-sty brick loft building; cost, \$600; owner, Hardman, Peck & Co., 433 5th av; architect, Tron. O. Peterson, 1476 Broadway. Plan No. 2844.

5TH AV, 337-9, store front to 5-sty brick offices and stores; cost, \$400; owner, Estate of Margaret Zborowski, 32 Liberty st; architect, John P. Johnson, 303 East 78th st. Plan No. 2855.

5TH AV, 320-322, store front, iron gratings to 10-sty office building; cost, \$1,000; owner, Mary W. Ball, 347 5th av; architect, David Scott, 119 West 3d st. Plan No. 2891.

5TH AV, 563-569, booths, mezzanine floor, stairs to 2-sty brick store and office building; cost, \$1,800; owner, 5th Av. & 46th St. Co., 567 5th av; architect, Simeon B. Eisendrath, 500 5th av. Plan No. 2907.

8TH AV, w s, 50 s 150th st, new stoop to 5-sty brick tenement; cost, \$25; owner, Louis K. Ungrich, 475 West 144th st; architect, Louis K. Ungrich, 475 West 144th st. Plan No. 2898.

8TH AV, 409, water closet to 2-sty brick motion picture theatre; cost, \$300; owner, Hans Rudolph, 537 West 145th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 2845.

**Bronx.**

KINGSBRIDGE TERRACE, e s 575 n Kingsbridge rd, new porch, new partitions, &c., to 2 1/2-sty frame dwelling; cost, \$1,500; owner, Theo. H. Mulch, on premises; architects, Seifert & Webb, 104 West 42d st. Plan No. 404.

149TH ST, 291, new toilet to 3-sty brick tenement; cost, \$400; owner, Marv Padula on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 411.

165TH ST, 491, new windows, new partitions, &c., to 6-sty brick tenement; cost, \$1,000; owner, Louis Lewan, 74 2d st; architect, Otto Reissmann, 30 1st st. Plan No. 405.

166TH ST, s s, 142 w Prospect av, 1-sty brick extension, 18.6x13, to 3-sty brick school and church; cost, \$600; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 407.

166TH ST, s s, 89 w Prospect av, 2 stories of brick built upon stone foundation of boiler room and sacristies; cost, \$2,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 408.

166TH ST, s s, 173 w Prospect av, new front, brick wall, new foundation to 3 1/2-sty frame rectory; cost, \$1,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 409.

HONEYWELL AV, w s, 83.6 s 181st st, move 2 1/2-sty frame dwelling; cost, \$3,000; owner, Mrs. Maria De Blase, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 403.

OLINVILLE AV, e s, 26 s Lister st, move 2 1/2-sty frame dwelling; cost, \$1,000; owner, North Bronx Realty Co., 2022 Boston rd; architect, F. J. McGarry, Jr., 762 East 219th st. Plan No. 413.

PROSPECT AV, w s, 156.6 s Home st, new floor, new windows to 1-sty frame nicollette; cost, \$300; owners, Sonn Bros., 149 Church st; architect, A. A. Kuttler, 520 West 188d st. Plan No. 412.

ST. ANN'S AV, 283, new beams, new columns, new show windows to 5-sty brick store and tenement; cost, \$2,000; owner, Tuttonia Imp. Co., 204 West End av; architect, Otto Reissmann, 30 1st st. Plan No. 406.

WILKINSON AV, 1661, increase height of walls and new windows to 2-sty frame dwelling; cost, \$800; owner, Louis Steiminger, on premises; architect, M. A. Buckley, 1513 Howe av. Plan No. 410.

**Brooklyn.**

BRIDGE ST, 359, exterior alterations to 6-sty store and dwelling; cost, \$700; owner, Maer Pearl, on premises; architect, Wm. J. Dither, 1 Union sq, Manhattan. Plan No. 5297.

DEAN ST, 2414, extension to 2-sty dwelling; cost, \$750; owner, Dominick Trugals, on premises; architect, Max Hirsh, 391 Fulton st. Plan No. 5219.

DECATUR ST, 732, move two 2-sty dwellings; cost, \$5,000; owner, Ray Streep, 230 Covert st; architect, L. Allmendinger, 926 Broadway. Plan No. 5253.

ECKFORD ST, 173, exterior alterations to 2-sty dwelling; cost, \$300; owner, Patk. O'Brien, 163 Eckford st; architect, John G. Dryer, 75 Oakland st. Plan No. 5222.

FRANKLIN ST, 191, interior alterations to 4-sty tenement; cost, \$350; owner, Rose M. Grace, 64 East 87th st, Manhattan; architect, Jas. McKillop, Jr., 154 India st. Plan No. 5166.

FULTON ST, 574, interior alterations to 3-sty theatre; cost, \$1,200; owner, B. F. Keith's Theater & Realty Corp., 1564 Broadway, Manhattan; architect, Wm. F. McElfrick, 701 7th av, Manhattan. Plan No. 5225.

GRAND ST, 374, interior alterations to 4-sty store and tenement; cost, \$200; owner, Robt. H. G. Murphy, 169 Columbia Hts.; architect, Augustus C. Becker, 312 Grand st. Plan No. 5227.

GRANT SQ., 20, interior alterations to 5-sty club; cost, \$6,000; owner, Unity Club, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 5243.

MONROE PL, 40, extension to 4-sty dwelling; cost, \$600; owner, Kings & Westchester Land Co., 350 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 5247.

NEVINS ST, 197, interior alterations to 3-sty tenement; cost, \$1,800; owner, Henry V. Raymond, 461 East 16th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5259.

RICHMOND ST, 140, interior alterations to 2-sty dwelling; cost, \$600; owner, John Given, 142 Richmond st; architect, Wm. C. Winters, 106 Van Sien av. Plan No. 5246.

RUTLEDGE ST, 96, extension to garage; cost, \$10,000; owner, John Probst, 87 Heyward st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 5127.

SCHOLES ST, 204, interior alterations to 3-sty tenement; cost, \$150; owner, Louis Schenkman, on premises; architect, T. Goldstone, 49 Graham av. Plan No. 5151.

WARREN ST, 460, interior alterations to 2-sty stable; cost, \$150; owner, John Munerria, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5266.

SOUTH 1ST ST, 303, interior alterations to 3-sty tenement; cost, \$200; owner, Robt. H. G. Murphy, 169 Columbia Hts.; architect, Augustus C. Becker, 312 Grand st. Plan No. 5224.

N. 5TH ST, 259, exterior alterations to 3-sty rectory; cost, \$300; owner, Rev. N. J. Pitkin, on premises; architect, Edw. Rose, Jr., 5 Grand st, Elmhurst. Plan No. 5145.

SOUTH 9TH ST, 228, interior alterations to 3-sty tenement; cost, \$500; owner, Harry Scharf, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5231.

