

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 8, 1915

## WAITING FOR WEST SIDE IMPROVEMENTS

Mayor Mitchel Expects an Early Solution, But the West End Association is Skeptical—Plans For Landscaping

ACCORDING to an announcement by Mayor Mitchel the city is about to conclude preliminary negotiations with the New York Central Railroad Company for an agreement concerning the disposition to be made of the tracks along the West Side waterfront. The outstanding features of the new agreements differ materially from those in the tentative one arrived at under the previous negotiations, which were carried on by a committee of the Board of Estimate headed by the present Mayor, and were abruptly terminated when counsel for the West End Association, the Citizens Union and the League to End Death Avenue proved at public hearings that the Terminal Committee was under a misapprehension as to the rights of the railroad company to the lands occupied by its tracks.

So much of the plan as relates to

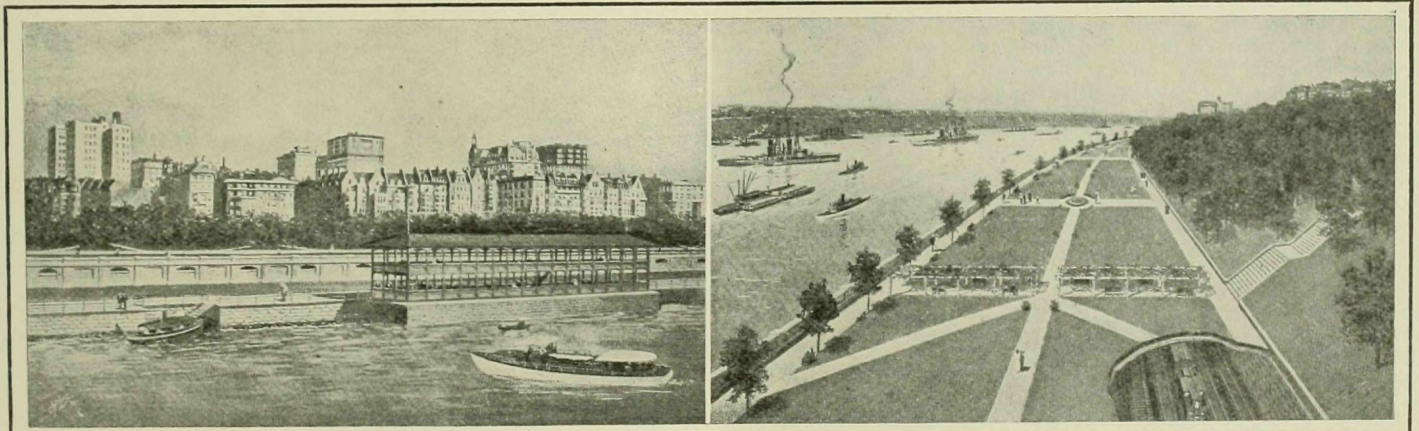
tion is skeptical of the consummation of any plan until the New York Central is pleased to proceed. There is now no compulsion in the shape of a time limit to urge the railroad corporation to hurry along. The Boylan bill, which was prepared by the Law Committee of the West End Association, provided that the Public Service Commission should prepare a plan for the necessary changes in railroad conditions on the West Side.

The West End Association has procured most of the legislation by which Riverside Park has been provided and protected. This great public service entitles the association to consideration. Charles L. Craig said this week that the Boylan bill was modeled after the Buffalo Terminals Commission act, which is operating to free the streets of Buffalo from the traffic of railroads. The plans when made final were to be approved by the Board of Estimate.

That the present Commissioner of Docks and Ferries, Hon. R. A. C. Smith, is not included among those who would destroy the beauty of the park is evident from an illustrated pamphlet (printed at private expense) which he has circulated. It is entitled "In Rebuttal." It shows by means of the illustrations the plans which the Commissioner has for landscaping the lands (hitherto under water) which are now being added to the usable portion of the park. He explains the present status of the improvement and gives assurances of ultimate satisfaction by the public.

### In Rebuttal.

In answer to a criticism that has been directed against the city authorities because of the erection of the disposal building at the foot of 77th street, North river, Commissioner Smith says that in order that the present open dump may



Copyright by Com. R A C. Smith.

Commissioner Smith's plan for a shelter and recreation structure at foot of 79th street.

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Plan for the improvement of the new area north of 72d street, as a river esplanade.

THE NEW RIVERSIDE PARK, WHERE LANDS UNDER WATER WILL BE RECLAIMED AND RAILROAD TRACKS ROOFED OVER.

Riverside Park provides that the rails shall either be covered over or a new road tunneled under the adjacent hillside for the length of the park, down to 59th street or thereabouts; and from that latitude the tracks are to be on an elevated structure to 30th street, and from there southward in a subway.

### Changes in Plan.

The former plan (dated March 27, 1913) provided for a four-track subway from 59th street to 44th street through private property, and from there for an elevated structure to 30th street. Nothing was contained in the former tentative agreement about tunneling Riverside Park as an alternative. It was then planned simply to roof over the tracks where they run through the park lands and extend the parking to the river edge.

Whether the proposition to establish a freight yard at Manhattanville will be renewed will not be regularly made known until the Board of Estimate's committee, of which Mr. McAneny is now chairman, makes its report. Intimations have been given at City Hall that this will soon be forthcoming, but since the defeat of the Boylan bill in the Legislature the West End Associa-

The bill also repealed the act of 1887 under which the waterfront (twelve streets) between 59th and 72d street, has been obstructed and public access cut off. It is very generally conceded that the act of 1887 is unconstitutional. The bill also repealed the act of 1911 under which the Board of Estimate is now carrying on negotiations with the railroad company for a proper disposition of its tracks. Counselor Craig is not sanguine that a solution of the matter can ever be had under the act of 1911.

The West End Association has now appointed a special committee to confer with the railroad and city authorities concerning the plans for landscaping and improving that part of Riverside Park which lies west of the railroad between 72d and 129th streets. The legal adoption of such plans will, Mr. Craig says, effectually check the operations of those who are insistent upon destroying that part of Riverside Park and substituting railroad yards. The law committee of the association has just issued an elaborate report upon the whole matter. It is contained in an illustrated pamphlet of 90 pages and evinces the years of careful attention which the association has given to protecting the most enjoyable park the city possesses.

be discontinued, and to save the city ten thousand dollars a year now paid to a private corporation maintaining an open dump, the engineers of the Dock Department worked out a form of artistic structure suitable for refuse disposal so long as it may be needed for the purpose and then convertible into a shelter.

On completion of the changes south of 72d street (to provide a proper disposal section at or in the neighborhood of 68th street) the building will be vacated by the Street Cleaning Department and put to the uses for which it is ultimately intended.

"Mothers and children will then find shelter from the summer sun and enjoy the breezes and the river view just as well as those who enjoy them from the Columbia Yacht Club property," says the Commissioner.

Commissioner Smith's resignation from the West End Association was announced this week.

The port of New York has 445 miles of direct waterfront. Boston, Baltimore, Philadelphia, and New Orleans have less than 100 miles.

The port of New York has 343 miles of wharfage, more than London, Liverpool and Hamburg combined.

# LOWER BROADWAY CONDITIONS ANALYZED

Statistical Table Shows the Approximate Number of Vacancies—  
Surface Indications Point to an Uplift, Due to New Subway

A STUDY of the renting situation along Broadway, from White street to Astor place, through the wholesale clothing, millinery, etc., districts, is reproduced in statistical form on this page. For several years there has been considerable comment and discussion on the so-called "uptown movement" of commercial establishments and the resultant "abandonment" of downtown locations for places further north. Various individuals, intimate with the situation, have from time to time advanced different theories as to the whys and wherefores of this trend, but no one, so far as can be found, has made a building-to-building canvass to ascertain conditions.

The accompanying table, giving the street number of each structure, its height, and the number of store and loft vacancies, speaks for itself. It will be found that in spite of the popular impression to the contrary, renting in a number of blocks is good and that the number of signs plastered conspicuously on various parts of the building do not in every case indicate that amount of vacancies, but rather the number of brokers who have the property listed upon their books.

A table such as this can, at best, but comprise a survey of only surface conditions; a report of actual occupancy, prospective occupancy or vacancy cannot be attempted, because new leases are constantly being made. Firms are moving out and others moving in; signs are being taken down and replaced by others. Just south of Canal street there has been considerable activity of late, a number of office furniture firms having taken large space in some of the heretofore unoccupied buildings. Farther north, firms which have been established in the side streets are taking lofts on Broadway, with an evident appreciation of the advertising value of having a Broadway address.

A digest shows that there are 206 buildings between Astor place and 8th streets, ranging in height from two to fifteen stories, each having one or more stores on the street floor and lofts or offices above. An examination from the street, without inquiry as to whether or not new leases have been made, will find there are twenty-seven vacant stores on Broadway within these limits, indicating an average of about one store in every eight buildings. Fourteen of these vacancies are within the four blocks south of Grand street, the remaining thirteen stores are in the ten blocks, north of that street. Among the 206 buildings, eight are entirely vacant, thirty-six have but one vacancy, either a store or a loft, and eighty-one are entirely rented. Among this number fourteen are occupied at this time by a single tenant. Twelve buildings have been sub-divided or were originally built for offices or salesrooms.

Several blocks made a good showing in spite of all the talk to the effect that the section is "dead." The east side of Broadway, from Prince to Grand streets, has not a single store vacancy, and not many lofts are to lease. The block on the same side of the thoroughfare from Bond to West 3rd streets is fully occupied. In a row of seven twelve and thirteen-story structures between Prince and Houston streets there appear to be only two lofts vacant and one store. Vacancies seem to be numerous south of Grand street. The street is almost impassable at various points on account of the subway construction.

TABLE SHOWING BROADWAY VACANCIES.

WEST SIDE.				EAST SIDE.				
No.	Height	Stores Vacant	Lofts Vacant	No.	Height	Stores Vacant	Lofts Vacant	
381-3	5	0	1	WHITE STREET	382	5	*0	0
385-9	5	0	**1		384-6	6	*0	0
391	5	0	0		388	5	1	0
393	5	0	0		390	5	0	all
395	15	0	offices		392	5	0	2
					394	5	0	1
					396-8	10	0	offices
401	5	1	offices	WALKER STREET	400	5	*0	0
403	5	1	all		402	5	0	all
405	5	0	0		404	5	1	**1
407-9	5	0	offices		406	5	0	**1
411	5	0	**1		408-10	5	1	all
413	5	0	0	LISPENARD STREET	412	5	0	0
					414	7	0	**1
					416	9	0	**1
419	4	0	**1	CANAL STREET	420-2	under construction		
421	4	0	**1		424-6	6	0	all
423	3	1	all		428-32	6	1	0
425	5	1	0					
427-9.	5	1	0	HOWARD STREET	434-8	9	0	**1
433	5	0	0		440	5	0	1
435-9	4	0	**1		442	4	0	1
441	5	0	0		444	5	0	1
443-5	5	0	0		446-50	5	0	0
447	5	0	**1		452	5	1	0
449	5	0	1		454	5	0	all
451-3	5	1	all		456	5	1	all
455-7	5	0	0	GRAND STREET	458	9	1	0
459-461	5	1	0		462-4	6	0	2
461-7	5	0	0		466-8	6	0	2
469	3	0	0		470	5	0	2
471	5	0	**1		472	5	0	all
473	8	0	**1		474	4	0	all
475	8	0	**1		476	11	0	**1
477-9	5	*0	0		478-82	5	*0	0
481	4	0	0		484	5	0	2
483-5	5	1	1	BROOME STREET	486	6	0	**1
487	12	1	offices		488-92	5	*0	0
489	5	0	0		494	4	0	0
491-3	12	0	1		496	5	0	**1
495-7	7	*0	0		498-500	5	0	**1
499	4	0	0		502-4	5	0	0
501	5	*0	0		506	5	0	1
503-5	5	0	**1		508	5	0	1
507-9	5	0	**1		510	5	0	0
511	5	1	all		512-4	6	0	0
513	6	1	all		516	6	0	0
515-7	6	0	1		518	5	0	0
519	6	0	0		520-2	11	0	**1
521-7	5	1	1	SPRING STREET	524-8	11	1	**1
					530	10	0	**1
529-33	6	0	offices		532-4	10	0	**1
535	5	0	**1		536-8	11	0	0
537-9	5	0	0		540	5	0	0
541	5	0	0		542-4	6	0	2
543	10	0	**1		546-8	5	0	1
545	6	0	1		550	5	0	0
547	6	0	0		552-4	6	0	0
549-55	{ 10	*0	0		556	4	0	1
	{ 12				558	4	0	0
557-9	5	*0	0		560-6	6	0	0
561-3	12	0	**1	PRINCE STREET	568-74	12	0	0
565-7	9	0	**1		576-8	12	0	0
569-71	6	0	0		580-2	12	0	0
573-5	6	0	**1		584-6	12	1	0
577-81	5	0	**1		588-90	12	0	0
583-7	12	1	**1		592-6	13	0	1
589	4	0	**1		598	12	0	1
591	6	0	0		600-2	6	1	**1
593	5	0	0		604-8	7	0	offices
595	4	0	0					
597	5	0	0					
599	5	0	1					
601	2	0	0					
603	8	0	0					
605-9	5	0	offices	HOUSTON STREET	610-4	6	pt 1	0
611-621	8	0	offices		616-8	6	0	1
623	5	1	1		620	6	0	0
625	13	0	**1		622-6	6	0	0
627-9	10	0	0		628-30	6	0	0
631	5	0	0		632-4	12	0	0
633	5	0	0		636-8	12	0	1
635	5	0	**1		640	11	0	1
637	5	0	0					
639	5	0	1					
641	2	0	0	BLEECKER STREET	644-6	8	0	0
643	5	0	0		648	10	0	**1
645-7	5	0	**1		650	5	0	**1
649-51	5	0	**1		652	12	0	1
653-5	5	0	0		654	6	0	0
657-9	6	0	0		656-8	12	0	offices
661	8	0	**1					
663-5	5	0	0					
667-77	7	0	0	BOND STREET	670-4	5	*0	0
679	5	0	0		676	5	*0	0
681	3	0	1		678	5	*0	0
					680	4	0	0
					682	10	0	0
683-5	12	0	**1	GREAT JONES STREET	684	12	0	offices
687-9	6	0	**1		686	5	1	**1
691	6	0	0	WEST 3RD STREET	688	6	0	1
693-7	16	0	**1		690	5	0	0
					692	12	0	0
699	9	0	**1	WEST 4TH STREET	702	8	0	**1
701	5	*0	0		704-6	10	0	**1
703-5	2	0	all		708	10	0	1
707-9	10	0	0		710	10	1	0
711	2	0	0		712	8	0	**1
713	5	0	**1		714	10	0	1
715-7	12	0	1	WASHINGTON PLACE	716	6	0	**1
719	12	0	0		718-720	11	0	**1
721-3	12	0	0		722	8	0	**1
725-7	12	0	0					

\*Occupied by one tenant.

\*One or more lofts vacant.

## SUBWAY EXITS WOULD BLOCK SIDEWALKS

Public Protests Against P. S. Commission's Plans, Which Would Make the Cost of Changes a City Charge—Condemnation Proceedings Advised

**I**N urging that William and Nassau streets shall not be given over to subway entrances and exits, Borough President Marcus M. Marks is receiving pronounced support. It is understood that the Real Estate Board, the Advisory Real Estate Council, the Merchants' Association and the Citizens' Union are moving in the matter, at the instance of many property owners in the section who apprehend that present unsatisfactory plans for access to the subway may not be changed. The lithographed plans show one station on the William street line extending from Wall to John and one other extending from John to Fulton, with entrances at various points, but all situated on the narrow sidewalks, and subtracting from the available width for traffic in streets that are much congested.

Borough President Marks has directed the attention of President McCall, of the Public Service Commission (under date of April 23) to the policy of the city in removing any encroachments and widening roadways in order to make available the full area of the streets for the accommodation of the constantly increasing vehicular and pedestrian traffic. In the widening of the roadway it had on several occasions, he said, been necessary to remove subway entrances and other structures that were a part of the subway. The cost had been a charge upon the community.

### A Wrong Practice.

"An examination of the plans for the subways which are now under construction indicates that the practice is still in vogue of locating entrances and other structures on the sidewalk when their alteration may some time become necessary. While it is realized that the subways are a great public convenience, and even a necessity, it is believed that other space than the public highways should be used for station entrances. It is realized that the acquisition of private property for this purpose will slightly increase the cost of the railroad. It is believed, however, that this plan is more economical than the one now followed, when it is remembered that a great many of these entrances must ultimately be removed in order to provide accommodation for surface traffic.

"The need of the removal of some of these entrances in the uptown sections where the sidewalks are wide has already been felt. At such points as the intersection of Broadway and Fifth avenue, at all the stations on William street, and at other points throughout the city, there should be no encroachment of station entrances on the sidewalks.

### Improper Encroachments.

"The fact that the property owners along William street were only recently required to remove all their encroachments at great cost is all the more reason why the city should not now occupy this space for subway entrances, which it required the property owners to restore to its proper use on the ground that it is needed for purposes of surface traffic.

"An examination of the lithographed plans for the William street subway indicates that in some cases the space between the stairway to the subway station and the curb line is not more than two or three feet. At Pine street, for example, the sidewalk is of insufficient width even at present to accommodate the pedestrian traffic.

"Since the city is the owner of the subways, and since the taxpayers of the city will have to pay the cost of re-

### EASEMENTS BY CONDEMNATION.

**T**HE Railroad and Transportation Committee of the Real Estate Board has unanimously adopted the following resolutions: "That in connection with the construction of subways in William and Nassau streets (being narrow streets) the Real Estate Board of New York believes that the use of sidewalks for entrances and exits would be unwise, and that easements on private property should be condemned; but only sufficient space taken for entrance and exit purposes, and that all entrances and exits should be planned sufficiently wide to satisfactorily handle the traffic."

moving these obstructions at some time in the future, it would seem that provision should be made to locate these entrances outside of the street lines, and that the cost thereof should be made a subway charge to be amortized with the rest of the cost of subway construction, and not be made a general tax upon the community.

"I respectfully call your attention to this matter with the hope that you will still be able to make provision to have these entrances built on private property instead of in the public highway, as shown on the existing plans. The practice of locating station entrances on private property in the City of Boston is general, and has been very satisfactory. The City of New York should be equally able to follow this practice and not appropriate for station entrances space in the public highways which was acquired for other purposes."

### Official Confirmation.

At the office of the Public Service Commission an inquirer was referred by Chairman McCall to Engineer Turner, who confirmed the general understanding that the plans still call for entrances and exits situated within the sidewalk space. No easement had yet been obtained for an entrance into the subway through any adjacent building, and Mr. Turner would not undertake to say what success the commission would have in that respect, or what changes might be made ultimately in the plans. He understood that owners were asking prices for easements that are considered far too high.

The Merchants' Association has formally asked President Marks to cause an examination of the entire subject with a view, if possible, to suggesting some practical alternative which will better meet the needs of the public than will be the case if the entrances are located as is now proposed by the plan of the public service commission.

The matter is being considered by the Railroads and Transportation Committee of the Real Estate Board and a report is expected to be followed by action by the board. This committee consists of E. C. Camman, chairman; A. L. Dean, Sarsfield Doyle, William E. Harmon, Frank R. Houghton, Cyrus C. Miller and Carlisle Norwood.

So far as inquiries by the Record and Guide disclosed, the feeling of owners and business interests along William street is strongly opposed to the use of any part of the narrow sidewalks for

subway entrances. It is the emphatic belief also that now, while the subways are being built, is the time to take the subject up, and that the city should not be put to the trouble and extra expense of changing station entrances after the work has been done. These sidewalks are only nine to ten feet in width, and are not sufficiently wide at the present time to properly handle the traffic. Subway station entrances and exits six feet six inches in width would reduce the space at such points to less than three feet in the clear.

It is pointed out by those who are familiar with conditions that entrances of this width would not be adequate to handle the tremendous crowds which will pour through the Fulton and Wall street stations of the William street subway. Entrances at least ten feet in width will be required to properly handle such traffic, especially at Fulton street, where by reason of a peculiar and unusual condition entrances and exits will be located on the easterly side of the street only to handle both uptown and downtown traffic. To give the public the facilities it requires these entrances should properly be made twelve to fifteen feet in width.

### An Engineer's Suggestion.

A plan for the relief of conditions, that has caused a great deal of comment, is that of Maurice Deutsch, consulting engineer, who believes it is practicable to close William street to business vehicle traffic during certain hours and use both the sidewalk and roadbed for pedestrians. This would give forty feet of space from building to building and permit ten-foot subway entrances in the middle of the street with fifteen feet on each side for traffic. The claimed advantages for this plan are that street conditions will be improved, adequate entrances to the subway can be arranged for, and there will be no necessity for the city to condemn easements for entrances and exits.

In this connection it is pointed out that William street, south of Fulton, is now given over almost entirely to office buildings. The property not so improved is used largely by tenants who do not require cartage and shipping facilities. The stores along William street, south of Beekman, outside of the built-up section, where insurance interests predominate, are occupied by tailors, restaurants, lunch rooms, cafes and the like. The upper portions of these old buildings are generally given over to jewelry manufacturers and for semi-office and manufacturing purposes. There are probably not half a dozen firms remaining on William street who require cartage and shipping facilities.

If the Deutsch plan is not practicable from a legal viewpoint, then downtown interests will insist that arrangements be made, by condemnation proceedings or otherwise, so that entrances sufficiently wide will be provided.

### Action by the Real Estate Board.

The Railroad and Transportation Committee of the Real Estate Board, of which E. C. Camman is chairman, has unanimously adopted a resolution opposing sidewalks in William and Nassau streets for subway purposes. In discussing this matter, Mr. Camman stated that on account of the large traffic in William street and the fact that the sidewalks at the present time are not of sufficient width to handle the traffic during the busy hours, that the public and real estate interests should insist that these subway entrances be kept off William, Nassau, Fulton, John and Pine streets.