EAST 18TH ST, 2666a, move 3-sty dwelling; cost, \$2,600; owner, John A. Kunkel, 1665 Shore rd; architect, Arthur R. Koch, 26 Court st. Plan No. 5254.

W. 31ST ST, 2972, extension to 2-sty dwelling; cost, \$1,000; owner, Henry Argue, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 5196.

EAST 32D ST, 336, extension to 1-sty storage; cost, \$1,200; owner, Geo. L. Von Deylen, on premises; architect, A. W. Pierce, 59 Court st. Plan No. 5245.

38TH ST, 1309, move 1-sty office; cost, \$150; owner, Cath. Nolan, 272 49th st; architect, Jens P. Olsen, 3819 8th av. Plan No. 5287.

CLINTON AV, 405, extension to 3-sty dwelling; cost, \$1,000; owner, Chas. A. Scheien, on premises; architect, F. P. Kelley, 432 5th av Manhattan. Plan No. 5278.

BROOKLYN AV, 249, extension to 4-sty dwelling; cost, \$400; owner, Frank A. Seiah, 249 Brooklyn av; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 5248.

DUMONT AV, 396, exterior alterations to 3-sty tenement; cost, \$500; owner, A. Wittcher, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5113.

KENT AV, 198, roof sign to 5-sty warehouse; cost, \$4,500; owners, Havemeyer & Elder, 129 Front st, Manhattan; architect, Communipaw Steel Co., 95 Liberty st, Manhattan. Plan No. 5264.

KENT AV, 198, roof sign to 5-sty warehouse; cost, \$4,000; owners, Havemeyer & Elder, 129 Front st, Manhattan; architect, Communipaw Steel Co., 95 Liberty st, Manhattan. Plan No. 5265.

LEE AV, 152, exterior alterations to 3-sty store and dwelling; cost, \$200; owner, Miss Nellie Lund, 278 Marcy av; architect, Benj. Finkensper, 134 Broadway. Plan No. 5291.

LONGWOOD AV, n s, 150 e Westchester av, new openings, new flooring, &c., to 1-sty brick theatre; cost, \$5,000; owner, Henry Morgenthau Co., 42d st and Broadway; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 414.

MANHATTAN AV, 16, interior alterations to 4-sty dance hall; cost, \$300; owner, Jos. Niemark, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5115.

MANHATTAN AV, 168, interior alterations to 1-sty theatre; cost, \$300; owner, Alex Reisenburger, 712 Broadway; architect, W. B. Willis, 1181 Myrtle av. Plan No. 5188.

MASPETH AV, 21, interior alterations to 3-sty tenement; cost, \$350; owner, John J. McCanna, 216 Clarkson st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5236.

## Plant Filed, Alterations, Brooklyn (Continued)

PITKIN AV, 1607—Exterior alterations to 3-sty office and dwelling; cost, \$2,000; owner, Bessie Unger, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 5164.

SURF AV, 3313, exterior alterations to 1-sty theatre; cost, \$300; owner, Eliz. E. Hart, Ocean pkwy and Av N.; architect, Jas A McDonald, 2329 Surf av. Plan No. 5147.

THATFORD AV, 61, extension to 2-sty dwelling; cost, \$1,500; owner, Hyman Lino, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 5131.

UNION AV, 268, plumbing to 3-sty tenement; cost, \$150; owner, Jos. Feldman, 412 East 23d st, Manhattan; architect, Saml. Archer, 518 6th st, Manhattan. Plan No. 5299.

WASHINGTON AV, 1479, remove projections to 5-sty brick tenement; cost, \$400; owner, Abram Kaplan, Summit, N. J.; architect, Nathan Myers, Newark, N. J. Plan No. 413.

4TH AV, 280, extension to 1-sty garage; cost, \$200; owner, Jack Terrognia, 282 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5276.

5TH AV, 484, extension to 4-sty tenement; cost, \$1,100; owner, Jas. G. McBride, 415 Ocean pkwy; architect, Jos. Hartung, 548 2d st. Plan No. 5143.

## Queens.

BAYSIDE.—Bell av, e s, 100 n Lawrence boulevard, 2-sty frame extension, 6x12, front store and dwelling, general interior alterations; cost, \$6,000; owner, James Cain, Bell av, Bayside; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1706.

BAYSIDE.—West st, n w cor Broadway, 1-sty frame extension, 10x19, rear dwelling, tin roof; cost, \$150; owner, John Bender, premises. Plan No. 1677.

COLLEGE POINT.—13th st, e s, 175 s 6th av, extension rear dwelling for bedroom; cost, \$200; owner, P. Sperling, premises. Plan No. 1679.

COLLEGE POINT.—2d av, n s, 25 w 7th av, interior alteration to store to provide for living rooms, new plumbing; cost, \$300; owner, H. Tewes, premises. Plan No. 1712.

CORONA.—Shell rd, s s, 50 w Evergreen av, 2-sty frame extension, 23x12, front 2-sty store and dwelling, interior alterations; cost, \$1,000; owner, M. Falco, 173 17th st, Manhattan; architect, A. DeBlasi, Corona. Plan No. 1699.

DOUGLASTON.—Willow st, e s, 365 n Prospect av, 1-sty frame extension, 7x8, rear dwelling, tin roof; cost, \$150; owner, J. Magonan, Willow st, Douglaston. Plan No. 1676.

EVERGREEN.—Decatur st, s s, 200 w Myrtle av, plumbing to dwelling; cost, \$45 owner, F. Nornelka, premises. Plan No. 1680.

ELMHURST.—Trotting Course lane, w s, 702 s Dry Harbor rd, 2-sty frame extension, 75x78, side cow barn, gravel roof; cost, \$5,000; owner, Louis Lachter, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1716.

FLUSHING.—Union st, 71, 2-sty frame extension, 14x10, rear 2-sty store and dwelling, interior alterations; cost, \$800; owner, Herman Marx, 83 Main st, Flushing; architect, H. T. Smith, 159 No. 15th st, Flushing. Plan No. 1698.

FLUSHING.—Main st, s e cor Amity st, erect pit under dwelling; cost, \$120; owner, P. Bach, premises. Plan No. 1704.

FLUSHING.—Murray st, e s, 100 s Beech st, plumbing to dwelling; cost, \$150; owner, Mr. Thompson, premises. Plan No. 1690.

FLUSHING.—Park st, n w cor Congress av, 1-sty frame extension, 12x10, rear, tin roof; cost, \$200; owner, Gaumont Co., premises. Plan No. 1675.

FLUSHING.—Elm st, s s, 240 w Murray st, plumbing to dwelling; cost, \$100; owner, M. Henning, premises. Plan No. 1649.

FLUSHING.—Lincoln st, 110, 1-sty frame extension, 11x10, rear dwelling, tin roof; cost, \$100; owner, Mrs. Annie Craik, premises. Plan No. 1632.