## AN EXTRA LEGISLATIVE SESSION?

It Will Be Necessary If Appropriations Are Greatly Reduced—Resolutions in the Constitutional Convention

**H**EARINGS will begin next Monday before the Governor at the Capitol on the State appropriation bills passed hurriedly in the closing moments of the session. The Governor has caused to be summoned to the hearings the head of every State department, thirty-two in number, to prove the need of each and every item in the bills.

Every citizen interested in the tax budgets, city and State, will be welcome at the hearings. There should be a large delegation to represent New York City. If the hearings are conducted upon sound business principles, with the books wide open for taxpayers to see, it will, indeed be a revolutionary proceeding in this State, and probably means a really big reduction in the amount of the appropriations.

President McAneny says the State appropriation bills amount to more than \$93,000,000, to which must be added the \$27,000,000 for canal construction, which might be granted by the referendum in November. Together these reach the total of \$120,000,000—more than twice the amount of appropriations of 1910.

### Perhaps an Extra Session.

A bill is awaiting action by the Governor providing for a direct tax of 1.7. If, after an exhaustive scrutiny of every appropriation item, it is found that a substantial sum may be saved, it is probable that an extra session of the Legislature will be called.

### Called to the Flag.

The Advisory Council of Real Estate Interests is urging upon all property owners and taxpayers' associations the necessity of appearing in Albany next week at the series of public hearings to be given by the Governor upon the financial bills now before him for approval. During the controversy between State and city officials, as to the need of a direct State tax, the special committee of the Advisory Council upon this matter was assured by the Governor that these hearings would be granted to the property owners, in an effort to lighten their tax burdens. Although it seems reasonably certain that a direct State tax is inevitable, nevertheless the Advisory Council believes that radical economies can be effected in the appropriations made.

With this in view, this special committee of the Advisory Council, which consists of Messrs. Cyrus C. Miller, chairman; Willard V. King, Alfred E. Marling and Thomas M. Mulry, has been carefully analyzing the different items of the State budget. Although the entire subject has been somewhat confused by political partisanship, nevertheless many of the appropriations, particularly for administrative purposes, are susceptible to reduction. However, nothing can be effectively accomplished by vague generalities. Actual facts, substantiated by practical reasons, must be adduced by all property owners if any success is to be obtained through being represented at these hearings of the Governor. It must be remembered that although New York City pays 70 per cent. of this direct State tax, nevertheless this tax levy will also bear heavily upon property owners upstate also, another will doubtless be represented at these hearings before the Governor.

### More Bills Signed.

The Mayor signed the bill empowering the Board of Assessors to award damages to property owners near the Brooklyn terminal of the Manhattan Bridge who had been injured by the change of grade on the approaches.

Mayor Mitchel vetoed the bill for the widening of Coney Island Creek. He explained that the bill did not provide any means for the payment of the cost of the construction of the proposed ship canal between Gravesend and Sheepshead Bays, which would be the result of the work projected. The city just now could not undertake so expensive a piece of work, and the property-owners along the route had not expressed any willingness to pay for it.

### For the Industrial Board.

Albany advices say that it has practically agreed that John Mitchell, James M. Lynch and J. Mayhew Wainwright will be three of the five members of the State Industrial Commission, which is to administer the work of the Workmen's Compensation Department and the Labor Department. Mr. Mitchell, who is a member of the Compensation Board, will be head of the new government branch; Mr. Lynch, present Labor Commissioner, will have charge of the labor branch of the new department.

### Home Rule Expected.

An amendment demanding clean-cut home rule for New York City was laid before the Constitutional Convention by Senator Robert F. Wagner. It prohibits legislative enactments that have reference to any special city. It forbids the Legislature to provide for the filling of any municipal office now existing or hereafter to be created, except by an election within the municipality or by appointment of an official thereof. Absolute self-government is expressly given to all cities by the provision that they shall have the power to organize their own municipal government.

James L. Nixon, of Buffalo, submitted a proposition prohibiting the exemption from taxation on any real property, except that owned by the Federal, State, county and municipal governments in this State.

A new form of short ballot proposed by Edward N. Smith, of Watertown, gives the Governor, Lieutenant-Governor, Comptroller and Attorney-General a four-year term instead of two. Under Mr. Smith's plan the Governor would name a secretary for charities, a secretary for commerce and labor, a secretary for defense, a secretary for finance, a secretary for the interior, a secretary for public works and a secretary of state. They, with the superintendent of public instruction, would comprise the Governor's cabinet.

Chairman Seth Low, of the Cities Committee, announced that on Tuesday, May 11, that committee would have its first public hearing. Up to date the only resolution to be referred to this committee is the Wagner proposal for home rule for cities.

Senator Wagner offered a resolution which exempts all State lands from taxation by towns and counties.

Arthur J. Baldwin introduced a resolution which provides that no bill levying a direct tax shall be passed by the Legislature unless it receives the assent of members of the Senate representing districts in which the assessed valuation of taxable property shall be at least 40 per cent. of the total assessed valuation of such property in the State. This would mean that such a measure would have to have the support of more than half the number of the New York members.

## SUB-METER TARIFF ORDERED HELD UP

Pending Further Negotiations Between the Companies and Wholesale Consumers of Lighting Current

A special committee of the Real Estate Board, with Charles Griffith Moses as chairman, which recently took up with the Public Service Commission and the lighting companies the question of a new rule of the commission reducing the retail rate for lighting current, has obtained a postponement of this arrangement for thirty days from May 1, with the prospect of a further adjournment pending the adjustment of certain phases of this matter.

A new ruling of the Public Service Commission provided that the retail rate for current furnished by the New York Edison Company and subsidiaries should be reduced to 8 cents per k.w. beginning May 1, but this rule did not materially affect the wholesale rate made by lighting companies. Aside from the ruling of the commission, the lighting companies promulgated an order, also to go into effect on May 1, that the wholesale consumers should be furnished with but one light and one power meter for each contract, and that all additional meters must be purchased by the consumer. This rule also required that these meters must be maintained, tested and read by the consumer.

It has been the custom, and the policy of the lighting companies, for owners of large apartments to make a special contract with lighting companies assuming the financial responsibility for the entire current consumption of the building and retailing the current to their tenants at regular lighting company rates and supplying tenants with certain types of lamps at the owners' expense.

The lighting companies under this arrangement furnished and installed all meters and read them, and in case of a controversy as to the accuracy of a bill rendered, furnished disinterested and expert evidence which, generally speaking, was accepted as final and conclusive. The lighting companies were relieved of a considerable overhead expense in not having to deal with a number of small consumers. They were also freed from the danger of financial loss through uncollectable accounts.

Under the new ruling of the lighting companies, which was to have gone into effect on May 1, the wholesale consumer would incur large expenses for the purchase of meters and for reading and testing them. There is also the prospect of many disputes between landlord and tenant, meantime the lighting companies will receive as much as formerly for their electric current.

The owners of large buildings feel that this ruling means the shifting of the burden from the lighting companies to the wholesale consumer. The lighting companies take a somewhat different view of the case. Precisely what will be the outcome of the representations made by the Real Estate Board's Committee cannot now be stated, but it is believed that some reasonable adjustment of the matter will result. The other members of the Real Estate Board's Committee are Charles A. Cone, Irving S. Whiting, Charles E. Duross, F. R. Wood, A. L. Babcock and Benjamin Mordecai. The action in no way affects the rest of the new tariff.

## WHEN BUILDINGS MUST BE FIREPROOF

A New Classification of Buildings for the Building Code—Fireproof Restrictions—Fire Protection Convention—Inspectors' Conference

An ordinance in relation to the classification of buildings prepared in the Building Committee of the Board of Aldermen was introduced at this week's meeting of the board. Buildings are classified, first, according to occupancy, as Public Buildings, Residential Buildings and Business Buildings; and second, according to their construction as Fireproof, Non-Fireproof and Frame.

Fireproof construction will be required as follows:

a. Every public building over 20 feet high, in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained under legal restraint;

b. Every other public building over 40 feet in height, or exceeding 5,000 square feet in area;

c. Every residence building, except tenements, over 40 feet in height and having more than 15 sleeping rooms;

d. Every tenement house exceeding six stories or parts of stories as provided in the Tenement House Law;

e. Every residence building having more than 15 sleeping rooms and exceeding 2,500 square feet in area, unless divided by interior partition walls of approved masonry or reinforced concrete into sections of less than 2,500 square feet area;

f. Every other residence building over 75 feet in height;

g. Every garage within the fire limits; every garage within the suburban limits exceeding 600 square feet in area or 15 feet in height, or not located as provided in §91 of this chapter; and every garage, outside these restricted areas, over 40 feet in height;

h. Every business building used for a hazardous trade as indicated in §§ 171 and 212 of chapter 10 of this ordinance;

i. Every building over four stories in height used as a factory as defined in the Labor Law.

j. Every building or structure within the fire limits or the suburban limits used as a grain elevator or a coal pocket.

k. Every business building over 75 feet in height (as in the existing law).

l. Every business building within the fire limits or the suburban limits exceeding, when located on an interior lot or when facing on only one street, an area of 7,500 square feet, or when facing on two streets an area of 12,000 square feet; or when facing on three or more streets an area of 15,000 square feet, provided that when any such building is equipped throughout with an approved system of automatic sprinklers, fireproof construction shall be required only when the areas exceed double those herein specified for the respective conditions, and provided also that when any such building is divided by approved interior fire walls, fireproof construction shall be required only when any undivided area exceeds 7,500 square feet. Buildings of greater areas than herein specified for the respective conditions may, considering location and purpose, be constructed non-fireproof by special permission of the superintendent of buildings, provided they do not exceed two stories in height.

§ 71. Construction. 1. Classes of construction. For the purposes of this chapter all buildings or structures coming under its provisions shall be classified, with respect to construction, as fireproof, non-fireproof and frame.

2. Fireproof. Buildings or structures which are constructed throughout of materials that will effectively resist the action of fire as more specifically provided

in Article 17 of this chapter, and in which wood or other combustible material, so far as permitted by this chapter, is used only for window frames, sashes and doors with the trim around the same, and for other inside finish, flooring, sleepers, door bucks and grounds, are deemed to be fireproof.

3. Non-fireproof. Buildings or structures which do not conform to the requirements for fireproof buildings or structures as in this section provided, but which are enclosed with walls of ap-

proved masonry or reinforced concrete, and constructed otherwise in accordance with the provisions of this chapter, are deemed to be non-fireproof. (See also City Record, May 6, and Record and Guide, March 6.)

### Excavations and Foundations.

The ordinance in relation to Excavations and Foundations was reported out of committee for final passage this week in the Board of Aldermen. (See Record and Guide, April 3, page 569; and City Record, May 6.)

## FIRE PROTECTION CONVENTION

Subjects to Be Reported on Next Week  
—Building Inspectors' Conference

The nineteenth annual meeting of the National Fire Protection Association will be held in the Banquet Room, eighth floor of the Hotel Astor, next Tuesday, Wednesday and Thursday, and on the following day there will be a conference of Building Commissioners and Inspectors. President Robert D. Kohn will preside at the convention. F. J. T. Stewart is chairman of the executive committee.

At the Tuesday morning session the following committees will report: Canadian Committee, John B. Laidlaw, chairman; Public Information, Franklin H. Wentworth, Boston; State Fire Prevention Associations, Thomas R. Weddell, Chicago; Field Practice, C. H. Patton, Cleveland; Electrical Committee, F. E. Cabot, Boston; Blower Systems, A. M. Feldman, New York.

At the afternoon session of Tuesday the opening address will be delivered by Frank Irving Cooper, on the subject of the Status of School House Construction in the United States. There will be reports at this session from the following committees: Safety to Life, H. W. Forster, Philadelphia; Fire-Resistive Construction, Ira H. Woolson, New York; Uses of Wood in Building Construction, Julius Franke, New York; Automatic Sprinklers, C. L. Scofield, Montreal; Standardization of Pipe and Pipe Fittings, Charles A. Olson, Boston.

At the Wednesday morning session committees will report on the following matters: Explosives and Combustibles, Charles A. Hexamer, Philadelphia; Fire Protection Coverings for Window and Door Openings, W. C. Robinson, Chicago; Tanks, Gorham Dana, Boston.

### Come to the Luncheon.

At 1 o'clock on Wednesday at the Hotel Astor there will be a luncheon under the auspices of the New York Chapter, N. F. P. A., at which the topic will be Fire Prevention and the Business Man. The speakers, on this occasion, will be Acting Mayor McAneny, Allan Robinson, and Franklin H. Wentworth. R. P. Miller, of New York, is president of the New York Chapter.

An interesting feature of the luncheon will be an illustrated talk by James E. Latta on the great work of the Underwriters' Laboratories in the cause of fire-prevention. A general invitation is extended to the public to attend the luncheon. (\$1.50 per plate.)

The local committee in charge of the arrangements for the luncheon is composed of Messrs. J. P. H. Perry, of the Turner Construction Company; L. I. Neale, of the J. B. King Company; F. J. T. Stewart, of the Board of Underwriters; E. R. Hardy, of the New York In-

urance Exchange, and President R. P. Miller.

At the afternoon session of Wednesday there will be a round-table discussion of practical problems in building regulations. Sydney J. Williams, of Madison, Wis., will preside. There will be five minutes' talk on the following topics: Uniformity in Building Laws, How Far It Is Possible and Desirable; Relation of State and City Building Codes; Relation of Building Codes and Architects' License Laws; Discretionary Powers of Enforcing Officials. Also special topics to building officials, such as the Availability of Window Protection for Hotels and Apartments and Sub-Standard Stair Enclosures for Low Grade Buildings.

On Thursday morning committees will report on the following subjects: Signalling Systems, Ralph Sweetland, Boston; Standards, W. C. Robinson, Chicago; High Pressure Fire Service Systems, H. B. Machen, New York; Fire Pumps, H. O. Lacount, Boston. There will be a round-table discussion at this session on the subject of Private Fire Supplies from Public Mains, with special reference to automatic sprinkler connection to High Pressure Fire Service Systems. Committees will also report on the following matters: Hydrants and Valves, H. O. Lacount, Boston; Manufacturing Risks and Special Hazard, Benjamin Richards, Boston; Laws and Ordinances, Charles H. Lum, New York; Uniform Requirements, Gorham Dana, Boston.

### Building Commissioners and Inspectors.

In connection with the Convention of the National Fire Protection Association there will be a conference of building commissioners and inspectors from the principal cities of the United States. The conference will open at the Hotel Astor on Friday morning. Ex-Supt. Miller, of New York, will call the meeting to order.

At the building commissioners and inspectors' conference Supt. Carlin, of Brooklyn, will open a discussion on the subject of Hollow Tile for Outside Bearing Walls—should it be permitted? Prof. Woolson will speak on Uniformity and Mr. Lawrence Veiller on Building Inspection in relation to Housing.

The questions which this Conference will discuss include:

First, technical details of fire protection, sanitation, and structural safety, for the protection of both property and life—what protection is ideally desirable, and what can a building code reasonably require;

Second, questions of administration—relation between state and city authorities, discretionary powers, etc.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The new Fifth avenue is being blighted by the same pest that ruined the lower section for retail trade. Factories are necessary and valuable in their place, but they should be kept there. The need of a district commission with moderate police power to keep things in their right place is seen more plainly every day.

The Chelsea and Greenwich sections even now offer many opportunities for speculative building and will be very active when the Seventh avenue subway is ready. Proximity to business is an advantage to some people superior to any that distant sections offer, and consequently the comparatively few modern apartment houses in the two old villages are, according to all accounts, remarkably well occupied.

Taxation without representation has always been resented by the American people. Yet, when have property interests been sufficiently represented on any public board empowered to levy taxes, impose occupancy limitations or direct structural alterations? The probabilities are strong that no bonafide business man, builder or real estate expert will be appointed to the new Industrial Board.

The city of Newburgh voted at a general election held last Saturday to adopt the city manager form of government, which means a government on business principles only, as opposed to a government for political ends. General Frederick Smith, U. S. A., recently retired, a native of the town, is likely to be tendered the commission of City Manager. Under an expensive system of government, for a small city, taxes and rents have mounted there to a level which aroused the citizens to action.

### Delayed Terminal Improvements.

Preventing legislation which would have charged the Public Service Commission with the duty of preparing plans for the West Side terminal improvements within a specified limit of time has put a responsibility upon the city administration which property interests fear it may not be equal to in view of the non-success of its efforts heretofore. Nine years have now elapsed since the first Act was passed by the Legislature directing the removal of the railroad tracks from the surface of the West Side avenues, and nothing final has yet been accomplished. The Mitchel committee of 1913 failed because it had a wrong conception of the respective rights of the city and the railroad company to the lands in question, and carried on the negotiations as a suppliant instead of as the owner of four-fifths of the right-of-way.

But for this misunderstanding the committee would surely not have written into the tentative agreement with the railroad company the concession for a great railroad yard at Manhattanville that would have ruined property values not only along Riverside Drive north of the Valley but for a considerable distance westward, and wherever the midnight noises of rumbling cars, shrieking locomotives and bellowing cattle would have disturbed the rest of the surrounding population. Such important public business as the laying out of a terminal system intended to completely reorganize freight-handling for the city might very well have been entrusted to the Public Service Commission and its corps of engineers when armed with a law requiring the railroad company to come to terms within a reasonable period. Nothing can be done under the existing law without the assent of the railroad company, and the misfortunes which have so far attended the negotiations carried on from City Hall under such a handicap would have amply justified a change.

That delay in the completion and approval of a final plan for the improvements is not unattended with danger to the rights of the public in the park is evidenced by the attempt made in 1913 to repeal the law under which the lands under water west of the railroad tracks between 72d and 129th streets are held as a trust for park purposes. No one could be found to acknowledge the authorship of the bill, which would have permitted the park lands to be set apart for "such purposes as may be designated by the Board of Estimate." One of these purposes undoubtedly was commercial wharfage and railroad trackage. Strange as it may seem to the general public, constant vigilance has for many years been required on the part of the West Side property owners, and especially the West End Association, to detect and frustrate by public exposure the subtle attempts to take the park frontage for railroad and dockage purposes. The city while possessing more miles of waterfront than any other port in the world is undoubtedly in need of more wharfage for deep-sea vessels, for much of the present wharfage room is monopolized by railroad companies, while channel obstructions, which it is the duty of the United States Government to remove, render miles of frontage useless for ocean commerce.

While the citizenry will hope for the best from the Board of Estimate, they are very doubtful that the board is capable of handling the negotiations for the reorganization of the waterfront with finality, as the Public Service Commission would have been able to do. Mayor Mitchel was not adverse, as he said, to having the whole matter of West Side improvements turned over to the commission, and no doubt the general public would have insisted with success on this had there been timely notice of the pendency of the bill.

### There Remaineth a Hope.

Even though the State appropriation bills which have passed the Legislature and will be the subject of hearings before the Governor next week should be

pruned to a considerable extent, the direct tax at the rate of \$1.70 per thousand would remain to be collected, unless the Legislature is reconvened to amend the resolution fixing the tax rate so that it will be in accordance with the reduced appropriations.

An extra session of the Legislature, when it will have opportunity of taking a sober second thought, is a probability at the moment which affords taxpayers a reason for taking new courage.

Another and larger reason for hope is found in the Constitutional Convention, where resolutions already offered provide for home rule for New York City and a more economical administration of State affairs. Whatever the Legislature may or may not do to reduce the burden of taxation, there is almost a certainty that the fundamental law of the State will be so changed and modernized, as the result of the work of the convention, as to provide for property interests in the future the fullest protection compatible with reason and justice.

### A Modern Praetorian Guard.

All over the country taxpayers are revolting against the increasing cost of municipal government. In the past decade there has been a remarkable expansion of city pay rolls and a consequent increase of taxation and rents unwarranted by a corresponding increase in population, buildings and wealth. With a desire to make as many places in the public service as possible, political leaders have encouraged the smaller cities to extend public works and services in emulation of their larger neighbors, and many of them now have municipal organizations of a size sufficient for cities of several times their population. Larger sums are being spent for education, police, fire departments, charity, sanitation, and public works than most towns can afford, and the consequence has been the coming together of citizens in mass meetings and the forming of taxpayers' and rentpayers' leagues in towns where such societies were never known before; and they have demanded and obtained at the polls forms of government more economical than the old ones.

Citizens, irrespective of party, who had never taken much interest in local government, have thus been drawn together in helpful fellowship in hundreds of cities, to prove that American government cannot be a failure while the people retain the power to expel a system of civil service when it proves unresponsive to their will. Revolutions of this kind have occurred in so many places where they were deemed impossible that there remains no warrant to think that New York City will never get a change from the sort of government which over-regulates and over-taxes.

In contrast to the new fellowship among citizens for the general good is the new movement among city employees here to organize into one body, presumably for the protection of their places in the civil service. No one will dispute their right to peaceable assemblage and the use of honorable means to maintain themselves, any more than he will challenge the right of business men to seek legislation for relief from abuse by regulation and confiscatory taxation. It is hoped, however, that the city employees will not be like the Praetorian Guards who acquired a dangerous power in ancient Rome and exercised it in a most unscrupulous manner, deposing and elevating emperors at their pleasure, and demanding from aspirants for imperial dignity liberal donations in return for their favor. Or, like the Janissaries of Constantinople, those organized public servants who finally conducted themselves with such extreme violence toward civilians that they were driven out of the city.

Ninety thousand men and women, with their relatives and friends, would make a formidable army for civilians to oppose in a political war. Even now they constitute a potential political force which city administrations have ever had the greatest consideration for, even at the

expense of the civilian body. Unfortunately their numbers far exceed the reasonable requirements of the municipal corporation in times of financial stress, and the excess is not only the cause of an excessive outgo for salaries, but a reason for the city doing unwarrantable things. Property owners have, for humane reasons, hesitated to demand formally a reduction in the force, but different feelings may be aroused if they find that a Praetorian guard has really been organized to oppose their demands for relief. Any unpleasant overturn in the city government would be regrettable, and wise public officers, of both city and State, will always avoid compelling the citizenry to resort to their extreme constitutional rights.

**The City's Rights in the South Brooklyn Waterfront.**

*Editor of the RECORD AND GUIDE:*

In my last letter I stated that the land to be taken by the city for a freight terminal below original low-water mark, on the Brooklyn shore, was filled in (under Chapter 202 of the laws of 1847) with the exception of a block and a half at the southeast corner of the tract, south of Sigourney street, on Halleck and Court streets, which was filled in under Chapter 184 of the laws of 1851. Permit me now to set forth the title of this block and a half, and show whether the condemnation proceedings, now pending, have safeguarded the interests of the city, as future owner of this land, to be used for a freight terminal, any better than they appeared to do for the rest of the land, as shown in my last two letters.

Chapter 202 of the laws of 1847 permitted the erection of wharves, etc., to the south side of Sigourney street; the rights of the wharf-owners, down to this line, were considered in my last letter to you. The rights of the occupants, from the south side of Sigourney street to the south side of Halleck street, and between Court street and Henry street basin, will be considered in this letter.

All of the land in question was below original low-water mark; the title was therefore vested in the State of New York—People, etc., vs. Staten Island Ferry Company (68 N. Y. 76). The State of New York enacted Chapter 184 of the laws of 1851, entitled "An act to authorize the owners of land fronting on Gowanus Bay to build docks, wharves and bulkheads, piers and basins in front of their lands in said bay, in the City of Brooklyn and part of New York."

The act provides: "It shall be lawful for the owners of land fronting on the water . . . and their heirs and assigns, to erect, etc., docks, etc., on the land under water in front of their lands in the City of Brooklyn." Then follows description of a line which would include the block and a half under consideration, between it on the south and the line authorized by Chapter 202 of the laws of 1847 on the north; the section closes with the words: "And it shall be lawful for the said owners, their heirs and assigns, to charge and receive reasonable dockage and wharfage from all persons using any of the wharves, bulkheads, piers and basins that may be constructed in pursuance of this act."

It is evident that the act of 1851 is as far from giving ownership in the land under water to the persons who are authorized to build the wharves, south of Sigourney street, as was the act of 1847 in granting such ownership over the land under original low-water mark, north of Sigourney street, as set forth in my last letter.

All of the remarks in my last letter, showing the difference between ownership in fee simple absolute, and easements to build wharves on land under water, belonging to the State, therefore apply to the block and a half now under consideration, and for the reasons set forth in that letter, the proceedings to condemn the rights of the persons in possession, as though they owned the fee should be reopened and the rights of the city asserted. It should be remembered that the act of 1847 required the

consent of the City of New York to the extensions of wharves, and that no such consent has been shown, in these proceedings, and that probably none was ever given. In that case the erection of wharves, etc., under the act of 1851 was unauthorized, as it could only be asserted by persons having complied with all of the requirements of the act of 1847, which extended the bulkhead line to the south side of Sigourney street.

Moreover, the act of 1851 grants privileges south of the south side of Sigourney street, only to "the owners of land fronting on Gowanus Bay;" there were no owners of land fronting on Sigourney street, between Court street and Henry street basin; there were only persons claiming certain easements to build wharves, practically identical with the rights of all up-land owners over land under water, in front of their uplands. There was therefore no authority for persons who were not owners to proceed under this act of 1851, and build wharves south of Sigourney street, and all such erections were encroachments on the public domain and unauthorized.

The deeds under which the First Construction Company takes title are made expressly subject to all covenants and restrictions of record, thereby preventing any possibility of a successful assertion that some of the restrictions in these acts of the Legislature might be barred by the lapse of time.

It is therefore submitted that as to this block and a half in Court street and Halleck street, the present claimants of the awards are far from being owners in fee simple absolute, and that appraisements made on that theory should be revised and accommodated to the rights of owners of easements of land under water, subject to all of the objections above set forth.

The deeds to the First Construction Company have, perhaps unintentionally, merely given unto Caesar the things that are Caesar's. As no rights can be asserted under this act of 1851, south of Sigourney street, except by persons who have acquired the consent of the City of New York to build wharves, etc., north of Sigourney street, and as no such consents appear to have been obtained, it follows that the City of New York is in virtual control of this block and a half, south of Sigourney street, as well as of the rest of the tract proposed to be taken for this freight terminal.

J. BLEECKER MILLER,  
Ex. Sec'y U. R. E. O. Asso.

**Standardization of Forms.**

*Editor of the RECORD AND GUIDE:*

The question of the standardization of forms of instruments to be recorded in the Hall of Records is one of intimate importance to all those identified with real estate in any of its branches. It will be remembered that last autumn a conference was held at my office and the subject discussed in full, the result being a committee was appointed, consisting of men identified with some of the largest title companies in the city. This committee reported in favor of the change and a bill was introduced by Senator Simpson (Senate Bill, Int. No. 1573 Pr. No. '994), which is now in the hands of the Governor, for signature. Following is a copy of a letter, sent to the Governor, by me, asking for his favorable consideration:

"Last autumn I invited representatives of varied real estate interests, including the title companies, distinguished lawyers of large real estate practice, representatives of large estates and real estate periodicals, to a conference to consider standardizing forms of instruments as recorded in this office for the convenience of the users of these forms and for the economy such standardization would afford in making the records of recorded instruments in this office. After the conference had discussed the matter generally and approved the purpose for which it was called, a committee was appointed, the members of which were Walter Lindner, Esq., of the Title Guarantee & Trust Company; Henry R. Chittick, Esq., of

the Lawyers Title & Trust Company, and Cyril H. Burdette, Esq., of the New York Title Insurance Company, to study the subject and report the result of same to the conference. The report of the committee was submitted to the members of the conference and generally approved by them and the bill now before you represents their work.

"Practically, the bill provides additions of other forms of instruments than those now constituting part of Section 258 of the Real Property Law and includes such instruments as the committee deemed it wisely possible to standardize. The amendment to the present law is in entire accord with the full spirit of the present law in that it provides no compulsion for the use of the forms standardized and sets them up as sign-posts to the users of such forms of instruments. Generally, the bill in my estimation is a long step in the right direction, and approved, as it has been, by the various members of the conference, made up, as stated, of representatives of real estate interests generally, may afford you full assurance as to the propriety and need for such legislation."

Should this bill become a law, the taxpayers should be saved considerable expense, and the Department would be relieved of much red tape.

JOHN J. HOPPER,  
Register, New York County.

**That Direct Tax.**

*Editor of the RECORD AND GUIDE:*

Whatever may be the merits of the "direct tax" dispute, favored by some and opposed by other city officials, Comptroller Prendergast has the great advantage of being a practical accountant and understanding the meaning of figures which some of the disputants do not. They speak of \$65,000,000 and of \$120,000,000 with what may be called the flippancy of confidence. Albany legislation has always been unfavorable to New York City no matter which political party was in power there.

ERNEST HARVIER,  
1193 Broadway.

**A Fire-Escape Decision.**

The Advisory Council of Real Estate Interests is calling to the attention of property owners the recent decision of the Court of Appeals, in the case of Amberg vs. Kinley, whereby it is declared that failure to provide fire-escapes as required by Section 82 of the Labor Law establishes a conclusive proof of negligence against such persons not complying with this provision. The section of the Labor Law prescribes the following requirements with regard to fire-escapes on factories: "Such fire-escapes as may be deemed necessary by the Commissioner of Labor shall be provided on the outside of every factory in this State consisting of three or more stories in height."

The property owner possessed a large wooden building for drying oiled hides, 123 feet long and 43 feet wide, commonly termed a tannery drying loft. The first floor of this drying loft was on the ground, with only two board floors above, the third story being only sixteen feet from the ground. Notwithstanding the moderate height of the building, the court primarily held that it was three stories high, within the meaning of the Labor Law. Though tan bark was banked around the building outside to the top story, thereby indicating its low structure, this fact was not regarded of sufficient weight to exclude the building from the operation of the Labor Law.

The court held that it was not necessary on the part of the representatives of the deceased, in an action for damages against the property owner, to prove that he had negligently caused the death of their testator, in order to establish the liability of the property owner. Mere non-compliance with that provision of the Labor Law requiring fire-escapes was sufficient to determine conclusively negligence on the part of the property owner, although the building was provided with every other necessary facility.

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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits  
Together With Other Current Realty Items

### GAS RANGE LEASES.

#### Public Service Commission Orders a Modification in Requirements.

Apartment house owners and tenants throughout the city will be interested in a ruling made by the Public Service Commission, modifying the requirements of the Consolidated Gas Company in the charges for leasing gas ranges.

The case was brought before the Commission by Edward B. Bruch, a member of the Real Estate Board, Harry Dubinsky acting as attorney for Mr. Bruch. The plaintiff secured the co-operation of the board's committee, and Laurence M. D. McGuire, president of the board, appeared before the commission and testified for Mr. Bruch.

The demands were, first, that all gas range rentals expire yearly from date of original hiring; or if a specific date must be fixed that the date be fixed as October 1 of each year. Second, upon expiration of the yearly contract new ranges be installed if desired without the payment of \$2. Third, all rentals for one year, if the rental is renewed, cancellation be allowed on ten days' notice and the unearned rental be refunded to the consumer.

At the hearing on April 8, President McGuire, of the Real Estate Board, testified, among other things, that the members of the Real Estate Board of New York as owners or agents for owners, paid to the various gas companies approximately \$1,000,000 a year for gas and gas ranges. The commission's ruling was as follows:

"The commission being of opinion after said hearing that the rules and regulations of said company as to the rental of gas ranges are unjust and unreasonable, it is

"Ordered that said Consolidated Gas Company modify its said rules and regulations so as to provide that upon the expiration of the first year's rental of a gas range any renewal thereof may be cancelled on thirty days' notice to said company, and that thereupon said company shall refund the amount paid for the unexpired term of such renewal, and it was further

"Ordered that this order shall take effect June 1, 1915, and that within ten days after service thereof said Consolidated Gas Company notify the commission whether the terms of this order are accepted and will be obeyed."

### Waterways on Long Island.

Property owners and residents generally of the south side of Long Island are pleased with the recent action of Governor Whitman in signing a bill directing the State Engineer and Surveyor to make a survey of the area necessary to build, in conjunction with the Federal Government, a deep waterway or channel through the confluent bays of the south shore.

Because of a general retrenchment in State expenditures, the Legislature did not deem it wise, at this time, to appropriate money for the acquisition of lands and rights of way for the creation of the waterway. No appropriation is necessary for the survey. The total cost of acquiring rights of way is estimated to be \$995,000.

The matter has now assumed an official status and the State Engineer is directed to present the subject to the Legislature for further consideration before February first next. The delay is ascribed primarily to the fact that the State wishes to ascertain the probable

cost of the enterprise independent of the Federal Government.

If the pledges of boards of supervisors and township officials on Long Island amount to anything, the cost of the projected waterway to the commonwealth will be much reduced by rights of way for laterals and easements being deeded by property owners and towns.

The entire south side of Long Island is eager for the waterway. Only last winter a large delegation appeared before the Board of Army Engineers in Washington to urge the project. The Government then took the attitude that if the State of New York would bear the expense of acquiring the lands and rights of way that the army engineers would attend to the rest. The chief item of expense is the acquiring of a right of way across the Rockaway peninsula in order to join the waterway directly to Jamaica Bay, the latter of which is being developed as part of the port of New York.

Four waterways are already completed by private enterprise that can be used as laterals for the main channel: The three deep harbors at Baldwin Harbor, Nassau County, and the Venetian canal at Brightwaters, in Suffolk County. The steady upbuilding of the south shore of Long Island assures an extensive use of a deep waterway both by pleasure as well as mercantile craft.

### Growth in the Bronx.

"The people of the Bronx have waked themselves to a realization that the Borough has well earned the title of 'The Greater City's Fastest Growing Borough,'" said a member of the Bronx Board of Trade. "We are now engaged in the greatest building boom the Bronx has ever seen, in order to take care of the daily increase in population, now going on and which will be greatly quickened after the completion and opening of the rapid transit lines now under construction.

"I feel that I am making a conservatively optimistic forecast in saying that by 1918 the Bronx will have a population of well over a million, where today there is a population of 700,000, and that where there are today about 2,000 factories, employing 40,000 workers, we will have at least 2,500 by 1918 with a total of 50,000 employees."

According to the records of the Bureau of Buildings an increase is shown of more than 40 per cent. for the first four months of 1915 over the same period of the last year. To put the case in dollars and cents, the plans filed from January 1 to May 1, 1915, show an increase of \$3,941,345 over the same period during 1914, while the number of permits issued show an increase of 61.

### Will Ask an Injunction.

The United Real Estate Owners' Association, through Stewart Browne, president, has notified the Governor, the Attorney General and the Comptroller of the State that the proposed issue of \$6,000,000 bonds to meet the current deficiency is unconstitutional, as Article 7 of the State Constitution prohibits loans of more than \$1,000,000, and section 17 of the State Finance Law is unconstitutional. A new session of the Legislature should be called to pass a law authorizing this bond issue and the issuing of other bonds sufficient to relieve the taxpayers of the present unbearable burden. In the meanwhile, if necessary, the injunction will be applied for to prevent the payment of these bonds.

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**LOCAL IMPROVEMENTS.**

**Washington Heights District.**

At the meeting of the Local Improvement Board held May 4, the following resolutions were approved:

Construction of receiving basins in West 176th street, adjacent to the southwest corner of Audubon avenue, and in St. Nicholas avenue adjacent to the northeast corner of West 175th street, at an estimated cost of \$875, the assessed valuation being \$561,000. In view of the proposed paving of West 176th street it is considered advisable to improve surface drainage conditions before any work of repaving is undertaken.

Regulating and paving with a permanent sheet asphalt pavement on concrete foundation West 161st street, from the westerly curb line of Port Washington avenue to the easterly house line of Riverside drive service street at an estimated cost of \$7,650; assessed valuation, \$540,000.

Constructing a sewer in Elwood street, between Nagle avenue and Sherman avenue. Petition of property owners, in which it is stated that anticipated building improvements makes this sewer necessary as soon as possible. Estimated cost, \$7,400; assessed valuation, \$1,114,200.

**Kips Bay District.**

Construction of receiving basin in East 38th street, adjacent to the southwest corner of First avenue at an estimated cost of \$480, assessed valuation \$928,000. It is proposed to repave East 38th street, and it is considered advisable to improve surface drainage conditions before paving work is undertaken.

**Greenwich District.**

Construction of receiving basin adjacent to the northwest corner of Dutch and John streets, with connecting sluice basin adjacent to the northeast corner of Dutch and John streets, at an estimated cost of \$565; assessed valuation, \$6,943,000. Recommended as a means of improving surface drainage conditions prior to work of repaving.

Construction of receiving basin and inlet adjacent to the northeast corner of West 30th street and Tenth avenue, at an estimated cost of \$590; assessed valuation, \$1,203,700. It is proposed to repave this portion of West 30th street, and it is considered advisable to improve surface drainage conditions before paving work is undertaken.

**Murray Hill District.**

The board is likely to approve the following resolution:

Alterations and improvements to the sewer in 19th street, between Sixth avenue and Broadway, is contemplated, at an estimated cost of \$29,200; assessed valuation of property to be benefited, \$15,340,000. The existing sewer, from Sixth avenue to Broadway, constructed about 1847, is in a dangerous condition. Several sections in each block have caved in recently; timber shoring has been placed at other points to support the arch, while the remainder is distorted to such an extent that it may collapse at any time.

**Arrangements for Steinway Tunnel Traffic.**

The Public Service Commission has adopted an agreement modifying the provisions of the Dual System contract with the Interborough Rapid Transit Company to provide for the temporary operation of the Steinway Tunnel.

This tunnel was built by Interborough interests and is completed from a point in 42nd street, Manhattan, between Lexington and Third avenues, under 42nd street and the East River to a point in Long Island City at Jackson and Van Alst avenues. Under the Dual System contract the tunnel was transferred to the city and made a part of the city-owned lines which will be operated by the Interborough Company. Under the direction of the commission the company has been reconstructing certain portions of the tunnel to fit it for temporary operation, which is expected to begin next month. The modifying agreement provides that it shall be operated

in connection with the existing subway either by trains of cars or by single cars.

Eventually the tunnel will be extended to a junction with the existing subway at Times Square, but for the present transfers will be given between the tunnel trains and those of the subway. An escalator will bring passengers to the surface of 42nd street, and they will have a short walk to the Grand Central station of the subway where their transfers will be good on trains going in either direction.

**Subway Contracts.**

The Public Service Commission awarded the contract for the construction of Section No. 4 of Routes Nos. 4 and 36 of the Broadway subway in Manhattan, lying in Seventh avenue between 51st and 59th streets to the Litchfield Construction Company, the lowest bidder, for \$1,937,509. The contract for the construction of Section No. 2 of Route No. 12, that part of the Eastern Parkway subway in Brooklyn lying between Prospect Park Plaza and a point about 600 feet east of Nostrand avenue, was awarded to the Inter-Continental Construction Corporation, the lowest bidder, for \$2,744,263.

Bids will be opened by the Public Service Commission on May 18 at 12:15 p. m. for the construction of Section No. 2 of Route No. 49, which is that part of the Gravesend avenue elevated railroad for Brooklyn running over Gravesend avenue and Shell Road between Bay Parkway and Avenue X. This is the first section of this line to be put up for bidding. The Gravesend avenue elevated railroad will connect the Fourth avenue subway with Coney Island.

**LAW DEPARTMENT**

**Incorporeal Hereditaments.**

By Isaac S. Forster.

Definitions—Immaterial, not consisting of matter, not having a material body.

Synonyms—Bodiless, formless, unsubstantial.

In a legal sense, the word incorporeal means: Not appreciable by the senses.

Intangible; as incorporeal rights in corporeal property.

Legally speaking, the word hereditament means: Anything capable of being inherited; any property that may be transmitted by the law of descent.

Property of such a nature as to be cognizable by the senses and in any way connected with land is known as a corporeal hereditament.

An incorporeal hereditament is an inheritable right issuing out of and annexed to some corporeal inheritance, in itself neither tangible nor visible, but existing in contemplation of law; an inheritable right contemplated in law, and intangible, created by and attached to some corporeal inheritance and adding to its value.

To illustrate: A owns a tract of ten acres. He sells part, an interior plot, to B for milling purposes. The law recognizes that B is entitled with his patrons to cross A's property, using the shortest route and reasonable discretion, otherwise his business would be profitless and his property valueless. This right of way over another's land is an incorporeal hereditament.

Why? Because this right, while intangible and invisible, is created by B's purchase from A and forms part of the value of the property which the law contemplates may be capable of being inherited.

Again: C owns upland and wharf adjoining, and D the land under water adjacent thereto. C built the wharf for the use and benefit of shipping, seeking compensation for services rendered. The wharf right implies the right of approach for vessels and carries an easement over D's land under water. (Landon vs. the Mayor: 93 N. Y. 129.) Moored to the wharf, vessels are subject to C's regulations, since C has the right issuing out of his ownership in

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the wharf to regulate conditions and charge wharfage which the law contemplates and upon which C depends when he constructed such wharf. This right is an incorporeal hereditament.

Bulkhead rights (the right to collect crange and wharfage along the bulkhead) and pier rights (the right of crange and wharfage at a pier built out over land under water but connected with upland in the rear of the water line) may belong to owners who are not proprietors of the upland in the rear.

Special value may arise from a combination of bulkhead or pier rights with ownership of upland which may even be physically separated from the line along which frontal rights exist by a marginal street, quay or wharf. Such joining in ownership of upland with frontal rights gives to these frontal rights an additional element of value known as conjunctive value.

**A Broker's Claim Sustained.**

The 1st paragraph of a complaint in an action by a real estate broker alleged that defendant agreed to pay him \$2,000 for negotiating an exchange of lands. In the 2d paragraph he alleged that he brought to defendant one H., who entered into a contract in writing with defendant for an exchange of the lands. In the 4th paragraph he alleged a refusal on the part of the defendant to pay the commissions and asked for the recovery thereof. In the 3d paragraph he alleged that defendant broke his contract with H., and in separate subdivisions of paragraph 4 alleged (a) that at the special instance and request of defendant and said H. he employed the Title Insurance Company of New York to examine the title of the property to be exchanged and that the "value of the service so rendered by said Title Insurance Company of New York is \$3,500;" (b) that said H. employed him to obtain a loan on the property for which she agreed to pay \$2,400; that he arranged for said loan, but that owing to defendant's refusal to convey "such loan was not and could not be obtained, whereby plaintiff was prevented from earning and receiving the sum of \$2,400 aforesaid;" (c) that at the time of the making of the written agreement aforesaid it was, with the knowledge and consent of defendant, agreed between plaintiff and H. that she should pay for plaintiff's services in bringing about the exchange a commission of \$4,500, but that by the refusal of defendant to convey, plaintiff has been prevented from receiving the same. For these various sums, in addition to the sum of \$2,000, plaintiff demanded judgment.

The Appellate Division, Second Department, held that the complaint alleged a good cause of action for commissions in effecting the exchange of the properties;

That subdivisions a, b and c of paragraph 4 are not allegations of special damage resulting from the breach of defendant's contract with plaintiff, but constitute separate causes of action;

That demurrers to the causes of action attempted to be stated in subdivisions a, b and c of paragraph 4 should be sustained;

That the demurrer to the entire complaint upon the ground that causes of action upon contract have been improperly united with causes of action arising upon tort was not well taken.

**THE BROKER AND THE AUTO.**

How the Motor Car Has Helped the Real Estate Business.

"The motor car bears a strong relation to the real estate business, in these days of activity and of rapid transportation," says a writer in the National Real Estate Journal. "It has come as a boon to many dealers with subdivisions somewhat removed from the business sections of cities.