JAMAICA BAY.—Rockaway Point, west shore, 1-sty frame extension, 16x42, side hotel, slag roof; cost, \$200; owner, Niles Freiberg, premises. Plan No. 1671.

LAUREL HILL.—L. I. R. R., s s, n s Creek st, new plumbing to factory; cost, \$250; owner Nat'l Enameling & Stamping Co., premises. Plan No. 1653.

L. I. CITY.—Wilson av, n w cor 18th av, plumbing in dwelling; cost, \$275; owner, M. Sterner, premises. Plan No. 1701.

L. I. CITY.—North William st, s s, 200 w Van Alst av, new plumbing to dwelling; cost, \$150; owner, Mrs. J. Tully, 34 North William st, L. I. City. Plan No. 1658.

L. I. CITY.—Sherman st, e s, 275 n Webster av, new plumbing to store and dwelling; cost, \$250; owner, J. Tverdik, premises. Plan No. 1655.

L. I. CITY.—Webster av, s w cor Hamilton st, new plumbing to dwelling; cost, \$100; owner, J. Disone, premises. Plan No. 1666.

L. I. CITY.—Radde st, 314, install new plumbing in dwelling; cost, \$150; owner, G. Schatz, premises. Plan No. 1678.

L. I. CITY.—9th av, w s, 200 n Vandeventer av, vut new window to dwelling; cost, \$50; owner, M. Hahn, premises. Plan No. 1666.

L. I. CITY.—Orchard st, 12 to 22, erect new water tank on roof of factory; cost, \$1,200; owner, Eastern Warehouse Realty Co., 339 West 32d st, Manhattan. Plan No. 1665.

L. I. CITY.—Jackson av, s e cor Honeywell st, platform to factory; cost, \$200; owner, Ford Motor Co., premises. Plan No. 1680.

L. I. CITY.—9th st, s s, 100 w Vernon av, brick foundation to dwelling; cost, \$275; owner, S. Schultz, premises. Plan No. 1687.

L. I. CITY.—Hancock st, 502, plumbing to dwelling; cost, \$75; owner, Wm. King, premises. Plan No. 1688.

L. I. CITY.—Van Pelt st, 55, plumbing to dwelling; cost, \$75; owner, Mrs. P. Powers, premises. Plan No. 1682.

MALBA.—Center drive, s s, 250 w Malba drive, erect pergola on dwelling; cost, \$50; owner, Malba Estates Co., 47 West 34th st, Manhattan. Plan No. 1681.

METROPOLITAN.—Harman st, s s, 400 w Forest av, new plumbing in dwelling; cost, \$25; owner, V. Hammerich, premises. Plan No. 1669.

OZONE PARK.—Belmont av, n s, 25 e Lawn av, plumbing to dwelling; cost, \$75; owner, S. Musto, premises. Plan No. 1685.

OZONE PARK.—Liberty av, n w cor Ocean av, new foundation to dwelling; cost, \$150; owner, N. Andrea, premises. Plan No. 1709.

OZONE PARK.—Oakley av, e s, 375 s Jerome av, plumbing in dwelling; cost, \$75; owner, T. Wakefield, premises. Plan No. 1694.

OZONE PARK.—McCormack av, w s, 250 n Jerome av, plumbing in dwelling; cost, \$75; owner, M. B. Smith, premises. Plan No. 1695.

RICHMOND HILL.—Brandon av, s s, 4508, plumbing in dwelling; cost, \$75; owner, M. Sacks, premises. Plan No. 1702.

RICHMOND HILL.—So. Vine st, w s, 200 n Liberty av, plumbing in dwelling; cost, \$75; owner, J. Rover, premises. Plan No. 1703.

RICHMOND HILL.—Kimball av, s s, 45 e Spruce st, plumbing in dwelling; cost, \$75; owner, H. Mason, premises. Plan No. 1696.

RICHMOND HILL.—Beech st, w s, 115 n Jerome av, plumbing in dwelling; cost, \$75; owner, N. E. Boell, premises. Plan No. 1697.

RICHMOND HILL.—Jamaica av, 3742, 1-sty frame extension, 3x4, rear dwelling, tin roof; cost, \$100; owner, L. Gardi, premises. Plan No. 1708.

RICHMOND HILL.—Stewart av, s w cor Grant st, plumbing in dwelling; cost, \$75; owner, Lembeck & Betz, 173 9th st, Jersey City. Plan No. 1707.

ROCKAWAY BEACH.—Eldert av, w s, 300 s Rockaway rd, plumbing in dwelling; cost, \$65; owner, G. Olson, premises. Plan No. 1711.

RICHMOND HILL.—Metropolitan av, w s, 150 e Gould st, plumbing to dwelling; cost, \$75; owner, R. Guidano, premises. Plan No. 1691.

RICHMOND HILL.—Grant st, e s, 100 s L. I. R. R., 1-sty frame extension, 40x20, rear foundry, tin roof; cost, \$500; owner, Arthur Muller, premises. Plan No. 1683.

RICHMOND HILL.—Jamaica av, n s, 68 e Chestnut st, new plumbing in two dwellings; cost, \$150; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 1670.

RICHMOND HILL.—Park av, s w cor Ashland av, 3-sty brick extension, 65x47, side factory, tin roof, interior alterations; cost, \$10,000; owner, Wm. DeMuth Co., 507 Broadway, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1674.

RICHMOND HILL.—Division av, n s, 240 e Lefferts av, new plumbing in dwelling; cost, \$75; owner, E. C. Malby, 227 Lefferts av, Richmond Hill. Plan No. 1664.

RICHMOND HILL.—Vine st, 135, new plumbing in dwelling; cost, \$75; owner, J. Allen, 16 Exchange pl, Manhattan. Plan No. 1668.

SOUTH RICHMOND HILL.—Liberty av, n w cor Cedar av, new foundation and other repairs to dwelling; cost, \$1,000; owner, Edw. Newsberger, premises. Plan No. 1663.

RICHMOND HILL.—Beaufort st, s s, 100 w Ward st, plumbing to dwelling; cost, \$75; owner, J. Dannenberg, premises. Plan No. 1651.

RIDGEWOOD.—Bleeker st, n w cor Amory st, interior alterations to dwelling and store; cost, \$75; owner, B. Klee, 14 Kossuth pl, Brooklyn. Plan No. 1684.

WHITESTONE.—Whitestone av, s w cor 8th st, 1-sty frame extension, 14x15, rear dwelling, tin roof; cost, \$300; owner, John Connors, premises. Plan No. 1686.

WHITESTONE.—4th av, w s, and 13th st, 1-sty frame extension, 15x42, rear dwelling, tin roof; cost, \$200; owner, L. Dupey, premises. Plan No. 1692.

WHITESTONE.—10th av, 91, 1-sty frame extension, 8x9, rear dwelling, tin roof; cost, \$35; owner, Chas. Loeschmann, premises. Plan No. 1672.

WHITESTONE.—8th av, e s, 200 n 17th st, interior alterations to dwelling; cost, \$200; owner, G. Camille, premises. Plan No. 1705.

WINFIELD.—Meyers av, w s, 250 s Woodside av, 1-sty added to top dwelling, interior alterations; cost, \$600; owner, Groce & Garbani, 8 Meyers av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1713.

WINFIELD.—Franklin av, s s, w cor Madison av, 2-sty frame extension, 22x26, rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, Jos. Klein, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1715.

WOODHAVEN.—Huntington st, n e cor Spruce st, new foundation to dwelling; cost, \$500; owner, A. Cantor, premises. Plan No. 1710.

WOODHAVEN.—Huntington av, s s, 125 w Ferry st, 1-sty frame extension, 13x20, rear dwelling, tin roof; cost, \$200; owner, A. Armbruster, premises. Plan No. 1700.

WOODHAVEN.—Jamaica av, 1183, 1-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, \$2,200; owner, James Gartner, 1183 Jamaica av, Woodhaven; architects, Maul & McMur, 365 Columbia av, Woodhaven. Plan No. 1657.

WOODSIDE.—Woodside av, n w cor Jackson av, repair chimney to car barns; cost, \$100; owner, N. Y. & Queens Ry. Co., premises. Plan No. 1654.

## Richmond.

BAY ST, w s, 75 n Dock st, Stapleton, new store front to frame store; cost, \$150; owner, Harry Blunna, Stapleton; builder, F. Molinoff, Stapleton. Plan No. 308.

BROAD ST, n s, 150 e Brook st, Stapleton, new store front to frame store; cost, \$400; owner, Chas. Worth, Stapleton; builder, Jas. P. Thompson, Stapleton. Plan No. 302.

CHURCH ST and railroad, n e cor, Tottenville, small spruce addition to frame storage; cost, \$250; owner, Tottenville Copper Co., Tottenville; architect and builder, Chris. Mauer, Concord. Plan No. 296.

GORDON ST, 215, Stapleton, new store front, cement walk to frame store; cost, \$250; owner, Flake Real Estate Co., Stapleton; architect, A. Doerr, Stapleton; builder, F. Molinoff, Stapleton. Plan No. 309.

MARY ST and Laurel av, n e cor, Richmond, 100 ft fence to frame fence; cost, \$150; owner, R. C. Turnbull, 52 William st; builder, John Schroll, Richmond. Plan No. 310.

WARREN ST, n s, 100 n Broadway, West Brighton, partitions to frame store house; cost, \$150; owners, McCrae & Rose, West New Brighton; architect and builder, E. A. Deppe, West New Brighton. Plan No. 305.

CLARE RD, s s, 1700 w Martling lane, New Brighton, small extension to frame chicken house; cost, \$175; owner and builder, Fred. H. Carter, New Brighton. Plan No. 297.

MANOR RD and Brooks av, West New Brighton, cedar novelty siding to frame greenhouse; cost, \$150; owner and builder, A. J. Scott, West New Brighton. Plan No. 304.

MONTGOMERY AV, e s, 150 n Richmond turnpike, Tompkinsville, small extension to frame store; cost, \$80; owner, S. A. Realty Co., Tompkinsville; builder, P. Fiore, Tompkinsville. Plan No. 311.

MERSEREAU AV, 92, Mariners Harbor, 1-sty addition to frame dwelling; cost, \$150; owner, Estate of Eliz. Van Name, Mariners Harbor; builder, M. Van Name, Mariners Harbor. Plan No. 303.

NEW YORK AV, e s, 100 n Cliff st, Rosebank, masonry to brick trap pit; cost, \$50; owner, Mary Harden, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 301.

RICHMOND TURNPIKE, 24, Tompkinsville, 1 elec., non-combust, sign to frame street elec. sign; cost, \$50; owner, M. Rosenholz, Tompkinsville; builder, Federal Sign Co., 1790 Broadway. Plan No. 307.

ST. PAUL'S AV, s s, 50 w Stone st, Stapleton, 2-sty extension and shingle roof to frame dwelling; cost, \$250; owner, A. Schick, on premises; builder, Karlson Bros., Tompkinsville. Plan No. 300.

WESTERVELT AV and Egmont pl, cor, New Brighton, 21 stoop concrete stair to concrete apartments; cost, \$100; owners, A. & D. Huebner, New Brighton; builder, F. Nicholson, Port Richmond. Plan No. 299.

WILD AV, n e cor Richmond turnpike, Port Richmond, new porch to frame store and dwelling; cost, \$150; owner, Geo. Culline, Linoleumville; builder, A. E. Ellis, Jr., Mariners Harbor. Plan No. 312.

WILLARD AV, 80 s Lathrop av, Westerleigh, enlarge porch to frame dwelling; cost, \$415; owner, Anna M. Weishampel, Westerleigh; builder, C. H. Dymott, Westerleigh. Plan No. 298.

5TH AV, n s, 75 w Bismarck st, New Brighton, 1-sty extension and plastering to frame dwelling; cost, \$100; owner and builder, Geo. J. Sullivan, 119 5th av. Plan No. 306.

## 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 25. The location is given, but not the owner's address:*

WEST NEW YORK.—Francesco Malzone, 512 10th st, one 2-sty frame, alteration, \$500; Bernard Hughes, s s 22d st, near Park av, one 3-sty brick, \$8,000.

IRVINGTON.—John L. Zander, 136 19th av, one 3-sty frame, \$6,000.

HACKENSACK.—Cornelius V. R. Bogert, 248 State st, twelve 3-sty brick, \$30,000.

ORANGE.—Joseph Franchino, 48 Cone st, one 3-sty frame, alteration, \$1,000.

JERSEY CITY.—National Corp. of N. J., 765 Ocean av, one 3-sty brick, \$8,000; Abe Gorlin, 64-66-70 Clifton pl, three 3-sty brick, \$84,000.

TOWN OF UNION.—Charles Heintzmann, 524-526 Morgan st, two 3-sty brick, \$16,000; Thomas Denehy, n s Union pl, 430 w of Boulevard, one 2-sty brick, \$7,000.

PASSAIC.—Nathan Riskin, 205-207-209-211-213 Monroe st, five 3-sty brick, alteration, \$3,400.

PATERSON.—William J. Bibbings, 28 Armory pl, one 3-sty frame, \$6,000.

NEWARK.—Isriel Green, 39 Blum st, one 3-sty frame, alteration, \$500; Angelo Colotrello, 37 Nesbit st, one 3-sty frame, alteration, \$800; Elizabeth Kalie, 15 Cedar av, one 3-sty frame, \$6,000; Dina Mull, 916 Bergen st, one 3-sty frame, \$6,000; Richard F. Mattia, 39 Crane st, one 3-sty frame, alteration, \$400; Max Levy, 309 Avon av, one 3-sty frame, \$6,000; John Marlove, 910 South 18th st, one 3-sty frame, \$6,000; Herman Meyer, 323 18th av, one 3-sty frame, alteration, \$2,500.