"In the olden days it was necessary for the dealer to depend on the railroad service, or the more or less uncertain street car transportation. Sometimes the latter was not available, the subdivisions being located outside of

the street car district. In that case, depending on the infrequent service of the trains, the real estate dealer was at a great disadvantage.

"A trip to an outlying subdivision would consume hours and in many cases would take all day. A prospective buyer would find that even if the time consumed in making the trip were a few hours short of a full day, it nevertheless so cut into his day that there was practically no time left for his regular work.

"But, with the advent of the automobile, and its perfection, things have assumed a very different phase. Now the real estate dealer puts his prospective customer into a motor car and in a short time he is landed at the subdivision. If it is a large subdivision the car will carry him over the entire section in a few minutes, without the necessity of his disembarking even for one minute. He sees the lay of the land, gets an idea of the situation of the lots with reference to the rest of the city, and is taken back to the city without having suffered the least inconvenience. In an hour or two he is back at his desk or his work.

"Real estate dealers all over the country are beginning to realize the value of the motor car."

**PRIVATE REALTY SALES.**

Small properties figured prominently in the business of the week and represented the same diversified elements which have characterized recent trading. Builders continued to acquire desirable parcels for improvement along both residential and commercial lines. In Long Island City a large tract was bought for utilization as a site for six-family houses. Other building projects are foreshadowed by purchases in the Bronx and on the West Side. A Trinity Church leasehold and a Columbia College leasehold also changed hands, injecting a new phase to the trading.

Commercial leasing was active and represented a substantial percentage of the total amount of business transacted. The mid-town district seemed to be the center of this trend.

The removal of another large china firm into 23d street, to join other concerns in kindred lines of business, strengthened the tendency to make that district the new center of the glassware and pottery trades.

The total number of sales reported and not recorded in Manhattan this week was 23 as against 35 last week and 29 a year ago.

The number of sales south of 59th street was 11 as compared with 5 last week and 14 a year ago.

The sales north of 59th street aggregated 12 as compared with 30 last week and 15 a year ago.

The total number of conveyances in Manhattan was 159, as against 164 last week, 27 having stated considerations totaling \$1,536,535. Mortgages recorded this week numbered 87, involving \$2,646,178, as against 84 last week, totaling \$2,028,454.

From the Bronx 10 sales at private contract were recorded, as against 21 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,209,253 compared with \$1,912,950 last week, making a total for the year of \$31,060,053. The figures for the corresponding week last year were \$960,285 and the total from Jan. 1, 1914, to May 9, 1914, was \$15,699,772.

**Bronx-Downtown Trade.**

L. J. Phillips & Company sold for the Sykes Realty Corporation, Charles A. Sykes, president, to the Red Shield Realty Company, the McCrory Building at the northwest corner of Prospect avenue and 160th street, on plot 77.2 x 125 feet. The building is leased at a net rental for a long term to the J. G. McCrory Company, which operates more than 200 5 and 10 cent stores through the country, and which has a store in this building. The Riker-Hegeman

Company and the United Cigar Stores Company, and others, are sub-tenants in the building. In part payment, the buyer, gave 124-128 West 45th street, three buildings, covering a plot 61.8 x 100.5.

#### \$350,000 Two-Borough Trade.

The Milledge Realty Company sold, through Wm. D. Bloodgood & Company and John F. James & Sons, 145-151 East 32d street, four five-story flats, on plot 99.1 x 98.9 x irregular, which the new owner expects to improve with a commercial structure. He gave in part payment fourteen six-family flats, at 80-96 Thirteenth avenue, and 99-115 Fourteenth avenue, Long Island City. The deal involved about \$350,000. Wm. D. Bloodgood & Company have been appointed agents for the properties.

#### Concourse Deal Closed.

Achilles R. Scharsmith & Company and David Kraus sold for Mrs. Fannie M. Wallace sixteen lots, 200x200 on the east side of Ryer avenue, 99 feet south of 182d street through to Valentine avenue, with a frontage of eight lots on each thoroughfare. This is one of the largest single transactions in the West Bronx section, along the line of the new Jerome avenue subway, where there has been considerable activity of late. This is the plot that was rumored sold in last week's Record and Guide.

#### Old Flower House in Deal.

Fernando Wood has purchased the ten-year Columbia College leasehold, with renewal privileges, at 612 Fifth avenue, a six-story residence on lot 23 x 125, the one-time home of Frederick S. Flower. The building will be remodelled and stores built on the ground floor and first story. Negotiations are reported to be pending for the lease of the store to a prominent jeweler. The brokers were Nelson, Lee & Green and Bryan L. Kennelly.

#### Buys Trinity Leasehold.

Duross Co. has sold for the Neal & Brinker Company, wholesale hardware dealers, E. T. B. Penman, president, the Trinity leasehold, 18 Warren street, a five-story building on lot 25 x 100, to the M. Weiss Co., wholesale druggists, which will occupy part of the building. The lease has eleven years to run, with the privilege of a ten-year renewal. The Neil & Brinker Company took back a lease on the store and basement.

#### Large Long Island City Deal.

The G. X. Mathews Company has purchased 160 lots on Eighteenth and Nineteenth avenues, Long Island City, on which it will erect one hundred six-family houses, of the type which the same builder has erected in Ridgewood. The property is opposite the holdings of the Pennsylvania Railroad. The total investment will represent about \$1,000,000.

#### Ridgewood Activity.

Realty Associates have sold to the Ring-Gibson Company the northwest corner of Palmetto and Doubleday streets, 200x100, and the southwest corner of Palmetto and Doubleday streets, 340x100, comprising in all twenty-seven lots. The purchaser intends to improve with twenty-five two-family dwellings and two three-family dwellings.

#### Yorkville Apartment Deal.

John Volz bought from the Salisbury Realty Company, Edgar A. Levy, president, the "Clark," a six-story elevator apartment house at the northwest corner of Madison avenue and 87th street, on plot 50x115, which has been held at \$180,000. The brokers were McDowell & McMahon.

#### Resells in 12th Street.

Samuel H. Stone resold through Pepe & Bro. to Adam Goodman the four-story dwelling, 39 West 12th street, on lot 25x103.3, and the two four-story dwellings, 41 and 43 West 12th street, on plot 26.6x54.6x irregular. The houses

were part of the holdings of the Butterfield estate, recently sold at auction.

#### Heights Plot Sold.

S. Leibman & Sons sold, through Richard Elliott, to Harris and Albert Sokolski, the plot of eleven lots, 275 x 99.11, in the north side of 150th street, 125 ft. east of Broadway, for improvement with two apartment houses.

#### Manhattan—South of 59th St.

12TH ST.—Meister & Bache Realty Co. bought from Leopold M. Rothmann and others 229-231 East 12th st, a 7-sty apartment house, on plot 50x100. The sellers acquired the property at foreclosure last March for \$88,531.

22D ST.—Pease & Elliman sold for G. F. W. Poggenburg, the 5-sty tenement, 405 East 22d st, on lot 25x100.

28TH ST.—Ames & Co. sold for A. M. Comyns and M. J. Kaughran, 226 West 28th st, a 5-sty flat, on lot 24.10x98.9.

45TH ST.—Thomas Killilea is reported to have sold 125 West 45th st, a 4-sty dwelling, on lot 19.2x82.

EAST BROADWAY—George G. Hallock Jr.'s Sons sold for the estate of Mary Crosby to Wisoff & Bronerwein the 5-sty building, 40 East Broadway, on lot 24.11x69.8. The property has been in the family of the seller for half a century.

10TH AV.—Crosby & Blemly sold to James J. Dunphy, 329 10th av, northwest corner of 29th st, a 5-sty tenement on lot 24.8x70.

#### Manhattan—North of 59th St.

61ST ST.—Pease & Elliman have sold for the estate of Hester B. Payton, 151 East 61st st, a 4-sty dwelling, on lot 21x100.5.

108TH ST.—J. Louis Schaefer bought from Charles D. Wilder the 5-sty dwelling, 327 West 108th st, on plot 35x100.11. The brokers were Thomas J. O'Reilly and Slawson & Hobbs.

113TH ST.—Harriet A. Hartman is reported to have sold 254 West 113th st, a 3-sty dwelling, on lot 17x100.11.

126TH ST.—Barnett & Co. sold for a client to Jacob Brann, 23 West 126th st, a 3-sty dwelling on lot 17.6x50x100. The same brokers also leased the dwelling for the new owner to Frederick Sues.

141ST ST.—John R. Davidson has sold for the Van Kannel Realty Co. 519 West 141st st, a 4-sty, 2-fam dwelling, on lot 16x99.11, to Alexander Charlton.

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Northeast corner of Myrtle Ave. and Jay St., known as 69-75  
Myrtle Ave., 327 to 333 Jay St.

BRONX, Subway Station corner, four lots, n. e. corner of 138th St.  
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QUEENS, 2 two-family frame houses, 258 to 260 Academy St.,  
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70% can remain on mortgage. Titles insured free.

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**160TH ST.**—Theodore Bertsch sold through George F. Denhart the 5-sty flat, 507 West 160th st, on lot 25x100.

**AMSTERDAM AV.**—The Surety Land Co. has bought the plot 100x100, at the southwest corner of 140th st and Amsterdam av, from the Oothout estate. The buyer is said to be a subsidiary of the Columbus Circle Construction Co.

**BROADWAY.**—J. Allen Townsend sold to the Seaman Construction Co., through Hall J. How & Co. the plot 125x100, at the southwest corner of Broadway and 207th st, for improvement with two apartment houses.

**WADSWORTH AV.**—Baptist City Missionary Society has purchased from William Hobson the 1-sty building 124-128 Wadsworth av.

**2D AV.**—Jacob Kaplan sold, through Ames & Co. 1466 2d av, a 5-sty tenement, on lot 25x88.6.

### Bronx.

**FOX ST.**—Isaac Lowenfeld sold to Jenny Fisch 1165 Fox st, a 3-sty flat on lot 25x69x irreg.

**PARKSIDE PL.**—George L. Schoen has purchased the plot 100x90, on the west side of Parkside pl, 229 ft. north of 207th st.

**163D ST.**—Schlessinger & Gillman bought from Lowenfeld & Prager the plot, 104.6x116.6x irreg, at the northwest corner of 163d st and Stebbins av. They will erect two 5-sty apartment houses.

**176TH ST.**—Joseph Herzog sold for the Anthony Ave. Improvement Co. the two 2-fam. houses, 311-313 East 176th st, on plot 65x126.3x irreg.

**CLINTON AV.**—Esther Realty Co. bought from Emma A. Oesting, the plot 111x100, at the southeast corner of Clinton av and Jefferson pl.

**FULTON AV.**—Roseff Building Corporation has purchased from the Zeltner estate, the plot 50x96, at 1385 Fulton av.

**RIVER AV.**—Thomas D. Malcolm sold, through Joseph A. Wasserman, the 2½-sty dwelling, 1223 River av.

**SOUTHERN BLVD.**—The Moorehead Realty & Construction Co. sold the 5-sty apartment house at 2081 Southern blvd to Ellen Elizabeth Blazer, who gave in part payment the vacant plot, 50x100, on the south side of Tremont av, 25 ft. west of Clinton av.

### Brooklyn.

**GARFIELD PL.**—Jerome Property Corporation sold 159 Garfield pl, a 4-sty apartment house, for M. Mullee and 589 10th av, a 3-sty house, for E. O'Connell.

**18TH ST.**—Bulkley & Horton Co. sold 1480 East 18th st, a 2½-sty residence on plot 33x100, for the Midwood Associates to Mrs. Mary E. Hill.

**12TH AV.**—Frank A. Seaver & Co. sold 5 lots at the northwest corner of 12th av and 86th st, Dyker Heights, for William Rafferty.

**15TH AV.**—I. Salzberg sold for the C. W. Construction Co. the 3-sty cottage at the northeast corner of 15th av and 47th st to S. Robins and the 3-sty cottage at the northwest corner of 15th av and 47th st to H. Levy.

### Queens.

**ROSEDALE.**—New York Suburban Land Co. sold 40x100 in Dale pl to Charles Spalding and 60x100 on Park av to August Goldsmith.

### Richmond.

**ARROCHAR.**—The Bethlehem Orphans and Half Orphans Asylum of College Point, L. I., has purchased the Alexander H. Barrett estate of about 20 acres on Fingerboard rd, for improvement. The brokers were John Lucker, Douglas Robinson, Charles S. Brown Co. and J. Sterling Drake.

**DONGAN HILLS.**—Cornelius G. Kolff sold for the heirs of W. W. Crawford, 2 lots on Liberty av, near Hancock st, to Carmena De Rosa, who owns adjoining property.

### Nearby Cities.

**NEWARK, N. J.**—Feist & Feist, Inc., sold for E. Augustus Ryan, his 11-room house on plot 50x100, at 772 Lake st, to William C. Symmons, who will occupy and build a garage in the rear.

**NEWARK, N. J.**—Louis Schlesinger (Inc.) sold for Miss Catherine J. Demarest, the 3-sty factory, 91 New Jersey Railroad av to Patrick J. Kelly, who leased it to the Glacey Paper Box Co. The same broker also sold for Mrs. Mary E. Campbell and Miss Kathryn Stokesberry to Dr. Fortunato Soriano, the two 3-sty dwellings, 49-53 8th av.

### Rural and Suburban.

**BRONXVILLE, N. Y.**—Fish & Marvin sold for John Utz to Edward Wise, a one-acre estate at Pondfield rd and Argyle pl, which has been held at \$40,000.

**BRONXVILLE, N. Y.**—Fish & Marvin sold for Mrs. J. Finelli her property in Gifford st, Gifford Park, to William N. Perrin.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 20x100 on Myrtle av to E. Hilty and 60x100 on Spruce av to E. S. Gill.

**RONKONKOMA, L. I.**—Kurz & Uren, Inc., have sold a 14-acre farm known as the "Rohrig Farm" on Ocean av and Pond rd, with a dwelling and outbuildings.

**RYE, N. Y.**—Charles Field Griffen & Co. sold for the estate of Edward C. Haviland to Joseph Brewster 20 acres on the south side of Westchester av.

**SCARSDALE, N. Y.**—Robert K. Painter sold, through Fish & Marvin, the 2-acre country place at the corner of Park and Oxford rds to Dr. A. Edward Davis.

**TARRYTOWN, N. Y.**—Joseph P. Day sold for 303 5th Av Corporation, to the Chevrolet Motor Co., a tract of 17 acres fronting on the Hudson River, lying between the Beekman av and Kingsland Point plants of the buying company.

**YONKERS, N. Y.**—Plots have been purchased at Nepperhan Heights, on Fairview av, by A. E. Elbert and John Peck and on Morningside rd by Charles Gilbert.

**WEST HOBOKEN, N. J.**—Arbi Realty and Construction Co. sold to David Engler 141-155 Palisade av, West Hoboken, six 4-sty apartment houses, occupying the entire frontage on Palisade av from Demott to Courtland st. The buyer gave in part payment 73 Adams st, Hoboken, a 4-sty loft building, and 400 to 406 Newark st, Hoboken, six frame store buildings. The transaction involved about \$200,000.

## LEASES.

### \$600,000 Estate for "Movies."

Nelson, Lee & Green have leased, to the Vitagraph Company of America, the 200-acre estate of Samuel K. Jacobs, known as the "Oaks," at Bayside, L. I. The property contains a manor house, a large lake, greenhouses, woodland and an inlet connecting with Long Island Sound. On the estate, which is said to be held at \$600,000, moving picture plays will be produced.

### China Firm To Move.

William Guerin & Company, French china, of 33 Park place, have leased new quarters at 43-45 West 23d street, through to 24-28 West 24th street, in the building formerly occupied by Flint & Company. The firm has taken the entire seventh floor. The brokers were the firm of L. J. Carpenter and Stephen H. Tyng, Jr., Company.

### Restaurant to Enlarge.

J. Arthur Fischer has leased for Dr. E. Harrison Griffin, at an aggregate rental of about \$110,000, the three buildings, 110-112-114 West 45th street, to Charles L'Homme, restaurateur, who is at present the occupant of Nos. 110-112. The lessee will make extensive alterations to No. 114 and use the same in connection with his present buildings.

### Leases City Pier.

The City of New York has leased to the United States Steel Products Company, a subsidiary of the United States Steel Corporation, the 1,200-foot pier which is being built at the foot of 29th street, Brooklyn. The lease is for ten years at an annual rental of \$35,000, with the privilege of two renewals for similar terms at a 10 per cent. advance.

### Lease in Old Slip.

The firm of Leonard J. Carpenter leased for Ellen S. Auchmuty and F. Augustus Schermerhorn to Arnold & Aborn, teas and coffees, the two four-story buildings, 37 and 39 Old Slip, which are to be converted into one and modernized for the business of the lessees.

### Manhattan.

**WINTHROP AMES** leased for 20 years from Vincent Astor the dwelling at 244 West 44th st, adjoining the Little Theatre. It is reported that the theatre is to be enlarged.

**BASTINE & CO.** rented offices in 235 5th av to Adolf Hirschfeld, of 29 Liberty st; to Max Davidson and Victor Nielson, of 440 4th av.

**BASTINE & CO.**, as agents of 31-33 West 21st st, have rented the 1st loft to the American Marabou Co. of 24 East 22d st; the store and basement through N. Brigham Hall & Wm. D. Bloodgood, Inc., to Frederick Hacker & Co. of 15 West 17th st.; through M. & L. Hess the 2d loft to Bernstein & Breave, and the 5th loft to Strobing Bros. of 45 Broome st; through M. Forman & Co. the 5th loft to Leo Wertheim of 71 Mercer st; and the 10th loft through Heil & Stern to S. Mitchell & Co. of 58 West 15th st. This completes the renting of the building.

**CAMMANN, VOORHEES & FLOYD** leased 98 Front st for Mary B. Caswell to Waterbury Chemical Co., of 37 Pearl st; and offices in 136 to 140 Front st to L. Littlejohn & Co., of 129 Front st.

**CARSTEIN & LINNEKIN** leased the 9th floor at 11 East 36th st to the Cheltenham Press of 150 5th av; the 5th loft at 15 Spruce st to Frank B. McBreen; additional space at 456 4th av to the Presbrey Syndicate; space at 118 East 28th st to Johnson, Adams & Green; at 347 5th av to the Ball Library Service, Inc., and Aimee Osbourne; at 874 Broadway to M. Rothchild and the Lane Mfg. Co.; at 1161 Broadway to John H. Anderson, and at 18 East 41st st for Cross & Brown Co. to William H. Wellman.

**CLARK, CHILDS & CO.**, members New York Stock Exchange, now at 111 Broadway, have taken the entire 2d floor in the New York Title Insurance Co. Building at 135 Broadway, and will take possession today.

CROSS & BROWN CO. has leased the corner store and the south half of the 6th floor in the southeast corner of Broadway and 54th st to the Pullman Sales Co., of 1709 Broadway; the 2d floor at 243-5 West 64th st to the Perfection Spring Co.; and space in 3-5-7 East 42d st to H. E. Nicolay Co.

THE CROSS & BROWN CO. leased the store and basement in 256 West 23d st to McCahill Soda Fountain Co., of 461 8th av; offices in the United States Rubber Company Building, Broadway and 38th st, to the Casualty Co. of America, of 68 William st; to Frederick W. Brown, and additional space to Norma Co. of America; and offices in 126 5th av to Grathwell.

CROSS & BROWN CO. leased offices in 18 East 41st st to Mrs. Blanche N. Sheehan and the Huntington Aircraft Co.; in 30 East 42d st to the H. H. Gibson Realty Co., of 311 Madison av; the 2d floor at the northeast corner of 8th av and 43d st to Harry Wazar and offices in 1416 Broadway to the American Taximeter Co., of 733 7th av.

CROSS & BROWN CO. has leased store at 1896 Broadway to Paige-Detroit Co. of N. Y. of 235 West 58th st; store in Strand Theatre Bldg., Broadway and 47th st, to P. J. Miller & M. Matzok; space in 252-62 West 40th st to the American Taximeter Co. of 733 7th av; and offices in 126 5th av to Joseph F. O'Gorman of 98 Park pl; and in conjunction with Carstein & Linnekin office in 18 East 41st st to Wm. H. Wellman.

DOUGLAS L. ELLIMAN & CO. have renewed the lease on 54 East 56th st, a 4-sty house, for Mrs. T. Chesley Richardson; also on 14 East 70th st, a 5-sty house, for Mrs. James Benedict to Lewis M. Bloomingdale.

DOUGLAS L. ELLIMAN & CO., as agents, have leased apartments at 399 Park av to Mrs. Charles E. Wilmot; also in conjunction with J. P. Whiton-Stuart Co. to William E. Curtis and Miss Elizabeth Curtis; and in conjunction with Pease & Elliman to Louis M. Green.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 62d st to Miss A. Florence Memory; in 114 East 84th st to Rutger B. Miller; in 1 Lexington av for Gaines & Drennan to F. Huntington Babcock; and in 246 West End av to Santa C. Cerebelli; also renewed the lease on 136 East 64th st, a 3-sty dwelling, for William M. Hoes to Finley P. Dunne and leased for Paul M. Kimball the 4½-sty dwelling, 121 East 64th st to John A. Rousmanierre.

DOUGLAS L. ELLIMAN & CO. leased apartments in 955 Park av for Bing & Bing to Mrs. Felix Sampson; also in 114 East 84th st to Miss Helen A. Peabody; in 901 Lexington av to Walter Barnum and renewed leases in 969 Park av to John S. Sheppard, Jr.; in 122 East 82d st to Ernest H. Wands, and in 383 Park av to Mrs. S. O. Vanderpoel, Samuel F. Stroitt and F. G. Achelis.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 62d st to Mrs. Alexander Harvey Tiers; in 122 East 76th st for Julius Tishman & Sons to William Shepherd Dana; in 178 East 70th st to Guy H. Scull; in 114 East 84th st to Alton S. Keeler; also renewed the lease of 1020 Madison av, a 5-sty house, for the Lawyers' Title Insurance & Trust Co. to Richard Trimble.