**APARTMENTS, FLATS AND TENEMENTS.**  
**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, Newark, has completed plans for the 3-story brick flat and two stores at 371 South Orange av, for Louis Zapoikov, 54 16th av, Newark, at an estimated cost of about \$8,000. The owner will build.

**DWELLINGS.**

**MORRISTOWN, N. J.**—Harrie T. Lindeberg, 2 West 47th st, Manhattan, has plans for a 2½-story residence for Frederick P. Humphreys, to be erected here, to cost \$50,000. The architect will take bids about August 25.

**HASBROUCK HEIGHTS, N. J.**—H. Fritz, architect, 237 Main av, Passaic, N. J., has completed plans for four frame residences at this place for C. William Collings, Hasbrouck Heights, N. J., to cost about \$4,500 each.

**SCHOOLS AND COLLEGES.**

**RARITAN, N. J.**—C. W. Eilenberg, Hampton, N. J., was low bidder at \$25,211 for the public school to be erected here for the Board of Education of Raritan, C. Tappen, clerk, Raritan Township, at a cost of about \$30,000. P. C. Van Nuys, Main st, Somerville, N. J., architect.

**STABLES AND GARAGES.**

**RED BANK, N. J.**—Work has been started on alterations to the stable on Tower Hill for Andrew Freedman, 534 5th av, Manhattan, from plans by John H. Duncan, 347 5th av, Harry G. Borden, Shrewsbury, N. J., is general contractor. Estimated cost, \$15,000.

**MISCELLANEOUS.**

**PLAINFIELD, N. J.**—The joint municipalities of Plainfield, North Plainfield and Dunellen, James T. McMurray, 151 North av, Plainfield, chairman of committee, will advertise for bids about September 15, for 4 miles of 42-inch piping disposal plant, gravity system, special automatic machinery to be used in the sewerage disposal plant system at Darling Farm, George W. Fuller, 170 Broadway, Manhattan, engineer. Estimated cost, \$400,000.

**Other Cities.**

**CHURCHES.**

**WATERTOWN, N. Y.**—Norman B. Hayes, 1106 Academy st, Watertown, has completed preliminary plans for a 1-story brick and stone church and Sunday school, on Arsenal st, for the Bethany M. E. Church, Rev. Charles T. Holcolme, pastor, 222 West Lynde st, Watertown; W. J. Greer, chairman Building Committee, 205 Arsenal st, Watertown. Estimated cost is about \$40,000.

**BUFFALO, N. Y.**—The Church of the Immaculate Conception contemplates the erection of a brick addition to its edifice at Edward st and Elwood av. Max Beierl, 405 German-American Bank Building, is architect. Rev. Father Donohue, pastor, is in charge.

**PERSONAL AND TRADE NOTES.**

A GREAT LOCKOUT on the buildings trades of Great Britain is reported from London to be impending.

**DR. CHARLES W. BERRY**, of Brooklyn, N. Y., has recently been appointed Sanitary Supervisor of the New York State Department of Health at a salary of \$4,000 per year.

**CHARLES A. ANDRES**, formerly of the Hale & Kilburn Company, in the sales department, is now connected with the Reliance Fireproof Door Company, Milton and West sts, Brooklyn.

**LOUIS E. EDEN, M. E.**, formerly connected with Cass Gilbert, architect, 11 East 24th st, has opened offices at 1 Madison av, where he will practice as a steam, electric and sanitary engineer.

**BERTRAM G. GOODHUE**, architect, 2 West 47th st, has been selected to prepare the plans for the New York City Building at the Panama-Pacific Exposition. The building will be 120x160 feet and will cost \$50,000.

**R. L. VANIMAN**, formerly associated with Starrett & Van Vleck, architects, has been appointed associate engineer and Western representative of Percival Robert Moses, 366 5th av. His office will be located in Vancouver, B. C.

**HARRY J. MARKS**, manager of New York office of the American Engine & Electric Co., 90 West st, has been promoted to the position of sales manager of the company. His time will be divided between the New York office and the home office at Bound Brook, N. J.

**THE CHESTNUT RIDGE WHITE BRICK COMPANY**, formerly of 122 West 42d st, has opened attractive offices in the Keen Building, West 45th st at 5th av. It will take possession today. The company occupied its former offices for twelve years.

**RALPH ADAMS CRAM**, formerly of the firm of Cram, Goodhue & Ferguson, architects, has been appointed Senior Professor of Architecture in the Massachusetts Institute of Technology. This chair was recently vacated by the resignation of James Knox Taylor.

**ALFRED D. FLINN**, department engineer of the Board of Water Supply of New York City, and formerly managing editor of the Engineering Record, has been appointed deputy chief engineer to succeed Col. Merritt H. Smith, who was recently made the chief engineer of the department.

**COMMISSIONER JOHN T. FETHERSTON'S** plan for a model street-cleaning district has received the endorsement of the Merchants' Association. The initial cost for establishing the proposed model district will be \$253,000. This expenditure, it is estimated, will result in an annual saving of \$50,000 in maintenance charges.

**JOSEPH T. RYERSON & SON** announce that it has established warehouses in St. Louis for the greater convenience of their customers requiring finished steel. It has taken over the plant, merchandise, equipment and good will of the W. G. Hagar Iron Company of St. Louis. It

will be conducted, according to the formal announcement just sent out, as an independent, well equipped steel warehouse.

**THE INSIDE IRONWORKERS** currently reported to be striking for better wages and hours are merely trying to organize into a union. There are already two unions of inside workers, but they do not include the workmen now taking action. The leaders report that their demands are being conceded, and that building operations are not appreciably affected. Only the shops south of 25th street are involved.

**HARRY BURDETT** has resigned as secretary and treasurer of F. A. Burdett & Co., Inc., consulting engineers, of New York City, with whom he has been associated for nine years, and with W. C. Couch and William P. Rand has opened offices at 303 5th av under the firm name of Burdett, Couch & Rand for the practice of architectural and structural engineering. Mr. Couch has been engaged in structural engineering work for fifteen years, the greater part of that time with Post & McCord, of New York City, Fort Pitt Bridge Works, of Pittsburgh, and F. A. Burdett & Co. Mr. Rand has been engaged in engineering work for fourteen years with the Boston Steel & Iron Co.

**JOSE BERRE KING**, head of the firm of J. B. King & Co., leading plaster manufacturers, of No. 1 Broadway, who died April 22, 1913, left a total estate of \$1,531,862, according to a transfer tax appraisal filed this week. The net value was fixed at \$1,290,509. Mrs. Louise W. King, widow, of London, received all personalty, value at \$4,321, and an annuity of \$30,000. Edward D., David W., Elsie, Emma and Mary King, children of Mr. and Mrs. King, each received the income from \$196,869. On the death of their mother they will divide equally the principal of the trust set aside to pay the annuity to Mrs. King. Mr. King owned no realty in New York State. The works of J. B. King & Co., located on Staten Island, manufacture plaster board, plaster of paris and cement. The 4,000 shares of stock held by Mr. King represents two-thirds of the entire stock. Subsidiary companies are J. B. King Transportation Company, Gypsum Packet Company, Newport Plaster and Mining Company, Windsor Cement Company and the Muralo Company.

**SECRETARY HELMS** of the Advisory Council of Real Estate Interests left town yesterday for a vacation which he will spend yachting on the New England coast with John Hays Hammond and a party of friends.

**OBITUARY**

**CHARLES E. COLTON**, one of the foremost architects of Syracuse, N. Y., and well known throughout the central part of New York State, died at his home in Syracuse, Saturday, July 18.

**JOHN M. CROLY**, general contractor, died at his home in Great Neck, L. I., Wednesday, July 22. He was twenty-seven years old and had been interested in the building business with his father.

**THOMAS MARTIN WEEKS**, well-known builder and contractor, of Brooklyn, died at his home, 6 7th av, July 28. He was born at Oyster Bay, L. I. fifty-nine years ago, and had lived in Brooklyn for the last eighteen years. He is survived by his widow and four daughters.

**JOHN BENSON PRESCOTT**, an iron manufacturer, died suddenly Tuesday, July 28, at his home, in Webster, Mass., of heart disease. Mr. Prescott was founder of the J. B. Prescott & Son Foundries in Webster and Douglas, Mass. He retired ten years ago. He was a thirty-third degree Mason and is survived by his widow, a daughter and a son.

**HORACE CROSBY**, civil engineer, died suddenly of heart disease, at his home in New Rochelle, N. Y., Friday, July 24. He was seventy-six years of age and had practiced his profession for many years. During his activity as an engineer, Mr. Crosby laid out many of the exclusive sections of New Rochelle and all of Pelham Manor. His assessment map, which is in use in the Department of Assessments and Taxation of New Rochelle, has been adopted by many other communities. He was at one time president of the Board of Education and president of the Public Library Board of New Rochelle. It was through him that the New Rochelle Public Library was founded. He is survived by his widow, one son and three daughters.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**THE AMERICAN MUSEUM OF SAFETY** will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

**CONVENTION OF CITY MANAGERS** will be held at Springfield, Ohio, August 4-6. C. E. Ashburner, Springfield, Ohio, secretary.

**SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION** will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

**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.

**RECENT INCORPORATIONS.**

**J. B. SHAW & CO.** has been chartered with \$10,000 capital stock to manufacture and install hardwood floors and fancy floorings, with offices in Manhattan. The directors are Alfred Abrams, 50 North st, Mt. Vernon; John H. Martin, 300 Hemmock st, and John B. Shaw, 904 Sterling pl, both of Brooklyn. Lewis & Lewis, 50 Court st, Brooklyn, attorneys.

**F. L. REALTY CORPORATION** is a \$10,000 company chartered to do a realty business, with offices in Manhattan, with Max L. Schallek, 808 West End av; Jos. M. Herzberg, 3495 Broadway, and Julia R. Roth, 145 Lenox av, as directors. Strasbourger, Eschwege & Schallek, attorneys.

**PATTERSON & DULA** have filed incorporation papers as architects and contractors and to manufacture building materials with \$10,000 capital stock with offices in Manhattan. Chas. A. Gill and Robert L. Dula, both of Tarrytown, N. Y., and Chester A. Patterson, New Rochelle, N. Y., directors. W. R. Perkins, 200 5th av, attorney.

**MANHATTAN AVENUE REALTY CORPORATION** has been incorporated with \$5,000 capital stock with offices in Manhattan to do a realty, construction, contracting, general roofing, manufacturing cornices and roofs business. The directors are Abraham Kaplan, 356 West 145th st, Joshua Hammel and Jack Milburg, both of 12 West 103d st. Powers & Kaplan, 154 Nassau st, attorneys.

**UP-TO-DATE BUILDING CO.** has been chartered with \$10,000 capital stock with offices in Brooklyn to do a realty, construction and contracting business. The directors are Parke L. Woodward, 154 Nassau st, Henry H. Merritt, 106 Murray st, Geo. Van Orden, 154 Nassau st, Park L. Woodward, 154 Nassau st, attorney.

**WYONBAY HOLDING CO.** is a \$10,000 company chartered to do a realty and construction business with offices in Brooklyn. The incorporators are Rachel Melnick, 318 East 8th st, Annie Topp and Isaac Topp, both of 671 Glenmore av, Brooklyn. S. A. Telsey, 44 Court st, Brooklyn, attorney.

**M. WHITELAW & CO.** have filed incorporation papers to do general construction and contracting business with offices in Manhattan. The directors are Louis Whitelaw, 45 John st, Max Whitelaw, 26 East 116th st, Simon Wiesenberger, 79 East 108th st. Louis Rosenberg, 116 Nassau st, attorney.

**TRI-CHESTER IMPROVEMENT CO.** has been incorporated with \$20,000 capital stock to do a realty and construction business with offices in The Bronx. The directors are Wm. Buhl, 1940 McGraw av, Jos. Wormser, 234 Willis av, and Wm. C. Koehling, 1941 Benedict av. Wm. Buhl, Inc., 1940 McGraw av, attorney.

**THE FLOY REAL ESTATE CO.** is a \$15,000 company chartered with offices in Manhattan to do a realty, building, contracting and dealing in building material business. Frederic H. Floy, Henry Floy, Grace S. Floy, all of 165 Broadway, and two others, directors. Tallmadge & Foster, 257 Broadway, attorneys.

**E. M. HOUGHTALING & CO.**, manufacturers of brick, cement, general contracting, construction, engineering, realty, brokerage, have been incorporated with \$50,000 capital stock with offices in Manhattan. The directors are Elmer Enfield, Geo. C. Swedberg, and Wm. Sanchez, all of the Woolworth Building. Jos. V. Mitchell, 233 Broadway, attorney.

**HITZEL REAL ESTATE CORPORATION** has been incorporated with \$50,000 capital stock with offices in New York City, to do a realty and construction business with Abram Sebring, 185 Washington Park, Brooklyn, Isabella Rutherford, 1542 Hoe av, Bronx, and Daniel S. Remsen, 34 Sidney pl, Brooklyn, as directors. Remsen & Parsons, 60 Wall st, attorneys.