J. B. ENGLISH leased for M. J. Mulhall, the property 114 West 48th st to M. Crippa, for a restaurant.

EWING, BACON & HENRY leased lofts in 250 West 54th st to the Board of Water Supply; King Motor Car Co., of 1670 Broadway; Overman Cushion Tire Co., of 250 West 54th st; Haynes Auto Co., of 1715 Broadway; the Combusto Device Corporation, of 250 West 54th st; Regal Motor Car Co., of 1700 Broadway; Robert McAllister Lloyd, of 1790 Broadway; Thermoid Rubber Co., of 250 West 54th st; Charles E. Reiss & Co.; Shirley Auto Fabric Co., of 40 West 32d st, and with Huberth & Huberth to Dunham Piston Ring Co. This completes the renting of the building.

JULIUS FRIEND, EDWARD M. LEWIS CO. and Ogden & Clarkson, leased for the Investors' Estate Corporation the top floor in 657-659 5th av, to W. T. Hardy, importer of gowns; in 31-37 West 27th st, for M. Cohen & Bros. Realty Co., the 4th floor, to R. A. Day Suit Co.

G. GOLDBERG & SONS, INC., a builders' hardware concern, for many years at 133 Division st, have leased from the estate of William Watson, a loft at 50-52 Franklin st, larger quarters necessitated by the increase in business.

GOODWIN & GOODWIN rented for Harry Schiff to Georgianna Miller, the 3-sty dwelling, 320 West 113th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for A. H. Matthews, as agent, the building at 44 6th av to John Dellavoure.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Henry Trenkmann leased for Philip Rhineland the 5th loft at 48-50 West 21st st to Cooper & Lipchansky, of 46 East Broadway.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Proudman Realty Co. to the Manufacturer's Millinery Co., of 220 5th av, the first loft at 34 East 22d st, and for Philip Rhineland the 8th loft at 48-50 West 21st st.

M. M. HAYWARD & CO. have leased for Leopold Barzaghi the loft at 2642 Broadway to the Broadway Art Co., of 18 East 14th st.

M. & L. HESS (Inc.) leased to the Varga Jewelry Co., formerly at 324 4th av, the store in the Windsor Arcade, 563 5th av.

M. & L. HESS (INC.) leased the 5th loft in 31-33 West 21st st to Strobing Brothers of 45 Broome st, and the 2d loft at 12-14 West 32d st to Louis Newman.

HOUGHTON CO. leased to Captain W. Gustave Oswald, the 4-sty dwelling, 4 West 83d st.

HOUGHTON CO. leased for the trustees of the estate of Herman Flurscheim, the 4-sty dwelling, 131 West 77th st to Sarah J. Hart.

A. KANE & CO. have leased the 3-sty dwelling 208 West 121st st.

LOUIS KEMPNER & SON leased for Nicholas Zanick store at the southwest corner of Broadway and 90th st to Michael Papst for a cigar store for 5 years.

SAMUEL H. MARTIN leased for Nathan Ottlinger, the store at 31 Columbus av to the Harvey Shoe Stores, Inc.

SAMUEL H. MARTIN has leased for S. Scott Hall the store at 426 West 125th st to the Riley-Hogan Co.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 130 West 65th st to the Virginia Pope Co.

MESSIMER & CARREAU AND DEAN WIDNER leased space in 52 Vanderbilt av to Thomas Nash, of 1170 Broadway; Motor Tire Reconstruction Co., of 405 Lexington av; L. W. Eisinger; Charles C. Haight, architect, of 452 5th av; and Irving S. Van Loan, of 30 Church st, in conjunction with Cross & Brown, to William F. Malloy; with Albert B. Ashforth & Co., to Tuttle & Bailey Mfg. Co., of 76 Madison av; with Douglas Robinson, Charles S. Brown Co., to B.

F. Sturtevant Co., of 50 Church st; with John R. Hotson to Sherman Carbide Co., and with L. H. Slawson & Co., to Aladdin Lamp Corporation.

CHARLES F. NOYES CO. has leased 84-86 Pearl st for Frances L. Glover to William R. Boyce, of 88 Pearl st; 5 Jones la for Isaac H. Cary to A. Bleecker & Sons, of 44 South st, and stores at 44½-46 Maiden la to the Jacobs Hat Co., of 99 Nassau st, and at 12 Dutch st for C. S. Phillips, treasurer, to Edward Krausz; also store and basement at 210 Water st for Phelps Bros. Co. to Moses G. & Gilbert A. Wright.

CHARLES F. NOYES CO. has leased a floor at 199 Fulton st for Colgate & Co. to the Consolidated Electric Lamp Co. of 136 Liberty st; also a floor at 196 Canal st for the B. B. Edwards Estate to Joseph Friedman; and space in 12 Dutch st to the S. & S. Window Corporation.

CHARLES F. NOYES CO. leased part of the 4th loft in 45 John st to the Massachusetts Bonding & Insurance Co., of 84 William st;

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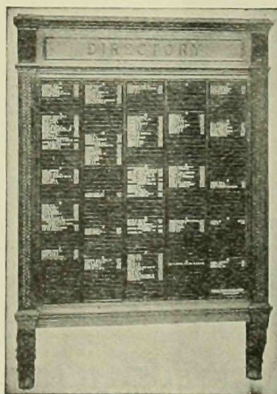
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space in 123 William st to the Compensation Rating Bureau, offices in 81-83 Fulton st to Sternfeld, Well & Co., of 25 Ferry st, and Davis Silverstein; space in 61 Beekman st to Proujanski & Greenberg, of 61 Beekman st, and in 71 West 23d st to the Brady Lithograph Co and Edward Brady; the Western Import Co. and the Picture Playhouse Film Co.

THOMAS J. O'REILLY has leased stores at 1227 Amsterdam av to Gristede Brothers, 2820 Broadway to W. Wolinsky; 2822½ Broadway to J. Yuridin, and 2206 Broadway to M. Picarillo.

PEASE & ELLIMAN have leased for Edward C. McParlan to the Standard Lunch Co. the store and basement at 457 4th av.

PEASE & ELLIMAN leased for the E. A. L. Park Av Co., Edgar A. Levy, president, a large apartment in the new building under construction at 525 Park av to Ernest Hopkinson and an apartment in 555 Park av for Edward Dunn to Malcolm D. Sloane.

PEASE & ELLIMAN subleased apartments for Mrs. Emily I. M. Frame to W. F. Roohan in 2131 Broadway and for Mrs. Russell Soley in 39 West 55th st to Mrs. Nathalie M. Boone; also renewed apartment leases for Henry J. Parsons in 829 Park av and in 56 West 58th st for James M. Crank.

PEASE & ELLIMAN leased offices in 55 Liberty st to John S. Appleby; Lawrence Langner, of 149 Broadway; George Cooper Dean, of 149 Broadway; Henry M. Brigham, of 27 William st; Edward H. Wilson, of 27 William st; Thomas E. Brown, Jr., of 27 William st; W. Edward Lake, of 60 Wall st; the Lawyers' Advertising Co., of 95 Liberty st; Nathaniel S. Corwin, of 55 Liberty st; Electric Meter Corporation; Haseltine, Lake & Co., of 69 Wall st, and Rambout & Wilson, of 27 William st; and additional space to the White Investing Co.; Brewster & Co.; Davis, Symmes & Schreiber; the Lehigh Valley Railroad Co.; A. P. Richardson and W. C. Peyton.

PEASE & ELLIMAN rented the 4-sty dwelling, 52 East 55th st, for Mrs. Marie E. Ray to the St. Luke's Nurses' Club; also leased for Mrs. Mary S. Lillie the 5-sty apartment house at 525-7 West 133d st; made renewals of apartment leases at 960 Park av to Lorillard Spencer and Henry G. Silleck; at 829 Park av to Edwin M. Leask, and at 49 West 57th st to John H. Hall; rented for David Doniger the 5-sty building 35 West 65th st to Leopold Weiss, and apartments at 161 East 79th st for the 161 East 79th St Co. I Randolph Jacobs president, to Embury Palmer; also in 150 West 80th st to Louis Schwartz.

PEPE & BRO. leased for the Rudden Estate, 36 King st to A. Colombr.

PEPE & BRO. have leased for Hon. Wauhope Lynn, 17 King st to A. Ruffolo.

PORTER & CO. have leased for Irving Emons to Daniel Reilly, the 3-sty dwelling 271 West 127th st.

PORTER & CO. leased for Hannah E. Walke to William Kelly the 3-sty dwelling, 154 West 123d st.

PROFIT SHARING GROCERIES' Corporation, a new corporation which intends to open a chain of stores in Manhattan and the Bronx, has leased the property at the southeast corner of 3d av and 72d st.

WILLIAM J. ROOME & CO. (INC.) leased for Madison Grant, trustee, in the Murray Hill Chambers at the southeast corner of 33d st and Madison av, store No. 2 to the Typewriter Service Co. and store No. 3 to the Madison Floral Co., of 167 Madison av; also in 22 East 30th st the 2d floor to the Mind Your Mending Shop, Inc., an enterprise to relieve unemployment among working girls, supported by Mrs. J. Searle Barclay, Jr.

SHAW & CO. leased for the Farmers' Loan & Trust Co. the 3-sty dwelling, 248 West 121st st to Annie Dorsey.

LOTON H. SLAWSON CO. leased space in 5 West 31st st to the Crafts & Art Studio of 307 5th av; offices in the Vanderbilt Concourse Building to the Alladin Lamp Co. and show rooms in 116-120 West 32d st to Martin E. Feuer & Co.

LOTON H. SLAWSON CO. has leased to the North American Review Publishing Co. a portion of a floor in 171 Madison av for executive offices and editorial rooms. This company has been located on Franklin sq in the building occupied by Harper & Brothers for a great many years.

SLAWSON & HOBBS rented dwellings for W. R. Peters, at 256 West 94th st to Mrs. J. B. Hayes; also to L. Elguers, 634 West 147th st and in conjunction with Albert B. Ashforth, for Ten Eyck Wendell, 70 Riverside dr, to Nathan Klein.

SLAWSON & HOBBS rented 4-sty dwellings: For the Seabury estate, at 330 West 108th st to H. Everett Russell; for C. J. Kennard, at 302 West 73d st to Richard Ritter, and for Alexander Orr, at 50 West 70th st to Thomas O'Connell.

SLAWSON & HOBBS rented for W. E. D. Stokes to Mrs. E. Hale, the 4-sty dwelling, 242 West 76th st and for Charles A. Miller to J. B. Melville, the 4-sty dwelling, 123 West 72d st.

SPEAR & CO. have rented for the estate of Mary A. Chisolm the 3d loft in 56-58 West 22d st to Balkan & Co.; with Stephen H. Tyng & Co. offices in 385 4th av to Notaseme Hosiery Co.; with Albert E. Ashforth the 6th loft in 329-331 4th av to the Phoenix Knitting Mills of 45 East 17th st; for the St. James Bldg. Corp. offices in 1133 Broadway to Hirsch & Kahn; for the 652 Broadway Co. the 10th loft in 652 Broadway to A. Moskowitz & Co.; for William H. Flattau the 11th floor in 113 University pl to Greenstein-Lyons Clothing Co.

SPEAR & CO. have rented for Ainsley C. Oakley the top loft in 29 East 21st st to D. Charnas & Co., of 29 East 21st st; for B. Crystal & Son the top loft in 141 West 17th st to Acme Toy Co.; for Joseph M. Harris, recr, the 10th loft in 136-140 West 21st st to Jacob Schiffman, of 136 West 21st st; for Lee Holstein the 2d loft in 130-132 West 25th st to D. Litt-

man & Co.; for Samuel Bergman to the R. & W. Cloak & Suit Co., of 34 West 17th st, the 9th 1st in 34 West 17th st, and in 34 West 17th st the top loft to Lazarus Light, of 36 West 17th st; for Michael Wielant et al the 9th loft in 12 West 17th st to Abraham Smith, of 12 West 17th st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler, the 11th floor west in 28 and 30 West 38th st to Jacobs & Greenfield.

TUCKER, SPEYERS & CO. have leased the store in the main hall of the Victoria Building, 5th av and 27th st, to Peter G. Yost, of 381 Broadway, for a barber shop.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices at 111 Broadway to John E. Benschel; the United States Machine Recorder Co.; William S. Driver; A. L. Pach; S. I. Gould; Walter C. Teter; the Gray National Telautograph Co., of 75 Fulton st; James Stokes, of 84 William st; E. G. Bach; John E. Bell; the Topical Film Corporation; the Institute of Radio Engineers, of 71 Broadway; and others in 115 Broadway to John Burnham & Co., of 31 Nassau st; the Tillotson & Wolcott Co.; Frederick L. Zimmerman; Henry E. Strohdreier; Ernest H. B. Weatherall; H. C. & M. V. McDonald; the Fair Play Publishing Co.; the Kings County Iron Foundry Co., Samuel Blume and James E. Shuyler.

WORTHINGTON WHITEHOUSE has renewed for Mrs. Theodore Frelinghuysen her lease of 15 West 47th st to John Sanford.

WORTHINGTON WHITEHOUSE has renewed for Paul Tuckerman his lease on the 4th floor apartment at 520 Park av to M. Taylor Pyne, Jr.

**Bronx.**

PEASE & ELLIMAN leased for Lynn S. Hoe, the ground floor and basement at 2861 3d av, through to Melrose av, to the A. S. Beck Shoe Co., of 50 East 23d st, for a branch.

ACHILLES R. SCHARSMITH & CO. leased the 2-family house at 2094 Ryer av.

SUSSMAN, GIBBS & KARLIN have leased for the Newport Investing Co. the 6-sty elevator apartment house at the northeast corner of Prospect av and 164th st, at an aggregate rental about \$100,000.

**Brooklyn.**

HOWARD C. PYLE & CO., who have recently been appointed agents for the Garfield Building, Court and Remsen sts, have leased 2,000 sq. ft. on the main floor to John Muir & Co. of 74 Broadway, the Manhattan stock brokers, for a Brooklyn branch.

**Queens.**

M. & L. HESS (INC.) and J. A. Harrington leased for Andrew J. Bradley to the Aeolian Co., piano dealers, the entire upper part of Bradley Building No. 1, in East 10th st, Long Island City, comprising about 30,000 sq. ft. The premises will be used as a distributing station.

LEWIS H. MAY CO. leased cottages at Edgemere, L. I., for Emma Hatch on Grandview av, to I. Rosenschein; for S. & L. Construction Co., on Dickerson av, to S. J. Stern; for S. & L. Construction Co., on Lucien av, to Maurice Herwitz; for Lancaster Sea Beach Improvement Co., on Ocean av, to I. L. Lewine; for Edgemere Realty Co., on the Boulevard, to M. Schatz.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for E. Jacobus on Remington av to E. Katz; for Mrs. E. Milles on Atlantic av to J. Heit; for S. & L. Construction Co. on Gaston av to I. Greenberg; for Suburban Realty Co. on Summerfield av to Anna Ivins; for Suburban Realty Co. on Remington av to A. Hollander.

**Richmond.**

ALBERT B. ASHFORTH, INC., has leased the Bradish Carroll House adjoining the Richmond County County Club at Dongan Hills, Staten Island, to William Peake.

**Suburban.**

BRYAN L. KENNELLY leased for the summer for George C. Clausen the Satterlee pl, in Ridge st, Portchester, to Martin Carey.

DE BLOIS & ELDRIDGE have leased for Mrs. Lorillard Spencer her place, Chastellux, on Wellington av, Newport, R. I., overlooking the harbor and bay, to Mrs. William K. Vanderbilt, Jr., for the summer.

CHARLES FIELD GRIFFEN & CO. rented the country estate of John Sherman Hoyt at Darien, Conn., to Mrs. A. Remsen.

FISH & MARVIN leased for the summer, furnished, for Dr. Henry C. Holbrook, his 3-acre property at Scarborough, N. Y., to Mrs. B. Sessler; and the property of Dwight Holbrook to T. Gruen; also for Bertrand F. Bell, his 32-acre farm, "Elm Ridge," at Scarsdale to Norvin R. Lindheim and for Mrs. Paul G. Thebaud, her estate "Hillair" at White Plains, consisting of about 96 acres, a large mansion and outbuildings.

KENNETH IVES & CO. rented for George M. Cumming his country place at Irvington on Hudson to Walter E. Beer for the season.

L'ECLUSE, WASHBURN & CO. have sold at Manhasset Park house on a plot 60x115 to C. W. Keay.

PEASE & ELLIMAN have leased, furnished, "Valley View Farm," at New Rochelle, N. Y., for the estate of T. A. Maitland to Mrs. Vere Sinclair.

S. OSGOOD PELL & CO. leased for Richard A. Monks his country place in North st, Greenwich, Conn., furnished, for the summer to Charles R. Sherlock; and at Greenwich for Charles A. Baker his property on Brookridge dr for the season to Henry J. Eckstein.

RICE & HILL leased for the season, for James F. Gifford, his summer camp on Little Moose Lake, in the heart of the Adirondacks, to Amos L. Prescott.

**REAL ESTATE NOTES.**

THOMAS J. O'REILLY has been appointed agent for 101 East 123d st.

WM. A. WHITE & SONS were the brokers in the recently recorded sales of 2014 5th av. and 3 and 7 West 121st, to the Antler Realty Co.

SAMUEL H. MARTIN has been appointed agent for 35 West 65th st, 65 West 68th st and 325 West 137th st.

RULAND & WHITING CO. has moved its up-town office from 331 Madison av to 693 Madison av.

DUFF & BROWN CO. negotiated the sale recorded on Wednesday of 250 East 136th st for Jacob Ryttenberg to Vito Corrado. The same firm has been appointed agent for 3281-3289 Broadway and 474-476 West 145th st.

GARFIELD REAL ESTATE CO. of Rochester has issued Bulletin No. 33, illustrated, giving lists of properties for sale in that city.

GOODALE, PERRY & DWIGHT (Inc.) have been appointed agents for 265-267 6th av and 102 West 17th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for "Weld Chambers," 53 East 61st st.

M. MORGENTHAU, JR., CO. placed for the F. M. S. Corporation, Aaron Goodman, a first mortgage loan of \$60,000 on the 6-sty apartment house 513 West 170th st.

KURZ & UREN were the brokers in the recently recorded sale of the 6-sty building at the northwest corner of West Houston and Greene sts.

M. M. HAYWARD & CO. have been appointed agents for the elevator apartment houses 523 and 527 West 121st and 200 Claremont av; also for 419 West 115th st and 2455 8th av.

A. V. AMY & CO. have been appointed agents by the Vassar Realty Co., for the 7-sty apartment house, at the northwest corner of 7th av and 112th st.

J. ARTHUR FISCHER was the broker in the lease of the "Gotham," a 7-sty apartment house at 240-242 West 49th st, to Hugo J. Hanf for John LaSpina, as president of the 20th St. Realty Co.

REAL ESTATE OWNERS' PROTECTIVE Association will hold a mass meeting on Monday evening, May 10, at 8 p. m. at the Hotel Majestic, Central Park West and 72d st, to protest against the Direct Tax measure, now in the hands of the Governor for disposition.

THE MUNICIPAL CIVIL SERVICE COMMISSION has ordered an examination to take place in the near future for Deputy Tax Commissioners, whose duties are to assess the value of real and personal property for the purpose of taxation. All men who have had five years' experience in the real estate business are eligible.

THE ANNUAL MEETING of the Metropolitan League of Savings and Loan Associations will be held in the offices of the Atlantic Association, 321 Court st, Brooklyn, tonight at 8 p. m. Officers and three trustees, whose terms expire, are to be elected. There will be talks on the Land Bank and on other measures in the line of saving and loan expansion in this section.

**REAL ESTATE APPRAISALS.**

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

JULIA B. ADAMS.—1923 Madison av, 1748-77, 3-sty dw, 20x85, \$10,000.

FREDERIC BAKER, Charles W. Rau, Margaret T. Hicks, Elizabeth M. Stevens, Jennie M. Maher and Jacob Mayer. Details next week.

JOSEPH BIERHOFF.—118 West 127th, 1911-41½, 3-sty dwg, 16.8x99.11, \$11,000; 130 East 118th and 1896 Lexington av (swc), 1645-58½ and 58¾, 2 and 3-sty bldgs, 75x17.7, \$17,500; also two leaseholds, one of which expired on May 1, 1915.

HUGH BRIEN.—447 6th av, swc 27th st, 802-45, 5-sty bldg, 24.8x65, \$110,000; 480-482 9th av, sec 37th st, 760-75-74, two 4-sty bldgs, 49.6x 64.9, \$49,000 (the corner bldg was valued at \$30,000); 441 West 40th st, 1050-13, 4-sty ten, 25x98.9, \$14,500.

CATHERINE A. F. CASANOVA.—50 Chrystie st, 302-2, 5-sty ten, 25.3x101.2, \$30,000; 105 Washington st, 53-4, 5-sty ten and 4-sty rear, 25x92.2, \$23,500; 107 Washington st, 53-5, 5-sty ten and 4-sty rear, 25x92.2, \$23,500; 235-237 East 13th st, 469-46, 6-sty ten, 30x103.3, \$48,000; 239 East 13th st, 469-44, 6-sty ten, 30x103.3, \$48,000; 22 Stanton st, 427-44, 5-sty ten, 25x 103.3, \$42,000; 214-216 Eldridge st, 416-10, 6-sty ten, 31.2x88.6, \$47,500; 185 Chrystie st, 426-35, 6-sty ten, 25x97.6, \$42,000.

MINNIE S. COHN.—490-494 Columbus av. 1214-33-34-35, three 5-sty ten, each 25.6x90, each \$39,000.