**Must Replace Steam Pipes.**

The New York Steam Company has been ordered by the Public Service Commission to gradually replace their present antiquated mains with a more modern type, designed to minimize the troubles which have been a source of numerous complaints in the past. The steam companies were placed under the jurisdiction of the commission in 1913, and since that time the commission has made an exhaustive investigation into the methods of operations of this company. It was testified at the various hearings, held by Commissioner Milo R. Maltbie, that the heat from the steam pipes caused thousands of dollars' damage yearly. Asphalt is frequently melted, and this results in injury to the waterproofing of subways. Pavements have been ruined by the heat; and it is difficult for men to work in manholes in the vicinity of the steam pipes. Temperatures of the ground were reported as high as 220 degrees. The company now has 14,567 feet of mains of the modern style construction out of a total of 73,553. The commission's order required that 58,986 feet of the old style be replaced by the modern type at the rate of not less than 12,000 feet a year, beginning September 1, 1914.

—Concrete roads and pavements consumed 1,750,000 barrels of cement in 1912 and 4,200,000 barrels in 1913, according to the Universal Portland Cement Co. This amount of cement would build a 16-foot concrete road, considerably farther than from New York to Chicago.

# BUILDING MATERIALS AND SUPPLIES

## SHORTAGE OF SUPPLY AND FREER BUYING STIFFEN LINSEED OIL AND STRUCTURAL STEEL QUOTATIONS—BRICK EASY

Current Prices of All Basic Building Commodities—War Opinion Divided

**L**INSEED oil jumped in price to 60 cents plus per gallon this week, a total gain of six cents in a fortnight, thus leading every other department of the building material market in price improvement. Heavy buying by shorts and continued depressing reports of the linseed crop were important factors in the East. There are prospects that a still further advance will be reported. Many heavy users of linseed oil are known to have light supplies in hand, and with the prospect of foreign supplies being shut off by reason of the martial state of affairs on the continent, there is reason, according to well-informed interests, to believe that quotations will move up much farther before harvest time arrives.

Common brick prices close the first month in the second half of the year practically at the same basis at which they entered it. The Greater New York Brick Company has just finished a count of the supply in sheds along the Hudson and estimated the number in dealers' hands in the district. The figures seem to indicate that, like the cement market, the over-production has been brought nearer to basic market requirements, through the policy of restricted shipment, so that within the next thirty days there may be a change in quotations upward. Raritan common is firm at \$5.50 to \$5.75 and \$6.25 to \$6.75 yard, Newark, Hudson common is quot-

ed now at \$5.25 to \$5.75, wholesale dock, New York.

Other commodities are nervous on lists. Structural steel is being fairly well taken at the new 1.31c level. There is talk of advancing the price another \$1 west of Pittsburgh and if this is done there may be another slight advance at tidewater, New York.

August lumber lists will show a slight advance in hardwoods, yellow pine, spruce and hemlock. Lath probably will remain stationary. The advance is expected to be \$2 on oak, maple and yellow pine. Spruce is expected to advance a dollar on Eastern Pennsylvania.

This change is due to curtailment of production and a general tightening in market demand. The approach of the fall buying season is also partly responsible for the uplift. Credits probably will continue to be liberal to free buyers.

Building plan filings in the five boroughs during the week ended 3 P. M. yesterday compared with those filed last week follow:

|                | Week Ending, |             |                 |
|----------------|--------------|-------------|-----------------|
|                | July 23.     | July 31.    |                 |
|                | No.          | Value.      | No. Value.      |
| Manhattan..... | 10           | \$728,550   | 11 \$719,000    |
| Bronx.....     | 13           | 435,900     | 21 492,915      |
| Brooklyn.....  | 76           | 582,535     | 129 1,141,200   |
| Queens.....    | 94           | 377,265     | 72 284,463      |
| Richmond.....  | 25           | 137,750     | 31 50,737       |
| Totals.....    | 218          | \$2,260,000 | 265 \$2,688,115 |

### COMMON BRICK.

Sales Exceeded Receipts on Wholesale Market—Rain Checks Riding.

**W**HILE sales exceeded in volume arrivals of common brick on the wholesale market this week, rain cut down the total of brick unloaded from barges to jobs as reported by the Greater New York Brick Company, almost a million and a half. Prices are steady and the demand seems to be gradually getting back to normal.

Official transactions for Hudson River brick covering the week ending Thursday, July 30, 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 24—21. |    | Sold. |
|------------------------|----|-------|
| Arrived.               |    |       |
| Friday, July 24        | 9  | 9     |
| Saturday, July 25      | 5  | 5     |
| Monday, July 27        | 18 | 19    |
| Tuesday, July 28       | 3  | 5     |
| Wednesday, July 29     | 2  | 3     |
| Thursday, July 30      | 6  | 10    |
| Total                  | 43 | 51    |

Reported en route, Friday, July 30—9.  
Condition of market, weak. Prices: Hudson, \$5.25 and \$5.75; Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., July 31, 13.

### HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

|              |           |              |           |
|--------------|-----------|--------------|-----------|
| June 17..... | 1,147,500 | July 24..... | 1,495,000 |
| June 18..... | 808,000   | July 25..... | 361,500   |
| June 20..... | 1,917,000 | July 27..... | 1,648,500 |
| June 21..... | 1,680,000 | July 28..... | 796,500   |
| June 22..... | 1,755,000 | July 29..... | 1,592,000 |
| June 23..... | 1,445,000 | July 30..... | 1,445,000 |
| Total.....   | 9,046,500 | Total.....   | 7,338,500 |

1913.

Left over, Friday A. M., July 24, 75.

| Arrived.           |    | Sold. |
|--------------------|----|-------|
| Friday, July 25    | 7  |       |
| Saturday, July 26  | 5  | 4     |
| Monday, July 28    | 8  | 8     |
| Tuesday, July 29   | 6  | 4     |
| Wednesday, July 30 | 5  | 3     |
| Thursday, July 31  | 11 | 7     |
| Total              | 42 | 35    |

Condition of market, dull. Prices: Hudsons, \$6.75 to \$6.90; Raritans, \$6.50 to \$6.75; Newark, yard, \$8.25. Left over Friday a. m., Aug. 1, 1913, 82.

### OFFICIAL SUMMARY.

Left over Jan. 1, 1914..... 87  
Total No. bargeloads arrived, including left

over bargeloads, Jan. 1 to July 30, 1914.. 899  
Total No. bargeloads sold Jan. 1 to July 30, 1914..... 886  
Total No. bargeloads left over July 31, 1914 13  
Total No. bargeloads left over Jan. 1, 1913, 113  
Total No. bargeloads arrived, including left over Jan. 1 to July 31, 1913.....1117  
Total No. bargeloads sold Jan. 1 to July 31, 1913.....1035  
Total No. bargeloads left over Aug. 1, 1913. 82

### LINSEED OIL STILL HIGHER. Advance Has Reached 6 Cents A Gallon in Last Fortnight.

**W**ITH a total increase in local market prices of six cents a gallon in less than a fortnight in the price of linseed oil, that commodity closed in a very firm position yesterday afternoon at 60 @ — and linseed cake at \$29 and \$29.50.

The buying movement here has improved considerably, but the price uplift has been mainly attributed to scarcity of supply in the West. Toward the middle of the week, when the 60-cent level was reached, paint interests appeared to have come to the conclusion that there was something more than mere market manipulation that was forcing prices up and, in view of the war clouds that were then gathering abroad, paint and other manufacturers using any quantity of this commodity deemed it advisable to come in for supplies more aggressively. The linseed crop will be moderate and there were some in the trade who were ready to venture an opinion that the market is in for some of the highest prices ever known in the linseed oil market. The more conservative, however, admitted that the top probably had not yet been reached.

### IRON AND STEEL.

Drop in Structural Orders Noticeable in Last Few Days.

**S**ENTIMENT in the structural steel market this week was vacillating. Opinion was divided regarding the effect the menacing status of Continental Europe would have upon the domestic steel market.

The Journal of Commerce, in a survey it made of the local market, discovered a significant feature in the mid-week market in the fact of the impossibility of obtaining British charters for transportation of steel products from Europe. It pointed out that recently there has been a fair export trade and the leading interests anticipate a further increase if the movement of freight is not seriously interfered with by political developments abroad.

The response to the recent advance in the price of bars and plates was reported to be satisfactory to the mills in the Pittsburgh district than to those in the East and another advance of \$1 is being talked of for interior points. Railroads continue to be active buyers of plan material for shop work.

### CURRENT WHOLESALE PRICES.

**C**URRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, July 31, 1914.

**BRICK—**  
Hudson common .....\$5.25@5.75  
Raritan common ..... 5.50@ 5.75  
2d hand common ..... 3.00@ —  
Newark (yard) ..... 6.75@ 7.25  
Raritan common ..... 5.50@ —  
Front or face .....18.00@36.00

**CEMENT** (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland .....\$1.58@ nom  
Con. Rosendale Nat. .... .90@ nom  
Alsen's German ..... 2.10@2.15  
Dyckerhoff German ..... 2.10@ 2.15

**CRUSHED STONE** (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in. .... \$1.10  
Trap rock, ¾ in. .... 1.20  
Bluestone, 1½ in. .... 1.05  
Bluestone, ¾ in. ....\$1.15@ 1.30

**GRAVEL** (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. ....\$0.90  
¾ in. .... 1.00

**HOLLOW TILE** (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

**Exterior—**  
4x12x12 in. .... \$0.06  
6x12x12 in. .... .084  
8x12x12 in. .... .102  
10x12x12 in. .... .12  
12x12x12 in. .... .15

**Interior—**  
2x12x12 in. .... \$0.048  
3x12x12 in. .... .048  
4x12x12 in. .... .054  
6x12x12 in. .... .072  
8x12x12 in. .... .096

**LIME** (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing.....\$1.55@ —  
Eastern, common ..... 1.25@ —

**LINSEED OIL—**  
American Seed City Raw.....\$0.58@0.59  
American Seed City Boiled..... .57@ .58

**LUBRICANTS** (Mineral):

Black, refined, summer..... 13 @13½  
Black, reduced, 27 gravity, 35@30  
c. t. .... 13½@14

Black, reduced, 30 gravity, 15 cold test ..... 14½@15  
Cylinder, light, filtered..... 21½@23  
Dark, steam, refined..... 15½@25

Paraffin, high, viscosity..... 19 @26  
23½@24 gravity ..... 15 @15½  
28 gravity ..... 13 @13½

Wax, crude ..... per lb. 3¼@ 3¾  
Refined, 120 m. p. .... per lb. 4¼@ 5  
Refined, 125 m. p. .... per lb. 4¼@ —  
Refined, 130 m. p. .... per lb. 5¼@ 5½

**LUMBER** (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.)  
8 to 12 in. ....\$21.50@25.00  
14 to 16 in. .... 27.50@ 31.50

Heart face siding 4-4 & 5-4.. 29.50@ 30.50  
Flooring, 13-16x2½ & 3 ins.. 15.00@ 28.50  
Heart face siding 4-4 & 5-4.. 29.50@ 30.50

Hemlock, Pa., f. o. b. N. Y. base price per M. .... @ 24.50  
Hemlock, W. Va., base price per M. .... @ 24.50  
Hemlock, Eastern mixed cargoes.. 20.00@ 22.00  
(To mixed cargo price add freight, \$1.50.)

Spruce (W. Va. f. o. b. N. Y., lighterage limits)  
2x4, 18 and 20 ft. .... \$27.50  
2x6, 10 and 14 ft. .... 22.00  
2x8, 12 and 14 ft. .... 23.00  
2x10, 3x10, 10 to 16 ft. .... 27.00

8x8 and under, 16 ft. and under..... 24.00  
9 in., 16 ft. and under..... 29.00  
4x10 to 10x10, 16 ft. and under..... 29.00  
2x12 and 3x12, 16 ft. and under..... 29.00  
12 in., 18 and 20 ft. .... 30.00

Add \$1.00 per M. for each inch over 12 ins.  
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side ..... \$26.00  
4-4x6" merchantable quality..... 26.00  
4-4x8" merchantable..... 24.00  
4-4x10" merchantable ..... 27.00  
4-4x12" merchantable quality..... 30.50

**LATH** (Eastern spruce f. o. b. N. Y.):  
1½-in. round wood .....@ —  
1½-in. slab .....\$4.00@4.10

**PLASTER**—(Basic dealer prices, at yard, Manhattan):  
Masons finishing in 100 lb. bags, per ton..\$10.50

**BLOCKS—**  
2 in. (solid) per sq. ft. .... .06  
3 in. (hollow) ..... .06½  
4 in. (hollow) ..... .07½  
Boards ¾ in. thick, per sq. yd. .... .16

**SAND—**  
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... \$0.50

**SLATE** (Per Square, N. Y.):  
Penn. Bangor Ribbon.....\$4.10@4.75  
Munson, Maine, No. 1..... 5.50@ 7.75  
Munson, Maine No. 2..... 4.50@ 6.75  
No. 1 red..... 10.00@12.00  
Unfading green ..... 4.00@ 6.00  
Genuine Bangor ..... 4.75@ 6.75  
Pen Argyle ..... 4.00@ 6.00  
Vermont, sea green..... 3.00@ 4.20

**STRUCTURAL STEEL** (tidewater) Spot.  
Beams and channels up to 14 in. .... 1.31@ —  
Beams and channels over 14 in. .... 1.31@ —  
Angles 3x2 up to 6x8..... 1.31@ —  
Zees and tees..... 1.31@ —  
Steel bars, half extras..... 1.31@ —

**WHITE LEAD:** Per lb.  
American, dry, car lots.....\$0.07  
In oil, in 100, 250 and 500-lb. kegs..... 0.09  
On lots of 500 pounds or more a discount of ¼c per pound is allowed.

Red Lead and Litherage  
In 100-lb. kegs.....\$0.07  
On lots of 500 pounds or more a discount of ¼c per pound is allowed.