CLERMONT L. CLARKSON.—698 10th av, 1058-62, 5-sty flat, 25.9x92, one-fifth undivided interest, \$5,250; 279 Washington st, 138-4, 5-sty warehouse, 26.3x76.3, one-fifth, \$7,500; 288 Greenwich st, 138-12, 5-sty warehouse, 26x75.4, one-fifth, \$4,950; 232 Fulton st, 82-34, 4-sty bldg, 25.2x45.2irreg, one-fifth, \$4,500; 106 Franklin st, 178-6, 5-sty bldg, 25x100, one-fifth, \$2,250; 214-215 West st, 183-30, two 3-sty bldgs, 40x80, one-twentieth undivided interest, \$2,062.-

43.6x100, one-twentieth, \$1,500; 365-367 West st, through to 606-610 Washington st, 602-15, 1½-sty bldg, 75x316.10irreg, one-twentieth, \$5,625; 342-346 Washington st, 183-36, three 1-sty bldgs, 60.4x81.5, one-twentieth, \$2,250.

CATHERINE CORCORAN.—138 West 137th st, 1921-50, 5-sty ten, 30x99.11, \$28,000.

PAULINE DASTLER.—561 West 42d st, 1071-4½, 3-sty bldg and 4-sty rear, 22x125x irreg, \$20,000.

WILHELMINA DIELE.—213 West 60th st, 1152-24, 5-sty ten, 25x100.5, \$17,000.

JULIA L. DWIGHT.—90 Broad st, swc Stone, 10-39, 5-sty bldg, 28.5x53.6irreg, \$82,000.

MORRIS GREEN.—215 Eldridge st, 421-63, 6-sty ten, 25x100, \$37,500; 143 Essex st, 411-62, 5-sty ten, 25x90, \$35,500; 145 Essex st, 411-61, 5-sty ten, 25x90, \$35,500; 28 Av B, 398-33, 5-sty ten, 24.2x80, \$34,000; 244 East 2d st, 385-48, 6-sty ten, 24.9x105.11, \$36,000; 250 Delancey st, 333-37, 6-sty ten, 25x75, \$37,500; 261 Henry st, 287-6, 6-sty ten, 24x92.5, \$31,000; 52 Jefferson st, 271-11, 5-sty ten, 25x104.4, \$32,000; 19 Suffolk st, 312-28, 5-sty ten, 25x100, \$34,000; 113-115 Henry st, 283-4, 5-sty ten, 25x87.6, \$30,000.

THERESE HAAS.—539 West 141st st, 2073-13½, 3-sty dwg, 18.6x99.11, \$12,800.

JOHN P. HOFFNER.—205 East 46th st, 1320-5 3½-sty dwg, 20x100.5, \$7,000.

ALEXIS M. LEON.—116 East 32d st, 887-88, 3-sty dwg, 25x58.7, \$15,000.

THOMAS J. LOCK.—207 Lexington av, 888-21, 3-sty bldg, 24.8x95, \$37,000; 209-11 Lexington av, 888-60-59, two 3-sty bldgs, 32x75, \$46,000.

MARGARET E. MANAHAN.—23 East 129th st, 1754-12, 3-sty dwg, 16.8x99.11, \$10,500.

MARIA M. MUSANO.—216 East 111th st, 1660-41, 4-sty ten, 25x100.11, \$14,000.

CATHERINE REILLY.—378 1st av, nec 22d st, 954-1, 4-sty ten, 28x73, \$23,000; 403 East 2d st, 954-5, 4-sty dwg, 23x49.5, \$12,000.

SOPHIA ROBERT.—1657 and 1659 1st av, 1549-26-27, two 4-sty ten, each 25.2x75, each \$19,500; 578 2d av, 937-66, 5-sty ten, 22x72, \$30,000.

MARY RUSK.—166 West 35th st, 810-77, 4-sty dwg, 18x72.10, \$32,500.

SALEM T. RUSSELL.—126 West 13th st, 608-26, 3-sty dwg, 22x100.3, \$18,000.

JOSEPH SHARDLOW.—114 West 84th st, 1214-44, 5-sty apt, 30.8x102.2, \$35,000; 116 West 81th st, 1214-45, 5-sty apt, 19.4x102.2, \$22,000.

ALICE H. S. STEBBINS.—170-172 William st, nec Beekman st, 100-15, 6-sty bldg, 39.7x73.11, one-third interest valued at \$80,000.

BERTHA THEISE.—450 2d av, 931-58, 4-sty ten, 19.9x103, \$16,000.

SARA L. THURSTON.—113 East 29th st, 885-12, 4-sty dwg, 20x98.9, \$35,000.

FANNY G. WILLIS.—39 East 29th st, 859-12, 3-sty dwg, 21.6x98.9, \$45,000.

CHARLES F. ZABRISKIE.—37 West 75th st, 1128-13, 4-sty dwg, 22x102.2, \$42,000.

**OBITUARY**

JOSEPH A. GOULDEN, Bronx Congressman and general agent in this city for the Pennsylvania Life Insurance Co., with offices at 180 Broadway, died suddenly in Philadelphia, on Monday. He was born in 1844 and was a veteran of the Civil War. He was for many years interested in Bronx civic and political affairs and was the first president of the Taxpayers' Alliance of the Bronx.

GUSTAV BERNSTEIN, for forty years a real estate dealer in New York City, died, in his

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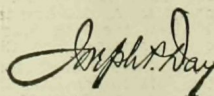
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eighty-third year, on Sunday, at his home, 257 West 121st st. He retired about fifteen years ago.

STEPHEN R. HEWLETT, large real estate owner of Roslyn, L. I., died on Saturday, at the Hewlett homestead, aged fifty-six.

JOHN E. HIGGS, for many years in the real estate business in Brooklyn, died last week, aged fifty-six, at his home, 141 Ash st, Flushing.

CHARLES W. L. ROCHE, a member of the firm of Roche, Craig & Wiley, of 165 Broadway, New Jersey real estate developers, died on Tuesday, aged forty-seven years, at his home, 373 Charlton av, South Orange, N. J.

FREDERICK B. STERLING, superintendent of the Western Union Telegraph Building in Manhattan, died on Tuesday, at his home, 5404 New Utrecht av, Brooklyn.

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**REAL ESTATE  
STATISTICS**

The Following Table is a Resumé 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 1914. Following each weekly table is a resumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	159	184	159	184
Assessed value.....	\$9,753,400	\$12,859,054	\$9,753,400	\$12,859,054
No. with consideration..	27	19	27	19
Consideration.....	\$1,536,535	\$795,867	\$1,536,535	\$795,867
Assessed value.....	\$1,726,200	\$818,654	\$1,726,200	\$818,654
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
Total No.....	2,490	2,551	2,490	2,551
Assessed value.....	\$141,728,810	\$162,433,137	\$141,728,810	\$162,433,137
No. with consideration..	350	273	350	273
Consideration.....	\$17,805,327	\$10,223,220	\$17,805,327	\$10,223,220
Assessed value.....	\$18,787,950	\$10,877,271	\$18,787,950	\$10,877,271

**Mortgages.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	87	107	87	107
Amount.....	\$2,646,178	\$2,651,983	\$2,646,178	\$2,651,983
To Banks & Ins. Cos....	18	23	18	23
Amount.....	\$1,373,000	\$480,250	\$1,373,000	\$480,250
No. at 6%.....	36	48	36	48
Amount.....	\$376,708	\$617,553	\$376,708	\$617,553
No. at 5½%.....	2	.....	2	.....
Amount.....	\$9,000	.....	\$9,000	.....
No. at 5%.....	28	23	28	23
Amount.....	\$1,156,470	\$1,531,750	\$1,156,470	\$1,531,750
No. at 4½%.....	4	4	4	4
Amount.....	\$433,000	\$66,000	\$433,000	\$66,000
No. at 4%.....	1	.....	1	.....
Amount.....	\$400,000	.....	\$400,000	.....
Unusual rates.....	.....	1	.....	1
Amount.....	.....	\$1,047	.....	\$1,047
Interest not given.....	16	31	16	31
Amount.....	\$271,000	\$435,633	\$271,000	\$435,633
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
Total No.....	1,411	1,576	1,411	1,576
Amount.....	\$31,913,245	\$47,164,869	\$31,913,245	\$47,164,869
To Banks & Ins. Cos....	273	378	273	378
Amount.....	\$13,137,022	\$25,191,350	\$13,137,022	\$25,191,350

**Mortgage Extensions.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	54	61	54	61
Amount.....	\$4,151,380	\$2,154,600	\$4,151,380	\$2,154,600
To Banks & Ins. Cos....	13	29	13	29
Amount.....	\$3,222,500	\$1,492,500	\$3,222,500	\$1,492,500
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
Total No.....	718	811	718	811
Amount.....	\$37,002,423	\$38,325,985	\$37,002,423	\$38,325,985
To Banks & Ins. Cos....	248	262	248	262
Amount.....	\$22,743,650	\$24,026,950	\$22,743,650	\$24,026,950

**Building Permits.**

	1915		1914	
	May 1 to 7	May 2 to 9	May 1 to 7	May 2 to 9
New buildings.....	6	13	6	13
Cost.....	\$1,016,550	\$2,144,000	\$1,016,550	\$2,144,000
Alterations.....	\$202,950	\$251,507	\$202,950	\$251,507
<b>Jan. 1 to May 7 Jan. 1 to May 9</b>				
New buildings.....	178	180	178	180
Cost.....	\$22,214,815	\$17,829,690	\$22,214,815	\$17,829,690
Alterations.....	\$4,254,556	\$4,960,351	\$4,254,556	\$4,960,351

**BRONX.**

**Conveyances.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	143	167	143	167
No. with consideration..	23	22	23	22
Consideration.....	\$321,276	\$400,074	\$321,276	\$400,074
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
Total No.....	2,121	2,057	2,121	2,057
No. with consideration..	259	247	259	247
Consideration.....	\$2,327,207	\$2,604,253	\$2,327,207	\$2,604,253

**Mortgages.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	90	88	90	88
Amount.....	\$904,977	\$947,324	\$904,977	\$947,324
To Banks & Ins. Cos....	10	4	10	4
Amount.....	\$120,000	\$49,500	\$120,000	\$49,500
No. at 6%.....	44	39	44	39
Amount.....	\$529,100	\$594,904	\$529,100	\$594,904
No. at 5½%.....	7	11	7	11
Amount.....	\$32,800	\$49,000	\$32,800	\$49,000
No. at 5%.....	12	14	12	14
Amount.....	\$98,177	\$69,120	\$98,177	\$69,120
Unusual rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	27	24	27	24
Amount.....	\$244,900	\$234,300	\$244,900	\$234,300

	Jan. 1 to May 6		Jan. 1 to May 7	
	Jan. 1 to May 6	Jan. 1 to May 7	Jan. 1 to May 6	Jan. 1 to May 7
Total No.....	1,148	1,275	1,148	1,275
Amount.....	\$10,419,081	\$11,919,048	\$10,419,081	\$11,919,048
To Banks & Ins. Cos....	75	146	75	146
Amount.....	\$1,839,750	\$2,934,951	\$1,839,750	\$2,934,951

**Mortgage Extensions.**

	April 30 to May 6		May 1 to 7	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
Total No.....	13	18	13	18
Amount.....	\$353,000	\$501,000	\$353,000	\$501,000
To Banks & Ins. Cos....	4	6	4	6
Amount.....	\$257,500	\$309,000	\$257,500	\$309,000
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
Total No.....	283	298	283	298
Amount.....	\$5,843,905	\$6,214,600	\$5,843,905	\$6,214,600
To Banks & Ins. Cos....	73	52	73	52
Amount.....	\$1,989,750	\$1,686,400	\$1,989,750	\$1,686,400

**Building Permits.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
New buildings.....	40	20	40	20
Cost.....	\$1,329,600	\$495,662	\$1,329,600	\$495,662
Alterations.....	\$30,000	\$19,700	\$30,000	\$19,700
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
New buildings.....	373	292	373	292
Cost.....	\$11,164,675	\$6,389,392	\$11,164,675	\$6,389,392
Alterations.....	\$307,690	\$438,055	\$307,690	\$438,055

**BROOKLYN.**

**Conveyances.**

	1915		1914	
	April 29 to May 5	April 30 to May 6	April 29 to May 5	April 30 to May 6
Total No.....	579	569	579	569
No. with consideration..	48	44	48	44
Consideration.....	\$680,900	\$308,335	\$680,900	\$308,335
<b>Jan. 1 to May 5 Jan. 1 to May 6</b>				
Total No.....	7,482	8,005	7,482	8,005
No. with consideration..	787	860	787	860
Consideration.....	\$7,108,722	\$6,030,023	\$7,108,722	\$6,030,023

**Mortgages.**

	1915		1914	
	April 29 to May 5	April 30 to May 6	April 29 to May 5	April 30 to May 6
Total No.....	441	443	441	443
Amount.....	\$1,792,492	\$2,045,696	\$1,792,492	\$2,045,696
To Banks & Ins. Cos....	86	97	86	97
Amount.....	\$613,285	\$678,050	\$613,285	\$678,050
No. at 6%.....	254	240	254	240
Amount.....	\$873,094	\$839,928	\$873,094	\$839,928
No. at 5½%.....	118	88	118	88
Amount.....	\$644,900	\$535,850	\$644,900	\$535,850
No. at 5%.....	35	91	35	91
Amount.....	\$187,950	\$601,545	\$187,950	\$601,545
Unusual rates.....	3	1	3	1
Amount.....	\$1,313	\$700	\$1,313	\$700
Interest not given.....	31	23	31	23
Amount.....	\$95,535	\$67,673	\$95,535	\$67,673
<b>Jan. 1 to May 5 Jan. 1 to May 6</b>				
Total No.....	5,462	5,590	5,462	5,590
Amount.....	\$22,585,886	\$23,455,803	\$22,585,886	\$23,455,803
To Banks & Ins. Cos....	921	1,164	921	1,164
Amount.....	\$5,597,376	\$9,294,641	\$5,597,376	\$9,294,641

**Building Permits.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
New buildings.....	94	117	94	117
Cost.....	\$917,750	\$1,155,600	\$917,750	\$1,155,600
Alterations.....	\$49,750	\$86,540	\$49,750	\$86,540
<b>Jan. 1 to May 6 Jan. 1 to May 7</b>				
New buildings.....	1,837	1,557	1,837	1,557
Cost.....	\$14,777,265	\$14,493,885	\$14,777,265	\$14,493,885
Alterations.....	\$1,239,379	\$1,029,339	\$1,239,379	\$1,029,339

**QUEENS.**

**Building Permits.**

	1915		1914	
	April 30 to May 6	May 1 to 7	April 30 to May 6	May 1 to 7
New buildings.....	133	146	133	



R. Morris, by Joseph P. Day, on Tuesday, for the benefit of the heirs, including a number of charitable institutions.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 7, 1915, room, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Downing st, 58**, ss, 119 e Varick, 16.8x 64.8, 3-sty dwg (exrs); Chas F Leining. 4,600

**57TH st, 109 W**, ns, 143 w 6 av. 20x 100.5, 4-sty & b bk dwg; Fred Sprenger 50,000

**65TH st, 18**, ss, 120 w Mad av, 18x100.5, 4-sty & b stn dwg & 2-sty bk extension (vol); bid in at \$53,500.

**68TH st, 54 W (\*)**, ss, 243.9 e Col av, 18.9x100.5, 4-sty & b stn dwg; due, \$19,-283.94; T&c, \$1,036.95; Natl Savgs Bank of City of Albany. 21,000

**68TH st, 26 W**, ss, 266 w Central Park W, 19x100.5, 4-sty & b stn dwg; due, \$21,-392.05; T&c, \$186.15; withdrawn.

**88TH st, 157**, ns, 312.4 e Ams av, 13x 100.8, 4-sty & c stn dwg (extrx); Gibraltar Mtg Co. 11,050

**106TH st, 312 E (\*)**, ss, 200 e 2 av, 37.6x 100.11, 6-sty bk tnt & str; due, \$34,022.08; T&c, \$477.17; Frank G Wilde, trste, et al. 31,500

**119TH st W, sec Riverside dr**, see Riverside dr, 468.

**123D st, 204 W (\*)**, ss, 96 w 7 av, 16x 100.11, 3-sty & b stn dwg; due, \$9,666.79; T&c, \$287; New Church Board of Publication. 7,500

**145TH st, 274-6 W**, see 8 av, 2726-8. **Lexington av, 1795 (\*)**, es, 73.11 s 112th, 27x73, 5-sty bk tnt & str; due, \$21,479.12; T&c, \$603.30; Mathilde E Weber. 17,500

**Lexington av, 71**, es, 74 s 26th, 24.8x100, 5-sty & b bk tnt (vol); F E Barnes for a client. 33,800

**Riverside dr, 468 (\*)**, sec 119th, 100x 100, 9-sty bk tnt; due, \$21,415.80; T&c, \$12,000; sub to 2 mtgs aggregating \$365,-000; Emily Loewy. 386,000

**Wadsworth av, ws, 90 n 190th**, 199x98, vacant (vol); F L Bacon. 64,000

**Wadsworth av, ws, 289 n 190th**, 169x98, vacant (vol); F L Bacon. 55,000

**8TH av, 2726-8**, sec 145th (Nos 274-6), 40x100, 3-sty bk str; due, \$19,970.69; T&c, \$70.50; Fred D Menke, representing the bondholders. 80,000

HENRY BRADY.

**Stanton st, 329 (\*)**, ss, 59.10 e Goerck, 21x81.3, 5-sty bk tnt & str; due, \$14,-054.70; T&c, \$300; Metropolitan Savgs Bank. 13,000

**46TH st, 440 W (\*)**, ss, 275 e 10 av, 25x 100.5, 4-sty bk bldg; due, \$6,956.55; T&c, \$286.50; sub to mtg \$10,000; N Y County Natl Bank. 15,053

**103D st, 117 E (\*)**, ns, 125 e Park av, 15x100.11, 3-sty & b stn dwg; due, \$4,-964.39; T&c, \$186.15; N Y Investors Corp. 4,775

**Riverside dr, ns, 445.1 w 158th**, 102.11x 204.7 to 160th x100x228.3, vacant; adj May 18.

**Riverside dr, ns, 478.4 w 158th**, 110.11x 231.11 to cl 160th x39.10x63.2x237.6, vacant; adj May 18.

BRYAN L. KENNELLY.

**Broadway, 832-4 (\*)**, es, 100.6 s 13th, 48 x95.4x48x95.3, 10-sty bk loft & str bldg; due, \$292,439.09; T&c, \$4,998.82; Seamens Bank for Savgs in City N Y. 280,000

JAMES L. WELLS.

**Stanton st, 310 (\*)**, ns, 75 e Lewis, 22x 75, 3-sty fr tnt & str, 2-sty ext; due, \$11,-785.37; T&c, \$656.05; Jno C Gulick. 5,000

SAMUEL MARX.

**2D av, 2453 (\*)**, ws, 74.11 s 126th, 25x 105, 6-sty bk tnt & str; due, \$26,713.67; T&c, \$2,932.55; Theo T Brinckerhoff et al. 25,000

CHAS. J. DUNN.

**178TH st, 659 W**, ns, 125 w Wadsworth av, 12.6x100, 3-sty & b bk dwg; due, \$5,-615.37; T&c, \$227.70; Chas Meisel. 6,225

HENRY E. KETCHAM.

**Allen st, 14**, see Canal, 67-71. **Canal st, 67-71**, nec Allen (No 14), —x —, 3-5-sty bk tnts & str; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title &c; adj May 19.

**65TH st, 170 W**, see Canal, 67-71.

DANIEL GREENWALD.

**Broome st, 32**, nec Goerck (Nos 22-4), 25 x75, 7-sty bk tnt & str; Sheriff's sale of all right, title, &c; Gabriella Diloso. 600

Total ..... \$1,111,603  
Corresponding week 1914..... 763,286  
Jan 1, 1915 to date..... 28,773,647  
Corresponding period 1914... 13,202,925

**Bronx.**

The following are the sales that have taken place during the week ending May 7, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**134TH st**, ss, 300 w So blvd, 50x70, vacant (vol); W M Jackson. 4,700

**135TH st**, ss, 45 w Brown pl, 75x100, vacant (vol); Jas M Wood for a client. 10,500

**Heath av, swe Shrody pl**, 170x153x87.6x 165, vacant (vol); D Shoen. 11,500

**Park av, 3428 (\*)**, es, 25.1 n Gouverneur pl, 25.1x90.10x24.7x90.11x24.8x95.2, 4-sty bk tnt & str; due, \$12,861.49; T&c, \$45.05; Kate B Murray. 12,000

**St Anns av**, sec 134th, 100x80, vacant (vol); F J Flynn. 19,700

**Sedgwick av**, ws, running to Cedar av, 75x116x74.6x100, vacant (admtrx); Edna B Lewis. 5,500

**Undercliffe av**, es, 950 n 176th, 196x 104.2x—x100 (vol); R Roebelen, 7,750

HENRY BRADY.

**Warren st or av**, ws, 285.2 s Spuyten Duyvil Pkwy, runs w204.2xsw181.9xw 114.1 to Johnson av xse188.6xe82.3xse319xe 150xn102.6xnw105xsw48.3xn383.6 to beg; withdrawn.

**167TH st, 841 E**, see 170th, 580 E. **168TH st, 801 E (\*)**, nwc Union av (No 1201), 96.3x22.6x96.1x26.7, 5-sty bk tnt; due, \$23,155.61; T&c, \$1,575; Helene Fuld et al. 18,000

**170TH st, 580 E**, 90.7 e Fulton av, 16.8x —, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & str; withdrawn to be readvertised.

**Johnson av**, see Warren st or av, ws, 285.2 e Spuyten Duyvil Pkwy.

HERBERT A. SHERMAN.

**161ST st, 770 E**, ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr str; due, \$5,714.20; T&c, \$250.85; City Real Estate Co. 5,000

GEORGE PRICE.  
**Bronx Park av, 428**, es, 75 s Lebanon 25x100; due, \$4,451.41; T&c, \$400; Herman C Schrader, a party in interest. 3,000

BRYAN L. KENNELLY.

**University av**, es, 175 s Ogdan av, 50x 77.1x77.1 to Ogdan av x50x59.11x59.11 to beg; due, \$6,258.29; T&c, \$1,472.83; adj May 21.

Total ..... \$97,650  
Corresponding week 1914..... 196,999  
Jan 1, 1915 to date..... 2,286,406  
Corresponding period 1914... 2,496,847

**Brooklyn.**

The following are the sales that have taken place during the week ending May 5, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

**MONROE ST (\*)**, ss, 325 w Patchen av, 16x100.1; Lizzie M Flower ..... 2,200.00  
**S 3D st (\*)**, ns, 18.9 w 8th; Florence M Klein ..... 2,000.00

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Brooklyn Auction Sales Continued.

CANARSIE AV, ns, 60 e E 29th, 20x 92.10; Robert C Baker ..... 3,400.00  
 NEPTUNE AV, sec Ocean pkway, 309.6 x140.5; Jno M Gray ..... 20,200.00

WILLIAM J. McPHILLIAMY & CO.

BERGEN ST, ss, 75 w Rochester av, 20.7x85; withdrawn .....  
 GARDEN PL, 37, es, 148 n State, 25x 89; 3-sty & b bk dwg & fr extn (exrs); Louis J Jurgens ..... 6,550.00  
 HERKIMER ST (\*), ns, 28 e Stone av, 16x80; Equitable Co-Operative Bldg & Loan Assn ..... 3,000.00  
 E 4TH ST, ws, 90 s Caton av, 25x100; A B Roberts ..... 3,000.00  
 18TH ST, nec 3 av, 100x25; also 3D AV, es, 25 n 18th, 25x100; Carrie Burghart. 15,750.00  
 E 36TH ST (\*), ws, 140 n Av K, 20x 100; Aletta L Steenhulsen ..... 2,000.00  
 E 36TH ST (\*), ws, 160 n Av K, 20x 100; Harmanus B Hubbard, exr ..... 2,000.00  
 67TH ST (\*), ns, 200 w 14 av, 20x100; Jno J Butler ..... 1,500.00  
 68TH ST, sws, 100 nw 16 av, 20x100; Rose A Murphy ..... 3,480.00  
 72D ST, sws, 145.10 nw 6 av, 20x100; Jno E Sullivan Co ..... 4,350.00  
 BEVERLY RD (\*), nwc E 29th, 98.2x 37.42xirreg; Albany Heights Realty Co. .... 16,200.00

BEVERLY RD, ss, 20 w Bedford av, 20x75; Eagle Savgs & Loan Co ..... 4,050.00  
 5TH AV, nec 63d, 40x100; Ludwig F Brauns ..... 5,350.00  
 18TH AV (\*), ws, 600 s 86th, 50x96.8; Nellie Connors ..... 2,000.00

NATHANIEL SHUTER.

BERRIMAN ST (\*), ws, 60.11 n Sutter av, 20x80; Max Abrams ..... 3,250.00  
 BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; adj May 18. —  
 HUMBOLDT ST (\*), ws, 50 n Ten Eyck, 50x100; Jacob Selner ..... 12,000.00  
 SCHERMERHORN ST (\*), ss, 325 e Bond, 50x81.11; Annie McManamy ..... 1,000.00  
 E 10TH ST, ws, 514 n Av P, 26x100; J Voss ..... 3,900.00  
 48TH ST (\*), ns, 120 w 6 av, 20x100.2; Kathrina Stecher et al ..... 6,250.00  
 ATLANTIC AV, ss, 108.6 w Sackman, 19.4x100; S Lopardo ..... 2,225.00  
 BENSON AV, nes, intersec ses 23 av, 96.8x100; M G Morry ..... 2,600.00  
 FLATBUSH AV, nwc Ditmas av, —, to E 22d; also EAST 22D ST, es, 60.3 n Ditmas av, 42.2x182.5xirreg; Montague Mtg Co ..... 84,500.00  
 HOPKINSON AV, ws, 100.2 n Riverdale av, 150x100; Ginsberg & Kobre ..... 6,625.00  
 ROCKAWAY AV, ws, 150.2 n Livonia av, 100x100; Jos J Schwartz ..... 54,000.00

JAMES L BRUMLEY,

CLARENDON RD (\*), sec Nostrand av, 100x109; Mechanics' Bank ..... 15,500.00  
 DORCHESTER RD (\*), ss, 65.5 w Stratford rd, 70.8x174.1; also STRATFORD RD, es, 540 s Dorchester rd, 59.1x 109.1; also STRATFORD RD, nwc Ditmas av, 72.6x81; Broadway Trust Co. 8,000.00  
 KINGSTON AV, es, 38.9 s St John's pl, 19.4x80; withdrawn .....  
 STRATFORD RD, es, 260 s Dorchester rd, 40x100; Harold D Watson ..... 6,600.00

JOSEPH P. DAY.

BERGEN ST, 1882, ss, 100 e Howard av, 20x100; Jos P Haynes ..... 4,650.00

Total ..... \$308,190.00  
 Corresponding week, 1914 ..... 167,625.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 11.  
 PEARL ST, 402-4, es, 61.3 n New Bowery, 25x 87.1 to New Bowery (No 10) x36.10x61.8, 6-sty bk loft bldg (exrs).  
 57TH ST, 438-40 W, ss, 300 e 10 av, 50x100.5, 5-sty & b bk tnt (exrs).

MAY 12.  
 17TH ST, 170, ss, 100 w 4 av, 20x111.6x—x 109.10, 3-sty & b bk tnt (trstes).  
 BRYAN L. KENNELLY.  
 34TH ST, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty & b stn dwg (exrs).  
 37TH ST, 259-63 W, ns, 100 e 8 av, 50x98.9, 3-4-sty dwgs (vol).  
 40TH ST, 265-7 W, ns, 100 e 8 av, 50x98.9, 2-5-sty stn tnts (vol).

Bronx.

JOSEPH P. DAY.

MAY 11.  
 138TH ST nec 3 av, —, vacant (exrs).  
 156TH & 153D STS, Mott & Sheridan avs, sale of 63 lots (exrs).

MAY 12.  
 WATSON AV, 2128, —, 240 e Olmstead av, 50x 103, 2-sty fr dwg (exrs).

JOSEPH P. DAY.

Brooklyn.

JOSEPH P. DAY.

MAY 11.  
 CLINTON ST, 301-11, sec Harrison (Nos 206-224), 100.2x238, to Tompkins pl (Nos 10-12) x100x239.7 to beg, 18-3-sty & b bk dwgs (exrs).  
 JAY ST, 327-33, nec Myrtle av (Nos 69-75), 71.8x110, 2-3-sty bk bldgs & str (exrs).  
 WILLIAM J. McPHILLIAMY & CO.

MAY 11.  
 PUTNAM AV, 254, ss, 180 w Nostrand av, 20x 100, 3-sty & b bk dwg (exrs).  
 WILLIAM P. RAE CO.

MAY 11.  
 BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes).  
 FULTON ST, 442-4, ss, 29.6 w Hoyt, runs w 37.10x100xw—xs25xe86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes).  
 LINCOLN PL, 228, ss, 170 w 8 av, 20x100, 3½ & 4-sty stn dwgs, 20x100 (trstes).

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:

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

MAY 11.  
 WASHINGTON ST, 718; swc 11th (Nos 346-8), 27x56x12.6x61; and 11TH ST, 350 W, ss, 61 w Washington, 19x31x19.8x35.6, 2-sty bk tnts & str; Jno Corse, exr & trste—Sarah M Chapman et al; Geo E Miner (A), 25 Broad; Jno Corse, exr, &c; exr's sale; Joseph P Day.  
 11TH ST, 350 W, see Wash, 718.  
 11TH ST, 346-8 W, see Wash, 718.  
 15TH ST, 1-3 E, see 5 av, 73.  
 28TH ST, 226 W, ss, 295.10 w 7 av, 24.10x98.9, 5-sty bk tnt & str & 4-sty bk rear tnt; Carrie Block—Adele M Comyns et al; Saml Brand (A), 44 Cedar; Paul T Davis (R); due, \$1,209.83; T&c, \$860.90; Herbert A Sherman.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 8.  
 No Legal Sales advertised for this day.

MAY 10.  
 GRAHAM ST 1806, es, 51.5 n Morris Park av, 25x95; Chas J Wacker et al—Anna Soell et al; Clocke, Koch & Reidy (A), 391 E 149th; J Homer Hildreth (R); due, \$3,578.71; T&c, \$362.53 Geo Price.  
 197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.  
 197TH ST, E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.  
 197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.

55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & str; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A), 84 William; Herman Joseph (R); due, \$32,360.49; T&c, \$1,140.70; Joseph P Day.  
 64TH ST, 115 E, ns, 125 e Park av, 20x100.5, 3-sty & b stn dwg; U S Savgs Bank of City N Y—Albert J Kramer et al; Merrill & Rogers (A), 100 Bway; Henry Hofheimer (R); due, \$31,431.71; T&c, \$641.5; mtg recorded July 11, 1914; Joseph P Day.  
 94TH ST, 55 W, ns, 485 w Central Park W, 20x 100.8, 4-sty & b stn dwg; Bowery Savgs Bank—Margt T Van Eps et al; Cadwalader, Wick-ersham & Taft (A), 40 Wall; Wm Forster (R); due, \$14,729.61; T&c, \$1,348.90; Joseph P Day.  
 116TH ST 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; Archibald K Mackay et al trstes—Santa Rumore et al; Grenville B Winthrop (A), 6 Wall; A Welles Stump (R); due \$14,326.30; T&c, \$529.15; Henry Brady.  
 119TH ST, 43 W, ns, 376 w 5 av, 17x100.11, 3-sty & b stn club house; Union Trust Co N Y—Theresa Abelson et al; Miller, King, Lane & Trafford (A), 80 Bway; Phoenix Ingraham (R); due, \$11,832.04; T&c, \$115.80; mtg recorded May 13, 1911; Henry Brady.  
 119TH ST, 61 W, ns, 526.8 w 5 av, 16.8x100.11, 3-sty & b stn dwg; Rosalie Kaufmann et al, trstes—Harry Rodman et al; Wm Bondy (A), 149 Bway; Walter A Hirsch (R); due, \$10,734.94; T&c, \$231.60; Joseph P Day.  
 5TH AV, 73; nec 15th (Nos 1-3), runs n 38.6e 100x61.6xe25x100xw125 to beg, 11-sty bk loft & str bldg; Margt O Sage—Wm McBrien et al; DeForest Bros (A), 30 Broad; Carl Ehlermann, Jr (R); due, \$406,799.57; T&c, \$326.11; Joseph P Day.

MAY 12.  
 FLETCHER ST, 20-8, see Front, 164.  
 FRONT ST, 164, nec Fletcher (Nos 20-8), 32.5x 93x31.7x93, 4 & 5-sty bk loft & str bldg; City of N Y—Carson Brevoort et al; Frank L Polk (A), Municipal Bldg; Abr Oberstein (R); due, \$94,886.50; T&c, \$6,462.57; Joseph P Day.  
 9TH ST, 734-6 E, ss, 218 w Av D, 40x93.11, 6-sty bk tnt & str; Jos Zimmerman et al—Benj Sonnenschein et al; Breitbart & Breitbart (A), 309 Bway; Albert Blumenstiel (R); due, \$7,684.60; T&c, \$1,097.12; sub to a mtg \$40,000; Joseph P Day.  
 138TH ST, 105 W, ns, 599 e 7 av, 26x99.11, 5-sty stn tnt; Thos F O'Brien et al, gdn—Moses Hess et al; Armin H Mittleman (A), 44 Cedar; Chas H Murray (R); due, \$24,401.04; T&c, \$178; mtg recorded Nov 23, 1906; Joseph P Day.  
 142D ST, 102-4 W, ss, 100 w Lenox av, 100x100, 2-6-sty bk tnts; Sound Realty Co—Jos L Koch et al; Lewis S Marx (A), 128 Bway; Max E Kaplan (R); due, \$36,407.79; T&c, \$—; sub to 2 mtgs aggregating \$100,000; Joseph P Day.  
 148TH ST, 412-20 W, 75 e Convent av, 100x99.11, 6-sty bk tnt; Seamen's Bank for Savgs in City N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm Klein (R); due, \$149,084.42; T&c, \$4,442.50; mtg recorded Oct 7, 1908; Samuel Marx.

MAY 13.  
 NEW CHAMBERS ST, 55; swc Roosevelt (No 59), 27.3x20.2x—, 5-sty bk tnt & str; East River Savgs Inst—Moses Blank et al; Omri F Hibbard (A), 74 Bway; Harry M Lewy (R); due, \$3,361.76; T&c, \$165.64; Joseph P Day.  
 ROOSEVELT ST, 59, see New Chambers, 55.

MAY 14.  
 ATTORNEY ST, 156, es, 150 n Stanton, 25x100.5, 5-sty bk tnt & str; Anna Hochstein—Sol Schlanger et al; Henry J Block (A), 277 Bway; Edw Jacobs (R); due, \$9,940.68; T&c, \$224.40; sub to 1st mtg \$24,500; Samuel Goldstickler.

68TH ST, 47 W, ns, 475 w Central Park W, 25x 100.5, 4-sty & b stn dwg; Ella A Brown—City Island Realty Co et al; Cary & Carroll (A), 59 Wall; Edw D Dowling (R); due, \$35,178.36; T&c, \$814.85; mtg recorded Jan 26, 1909; Joseph P Day.

181ST ST, 836 W, see Pinehurst av, 90.  
 201ST ST, W, nwc 9 av, 100x99.6, vacant; Jos H Freedlander et al, exrs—Romney Realty Co et al; Einstein, Townsend & Guiterman (A), 32 Liberty; Marcel Levy (R); due, \$3,336.87; T&c, \$480; J H Mayers.

PINEHURST AV, 90, sws 181st (No 836), 109.9x 112.10x114.11x117.11, 6-sty bk tnt & str; Henry Morgenthau Co—Comfort Realty Co et al; Simon T Stern (A), 41 Park Row; Percival H Gregory (R); due, \$38,785.74; T&c, \$2,000; sub to 1st mtg \$10,000; Joseph P Day.  
 9TH AV, nwc 201st, see 201 st, W, nwc 9 av.

MAY 15.  
 No Legal Sales advertised for this day.

MAY 17.  
 54TH ST, 223-9 E, see 55th, 226-32 E.  
 55TH ST, 226-32 E, ss, 250 w 2 av, runs s 100.5 xe50xs100.5 to 54th (Nos 223-9) xw125xn100.5 xw25xn100.5xe100 to beg, — bk & fr bldgs of brewery; Viola M Flannery—Chas A Doelger et al; Benj Trapnell (A), 170 Bway; Arthur S Friend (R); due, \$20,678.81; T&c, \$245.40; sub to pr mtg \$92,000; mtg recorded Apr 13, 1912; Joseph P Day.  
 54TH ST, 223-31 E, see 55th st, 226-32 E.

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CROTONA PKWAY, es, abt 170 n 176th, 31.2x 16.7x27.2, gore, vacant; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A), 320 Bway; Geo A Steinmuller (R); due, \$556.48; T&c, \$50; Geo Price.

GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hiramman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due \$1,346.50; T&c, \$1,158.89; sub to 4 pr mtgs aggregating \$8,000; James J Donovan.

TIEBOUT AV, 2255 ws, 250.8 s 183d, 18.5x74.10 x18.5x76.3, 2-sty bk dwg; Wm D Lent—Edmondson Constn Co et al; Jacob H Shaffer (A), 115 Bway; Ellsworth J Healy (R); due, \$4,377.90; T&c, \$318.30; Joseph P Day.

MAY 11. TIFFANY ST, 1035, ws, 118.3 n 165th, 44x100, 5-sty bk tnt, Abr Dorb—York Constn Corpn et al; Herman Gottlieb (A), 299 Bway; Harold H Straus (R); due, \$8,030.30; T&c, \$380.90; sub to 1st mtg \$33,000; George Price.

215TH ST, 832 E, ss, 304.6 e Barnes av, 47.4x 90; Thos Burke—Geo W Winston et al; Danl F Nugent (A), 200 5th av; Robt H Bergman (R), due, \$2,790.30; T&c, \$371.01; James J Donovan.

BEAUMONT AV, 2424, es, 233.4 n 187th, 33.4x 100, 4-sty bk tnt; Julius Simon—Clarence Realty & Constn Co et al; Action 1; Lawrence L Levy (A), 309 Bway; Francis S McAvoy (R); due, \$3,691.24; T&c, \$567.85; sub to mtg \$15,600; Henry Brady.

BEAUMONT AV, 2428, es, 266.8 n 187th, 33.4x 100, 4-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$3,770.44; T&c, \$567.85; sub to mtg \$15,000; M Morgenthau, Jr, Co.

MAY 12. 165TH ST, 200 E, ss, whole front bet Sheridan av & Sherman av, 200.11x46.2x201.10x54.1, vacant; Ida Lyons—Fram Bldg Co, Inc, et al; Alfred Frankenthaler (A), 35 Nassau; Jno P Joyce (R); due, \$5,791.15; T&c, \$2,041.22; sub to pr mtg \$7,500; Joseph P Day.

181ST ST, 440 E, sec Park av (No 4402), 91x 25; Alice M Cordier et al, trstes—Saml Weiss et al; Henry M Bellinger, Jr (A), 135 Bway; Wm T Quinn (R); due, \$4,830.67; T&c, \$100.00; Joseph P Day.

PARK AV, 2978, es, 83.9 n 153d, 27.11x66.2x25 x78.6, 2 & 3 fr tnt & str; Model Bldg & Loan Assn of Mott Haven—Mary M Malloy et al; Herbert Reeves (A), 55 Liberty; Schuyler E Day (R); due, \$4,134.01; T&c, \$406.83; Joseph P Day.

PARK AV, 4402, see 181st st, 440 E. SHERIDAN AV, swc 165th, see 165th st, 200 E. SHERMAN AV, sec 165th, see 165th st, 200 E.

MAY 13. BASSFORD AV, 2275, swc 183d, 115x35.8, 6-sty bk tnt & str; East River Savgs Inst—Bassford Realty Co et al; Omri F Hibbard (A), 74 Bway; Phoenix Ingraham (R); due, \$42,536.95; T&c, \$1,780.10; Herbert A Sherman.

INTERVALE AV, 1129, ws, 330.7 n 167th, runs w120.8xnl1.10xw18.9xnl0.6xw29.3 x n 25 x e 47.11 xsl.1xsl.22.4xsl.25 to beg, 3-sty bk tnt; Chas Spengler—Carmine Cioffi et al; Rabe & Keller (A), 258 Bway; Harry Bijur (R); due, \$5,167.88; T&c, \$92; sub to 1st mtg \$5,000; J H Mayers.

LIND AV, 1132, es, 283.7 s Union, 25.9x162x25x 155.9, 2-sty & b fr dwg; Helen R Viele—Mary Hassels et al; Ronald K Brown (A), 320 Bway; Phoenix Ingraham (R); due, \$4,987.30; T&c, \$750; Henry Brady.

MAY 14. KINGSBRIDGE TER, 3013 & 3015, ws, 181.3 s Boston av, runs s38.9xw110.10xnl2.2x3xnl35.6xw 2.9xnl1/100 of a ft xell19.10 to beg, 2-2-sty bk dwgs; Corporate Mtg Co—Edson Bldg Co et al; Action 1; Henry D Patton (A), 27 Cedar; Richard H Arnold (R); due, \$2,245.03; T&c, \$300; sub to pr mtgs aggregating \$10,700; James L Wells.

KINGSBRIDGE TER, 3017 & 3019, ws, 141.3 s Boston av, runs s40xw119.11xnl4.11xe25.1xn35x e92.1 to beg, 2-2-sty bk dwgs; same—same; Action 2; same (A); same (R); due, \$2,245.03; T&c, James J Donovan.

167TH ST, 833 E, nwc Prospect av (No 1131-5), 100x50, 6-sty bk tnt & str; Green Wood Cemetery—Isaac Brown et al; Miller, King, Lane & Trafford (A), 80 Bway; Geo B Hayes (R); due, \$63,495.30; T&c, \$809.50; Chas A Berrian.

214TH ST, E, ns, — e Barnes av, 50x100; Home Title Ins Co of N Y—Elmont Development Corpn et al; Henry J Davenport (A), 375 Pearl, Bklyn; Maurice S Cohen (R); due, \$1,011.86; T&c, \$200; L J Phillips & Co.

CEDAR AV, 1961 to 1965, ws, 124.7 n 179th, 50x 100.9, 3-2-sty bk dwgs; Corporate Mtg Co—Edmondson Constn Co et al; Leslie J Tompkins (A), 27 Cedar; Matthew P Breen, Jr (R); due, \$1,148.30; T&c, \$300; sub to 3 1st mtgs aggregating \$12,000; Chas J Dunn.

PROSPECT AV, 1131-5, see 167th st, 833 E. MAY 15. No Legal Sales advertised for this day.

MAY 17. 240TH ST, 455-63 E, see McLean av, 851-3. BARNES AV, sec Wickham av, 76.2x61.6x50x 97.6; Martha C McKnight—Vincenzo Manzione et al; Grant Squires (A), 299 Mad av; Jno P Dunn (R); due, \$1,406.61; T&c, \$39.23; Chas A Berrian.

BATHGATE AV, 1742-60, see 3 av, 405-7. McLEAN AV, 851 & 853, nwc 240th (Nos 455 to 463), runs n88xw21xnl0xw36x57xsl13 to beg, 5-3-sty fr tnts & str; Herbert Beach et al—Jas T Doyle et al; Chas J McDermott (A), 2 Rector; J Cotter Connell (R); due, \$24,172.95; T&c, \$7,586.20; Henry Brady.

WICKHAM AV, sec Barnes av, see Barnes av, sec Wickham av.

3D AV, 4051-7, ws, 100 n 174th, 215x— to Bathgate av (Nos 1742-1760), 5-5-sty bk tnts & vacant; Sheriff's Sale of all right, title, &c, which Hugo D Rosendorf had on Mar 13, 1915, or since; Jas F O'Brien, sheriff; Anthony V Caggiano.

Brooklyn.

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

MAY 8. No Legal Sales advertised for this day.

MAY 10. BARRETT ST, ws, 300 n Sutter av, 159.6x 99.11; Isaac Solomnowitz—The I & J, Inc, et al; Abr H Spiegelgass (A), 44 Court; Jno F Coffin (R); Wm J McPhilliomy & Co.

E 7TH ST, ws, 488.11 n Church lane, 40x100; Godfrey H Bachman et al—Bertha A Brobst et al; Henry J Davenport (A), 375 Pearl; Jesse Fuller, Jr (R); Wm J McPhilliomy & Co.

72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer—Bridget Rice et al; J Hunter Lack (A), 40 Court; Peter W Ostrander (R); Jas L Brumley.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliomy & Co.

BEDFORD AV, ws, 530 s Clarendon rd, 60x 100; Henry Berberich—Forrest Parkview, Inc, et al; Milton Hertz (A), 391 Fulton; Harold J Dowden (R); Nathaniel Shuter.

BROOKLYN AV, ws, 107.5 n Linden av, 80x 95.6x irreg; Martha N Hillier—Harry W Ferron et al; Thos H Williams (A), 555 De-cautr; Jas J Duggan (R); Wm P Rae.

EVERGREEN AV, swc Covert, 25x82; Albert F Seeker—Bessie Lang et al; Chas Reinhardt (A), 756 Flushing av; Jno H Fluery (R); Nathaniel Shuter.

OCEAN PKWAY, es, 100 n Beverly rd, 100x 150; Lancastershire Realty Co et al—Comet Constn Co et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Grover M Moscowitz (R); Nathaniel Shuter.

VOORHIES AV, nwc E 16th, 120x100; Ritter, Schwartz & Cohen, Inc—Madlin, Inc, et al; Jos J Schwartz (A), 361 Stone av; Mortimer Brenner (R); Wm P Rae.

MAY 11. PRESIDENT ST, sec 3 av, 18.9x70; Max Israel—Caterina Galio et al; Saml E Klein (A), 367 Fulton; Thos W Maires (R); Wm P Rae.

ST JAMES PL, es, 40 s Clifton pl, 20x100; Eagle Savgs & Loan Co—Martha H Hooper et al; Jas C McLeer (A), 189 Montague; Wm A Robinson (R); Wm J McPhilliomy & Co.

WARWICK ST, es, 100 n Hegeman av, 20x100; Philip Sachs—Conrad Hecker et al; action No 1; Louis N Jaffe (A), 299 Bway, Manhattan; Wm Murray (R); Wm J McPhilliomy & Co.

WARWICK ST, es, 120 n Hegeman av, 20x 100; same—same; Action No 2; same (A); same (R); Wm J McPhilliomy & Co.

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliomy & Co.

79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliomy & Co.

ROCKAWAY AV, es, 95.8 s Av D, 150x250x irreg, except parts released; Frank Bailey—Laura E Fitzgerald et al; Harry L Thompson (A), 175 Remsen; Wm H White (R); Wm J McPhilliomy & Co.

ST MARKS AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr—Danl L Donohue et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliomy & Co.

5TH AV, nwc Ovington av, 37.2x112.10; Titl Guaratee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliomy & Co.

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Brooklyn Legal Sales Continued.

MAY 12. HART PL, ses, 204.6 sw W 15th, 100x48.6x irreg; Cath McCloud—Antonio De Falco et al; Walter L Durack (A), 215 Montague; Edw G Nelson (R); Wm J McPhilliamy & Co. McDOUGAL ST, ss, 212.8 w Hopkinson av, 16x 100; Bernard R F Devine—Mason I Doyle et al; Thornton & Earle (A), 38 Park Row, Manhattan; Jos A Kennedy (R); Wm J McPhilliamy & Co. RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift—Orlando R Stevens et al; Francis Joran (A), 207 Ryerson; Edw Kelly (R); Jas L Brumley. 3D ST, nes, 228.8 nw 5 av, 26.8x95; Fredk L Ostergren—Mary T L Warren et al; Wm F Haemer (A), 99 Nassau, Manhattan; Albert R Latson, Jr (R); Wm P Rae. W 9TH ST, es, 139 n Av R, 17x100; Ora J Myers—Henry De Baun et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuiston (R); Wm P Rae. 17TH ST, ss, 100 w 4 av, 100x100; Jno Corse—Sarah M Champan et al; Geo E Miner (A), 23 Broad, Manhattan; Jno Corse, exr, &c; Joseph P Day. 32D ST, nes, 200 se 3 av, 25x100.2; Edwin C Swezey—Tiodoro Nardolillo et al; Robt F Swezey (A), 50 Pine, Manhattan; Peter B Hanson (R); M Morgenthau, Jr, Co.

70TH ST, nes, intersec ses 12 av, 600x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 240x200; 74TH ST, svs, intersec nws 11 av, 85.11x97.2; 73D ST, svs, intersec nws 11 av, 67.10x200; 72D ST, svs, intersec nws 11 av, 49x100; Margt McCarty—Wm K Dickerson et al; Bacon & Rorty (A), Gosben, N Y; Philip A Brennan (R); Wm J McPhilliamy & Co. 72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Wm A Delgan et al; Harry L Thompson (A), 175 Remsen; Wilmot L Morehouse (R); Wm P Rae. MAY 13. 82D ST, svs, 100 nw 17 av, 40x100; Eliz A De Mund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; J Gardner Stevenson (R); Wm P Rae. BROOKLYN AV, es, 495 n Glenwood rd, 40x 100; Saml T Maddox—Homesborough Realty Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Edmond J Donegan (R); Wm J McPhilliamy & Co. OCEAN AV, es, 78.7 n Foster av, 200x120x irreg; Audley Clarke—Hartman Bldg Co, Inc et al; Wilmot Y Hallock (A), 189 Montague; Frank H Field (R); Jas L Brumley. WASHINGTON AV, es, bet Sullivan & Malbone, Lot 4; Tax Lien Co of N Y—Theresa Bridgewater et al; Eliz S Pope (A), 68 William, Manhattan; Edw H Maddon (R); Wm P Rae. LOT 34, blk 5392, sec 16; Dora Pines—Wm L Newton et al; Theo I Schwartzman (A), 44 Court; Leo J Hickey (R); Nathaniel Shuter.

MAY 14. GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (A); Wm P Rae. PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley. WINTHROP ST, ns, 2,905.7 e Flatbush av, 140x 106; also WINTHROP ST, es, 309.10 e Nostrand av, 60x106; Allan Cowperthwaite—Robt Carter et al; Manasseh Miller (A), 350 Fulton; Frank W Holmes (R); Nathaniel Shuter.

MAY 15. No Legal Sales advertised for this day.

MAY 17. DEAN ST, ss, 60 e Franklin av, 20x80; Eleonor L Grimes—Rita Aitken et al; Tomes, Sherk & Palmer (A), 44 Court; Jas W Redmond (R); Wm J McPhilliamy & Co. FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl et al—Louisa Diehl et al; Jno A Bloom (A), 358 Fulton; Harrison C Glore (R); Wm J McPhilliamy & Co. BELMONT AV, ns, 81 e Pennsylvania av, 34x 125; Simon J Harding—Bunny Constn Co et al; Gilbert Elliott (A), 185 Bway, Manhattan; Michael Ditore (R); Wm P Rae. LOT 47, Block 6103, Sec 18; Jno G Hogan—Jas R O'Beirne et al; Benj Ammerman (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

MAY 1. 94TH ST, ss, 55 e Columbus av, 50x72.8; Burlock E Rabell as exr—P & W Holding Co et al; C V Gabriel (A). MADISON AV, ws, 50.10 s 130th, 16.8x75; Astor Trust Co as trste—Isabel A McKinstry et al; Wite & Case (A). MAY 3. BROOME ST, 319; Bettie Rothfeld—Anna Sachs et al; Kurzman, Frankenheimer & Gutman (A). 39TH ST, ns, 275 e 2 av, 25x98.9; J Henry Alexander, Jr, et al—Charles Rosentover et al; R K Brown (A). 75TH ST, ns, 112 e Col av, 21x102.2; Windham Realization Co, Inc—Jas A Nichols et al; Alexander & Green (A). 104TH ST, ns, 137 w Col av, 88x100.11; Commonwealth Securities Co—W 134th St Realty Co et al; Almy, Van Gordon, Evans & Kelly (A). 112TH ST, 224-26 E; Elkan Kahn—Emblem Realty Co et al; Hirleman & Vaughan (A). MAY 4. GREAT JONES ST, 30; N Y Savgs Bank—Leopold Kaufmann et al; J A Dutton (A). WATER ST, 161-63; Lawyers' Mtg Co—N Z Graves Co et al; Cary & Carroll (A). 3D ST, ns, 201.4 w Lewis, 20x102.2xirreg; German Savgs Bank in the City of N Y—Susanna Holzapfel et al; M Auerbach (A). 31ST ST, 149-53 W; Felix Marcotte et al—Realty Holding Co et al; Coudert Bros (A). 95TH ST, ns, 167.10 w Amsterdam av, 29.4x 100.9; Jacob Wicks, Jr—Caroline De Vito et al; J B Mitchell (A). 98TH ST, 326-28 E; Julius Levy—Nathan Schwartz et al; M Cooper (A). 117TH ST, 433 E; Cath York—Ignatz Weisberger et al; Kelly & Quinn (A). 125TH ST, 45 & 47 W; Margt O Sage—Madison G Hawke et al; D Forest Bros (A). 142D ST, ns, 310 w Lenox av, 40x99.11; Helen E Weed Pearson—Max Uhlfelder et al; Cary & Carroll (A).

MAY 5. 29TH ST, 5-7 W; U S Trust Co of N Y—B A L Realty Co et al; amended; Stewart & Shearer (A). 70TH ST, 305 & 309 W; 2 actions; Lawyers' Mtg Co—Directors' Realty Holding Co et al; Cary & Carroll (A). LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Tine Schattman et al; amended; J M Rider (A). WEST BROADWAY, 533; Franklin Trust Co, trste—Lillie S Beall et al; McKeen, Brewster & Morgan (A). 2D AV, svs 97th, 25.11x75; Anna E Schmidt et al—Albina Goldstein et al; C S Petrasch (A).

MAY 6. CHRYSTIE ST, 87; Harold Nelson—Nathan Harrison Realities et al; J A Seidman (A). 24TH ST, 17 W; N Y Inst for the Instruction of the Deaf & Dumb—Paul Shotland et al; F H Comstock (A). 36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Taber et al; amended; H Swain (A). 90TH ST, 69-71 W; Sadie Morris—Wm J Jennings et al; action to foreclose mechanic's lien; S B Pollak (A).

MAY 7. SOUTH ST, 195; Kips Bay Brewing & Malting Co—Giovanni Castellano et al; Paskus, Gordon & Hyman (A). 119TH ST, 324 E; Grace F Lesster et al—Abr H Sarasohn et al; amended; Cary & Carroll (A). 119TH ST, ss 337.6 w 1 av, 18.8x100.10; Lawyers Mtg Co—Abr H Sarasohn et al; amended; Cary & Carroll (A). 134TH ST, 318 W; Jas K Holly—Rudolph Newman et al; Gay & Goddard (A). 3D AV, ws, 50 n 127th, 25x100; Helena D K Hulst—Jos A H Pelletier et al; amended; Leach & Williams (A). 11TH AV, svs 25th, 98.9x150; Rutherford Realty Co—McKeon Realty Co et al; Wells & Snedeker (A).

Bronx.

APR. 30. COSTER ST, es, 420 s Spofford av, 20x100; Wolcott G Lane as trste—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). FAILE ST, ws, 200 n Randall av, 25x100; Wolcott G Lane et al as trstes—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). FAILE ST, ws, 225 n Randall av, 25x100; Wolcott G Lane et al as trstes—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). ALEXANDER AV, 311; Albt H Atterbury as trste—Rachel C Blanchard et al; T More (A). STARLING AV, nvs Olmstead av, 25x100; Eliz B Deyer—Empire State Wood Working Co et al; F A Southworth (A).

MAY 1. DAVIDSON AV, nec 177th, 31.9x75.9; Wm I Seaman—Ezra R Baker et al; Speir & Bartlett (A). VILLA AV, es, 271.6 s Van Cortlandt av, 25x 125.6; Nicholas Wapler—Fulimeno Bufano et al; W E Sannis (A).

MAY 3. MATILDA AV, es, 525 s 237th, 100x110.9; Frances G de Peyster—Irving Realty Co et al; Shattuck, Glenn, Huse & Ganter (A). PROSPECT AV, 701; Italian Savgs Bank of the City of N Y—Arthur Richardson et al; Wayland & Bernard (A). LOTS 1, 2, 3, 4, 5 & 6, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A). LOTS 15 & 16, map of 131 bldg lots belonging to Est of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary J Price; Deering & Deering (A).

MAY 4. TIFFANY ST, 1115; Maurice Ginsburg—Isabella M Meeks et al; H Gottlieb (A). 176TH ST, 682 E; City Real Estate Co—Johanna Reid et al; H Swain (A).

MAY 5. HARRIET PL, es, 264.6 n Eastern bldv, 50x98.2; also TURNBULL AV, ns, 105 w Zerega av, 100x108; Edward O'Hara et al—Colorado Realty Co et al; J B Harrison. 135TH ST, nec Brown pl, 33.4x100; Lawyers' Mtg Co—Margt A Laphy et al; Cary & Carroll (A). FRANKLIN AV, es, 455.4 s 166th, 54.3x201.4; Chas Colgate—Young Realty & Constn Co et al; Joline, Larkin & Rathbone (A).

MAY 6. BROOK AV, 1251-53; Samson Rosenfield—Rose R Warner et al; Kantrowitz & Esberg (A).

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

Manhattan.

APR. 29. 29TH ST, 39-41 W; Michl J O'Connor et al—Rockbridge Realty Co, Inc; Harold Swain (A); Percival H Gregory (R); due .....136,497.76 APR. 30. 76TH ST, 140 W; E Matilda Ziegler—Anna F Eastman; Robt L Moffett (A); Henry Necarsulmer (R); due..26,671.94 BROADWAY, 454; Henry Bruere, as City Chamberlain—Agnie Parry et al; Frank L Polk (A), Municipal Bldg; Wm Klein (R); due.....77,427.07 2D AV, 2133; Rosina Guzzetta—Giuseppe Guzzetta et al; Jno Santora (A); Francis W Pollack (R); due.. 2,290.00 MAY 1. No Judgments in Foreclosure Suits filed this day. MAY 3. 98TH ST, ns, 84.2 w Amsterdam av, 52.7x105; Wm Rankin—Martha Kommer; Wm R Adams (A); Jos Gallagher (R); due ..... 9,195.00 MAY 4. 7TH AV, ws, 50.11 n 121st, 50x95; Levi P Morton—N Y Real Estate Security Co; Winthrop & Stimson (A); Wm Klein (R); due .....69,072.95 MAY 5. 61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A); Jas A Foley (R); due .....\$15,098.61 163D ST, 465 W; Jennie F Seymour—Mary A Dempsey; Julius H Seymour (A); Wm C Rosenberg (R); due....20,641.69

Moving Day

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Bronx.

APR. 30. 3D AV, swc Brook av, 29.4x36.5; Universal Savgs Bank—Wm H Harden et al; R Mazet (A); E B Cohen (R); due ..... 5,194.81
MAY 1. 23D ST, ss, 180.6 e White Plains rd, 64.5x99.3; Mary J Skillman—Gus T Smith et al; McLoughlin & Martin (A); M Sulzberger (R); due..... 5,245.83
MAY 3. HOME ST, nwc Prospect av, 57.3x85.9; Mary Kirsch—Ittner Realty Co et al; H Robitzek (A); W B Dobbs (R); due ..... 5,615.26
WENDOVER AV, 417; Helen F Montigriffo—Jennie Walker et al; A H Montigriffo, Jr (A); J C Farrel (R); due ..... 3,829.37
MAY 4. 183D ST, ns, 40 w Grand av, 20x100; Title Guar & Trust Co as trste—Janpole & Werner Holding Co et al; H Swain (A); J S Joyce (R); due. 7,028.57
ANDERSON AV, 952; Peter McDowell—Kemp-Jones Realty Co et al; P F Griffin (A); E A McShane (R); due. 4,582.50
LOTS 19-20, map of Cebic Park, 24th Ward; Theo J Chabot—Sarah A Lockwood et al; M J Sullivan (A); J W Bryant (R); due ..... 4,446.10
MAY 5. COSTER ST, 636; Eliz Meeker Trafford—Hunts Point Estates et al; Miller, King, Lane & Trafford (A); J Davis (R); due ..... 6,222.50
PROSPECT AV, ws, 125 n 156th, 25x142.6; Louisa Adami—Rebecca Goldberg et al; Brown & Glass (A); C Y Palitz (R); due ..... 13,772.77
MAY 6. FOX ST, 659; Julia Friedlander—Ruhr Real Property Co et al; Otterbourg, Steiner & Houston (A); E Neumann (R); due ..... 6,821.16
LOT 27, blk 3237, map of Kingsbridge Real Estate Co, Auction Sale Map; Bronx Savgs Bank—Albt E Davis; D B Simpson (A); A N Giegerich (R); due ..... 1,023.63

LIS PENDENS.

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

Manhattan.

MAY 1. No Lis Pendens filed this day.
MAY 3. 2D AV, 1491; M Groh's Sons—Michl Cafferty et al; S F Keogh (A).
MAY 4. No Lis Pendens filed this day.
MAY 5. 7TH AV, sec 59th, 200.10x416.6; Title Guar & Trust Co, trste—Bankers' Trust Co, trste, et al; action to determine claim; H Swain (A).
MAY 6. 108TH ST, 51-53 E; Henry S Bowron—Compact Realty Co, Inc, et al; amended; Schenck & Punnett (A).
5TH AV, nec 19th, 46.6x125; Alfred P Gardiner—Wm P Gardiner et al; partition; Elkus, Gleason & Proskauer (A).
MAY 7. 162D ST, ss, 300 e Bway, 100x99.9; Adam Hapell, Inc—Jno P Kane Co et al; counterclaim; Phillips & Avery (A).

Bronx.

APR. 30. TERRACE PL, ses, 84.9 sw 159th, 28.3x146.6; also LOT 17 (part of), map of Village of Morrisania; also LOT 17 (part of), map of Village of Morrisania; also LOT 17 (part of), map of Village of Morrisania; Sarah Marston—Benj F Frisbie et al; action to set aside 4 deeds; M S Schector (A).
MAY 1. 202D ST, ss, 343.4 e Marion av, 44.7x100; also 202D ST, ss, 838 e Marion av, 25x100; also 202D ST, ss, 673 e Marion av, 50x100; Alice C Warner—Alice C Warner; partition suit; I N Williams (A).
PROSPECT AV, 1091-95-1101-7-13; Geo A Colvin—Angel Constn Co, Inc; action to compel execution of mtg; L J Bershad (A).

Brooklyn.

APR. 29. HOPKINS ST, 230; Jos Fischer—Sigmund Margulies & ano; foreclosure vendee's lien; J A Whitehorn (A).
PRESIDENT ST, 478; Maria A Garoni—Gennaro Vignola et al; partition; T C Hughes (A).
ROSS ST, ns, 210 w Bedford av, 20x100; Mary A Haddon—Reginald de S Loughran et al; G H Pettit (A).
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Pioneer Constn Co—Dorchester Bldg Co et al; G M Moscowitz (A).
59TH ST, ns, 230 e 13 av, 50x100.2; Title G & T Co—Wm J Stratton et al; T F Redmond (A).
78TH ST, ss, 372 w 14 av, 22.8x100; Abr B Odell—Florence E Pelletreau et al; Fuller & Prest (A).
79TH ST, ns, 101.2 w 20 av, 16.10x100; Albro J Newton Co—Marloe Constn Co & ano; McDonald Roesch & Mc (A).

HEGEMAN AV, sec Vermont, 200x550, with certain exceptions thereof; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).
HEGEMAN AV, sec Wyona, runs s550xe—xn—xw175.11 to beg; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).
MILLER AV, es, 120 s Belmont av, 20x95; Chas Doscher—Shulim Whitebook et al; H F Cochran (A).
MILLER AV, ws, 180 s Belmont av, 20x100; same—Saml Teitelbaum et al; same (A).
NEWKIRK AV, nwc E 21st, 87.1x120x40x110.5; Jno P Carter—Peru Realty Co et al; W Y Hallock (A).
NEW LOTS AV, swc Wyona, 100x739x100x736; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).
NEW LOTS AV, sec Wyona, 177.4x739.7x—x191.6; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).
NOSTRAND AV, swc Willoughby av, 40x100; Thos Drescher—Frank G Hoerlein et al; L C Willis (A).
PITKIN AV, ns, 40 w Amboy, 20x90; Bowery Savgs Bank—Jacob Gordon et al; T F Redmond (A).
S PORTLAND AV, ws, 48.3 s DeKalb av, runs w110.1xsw24.1xel112.7xn24 to beg; Bond & Mtg Guar Co—Leonora Obendorfer et al; H L Thompson (A).
STEWART AV, es, 45 s 100th, 50x100; Chas W Church, Jr—Jennie M Hamilton; J C Stemmerman (A).
VIENNA AV, sec Vermont, 200x550; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).
VIENNA AV, sec Wyona, 154x410x—x—; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

APR. 30. MONROE ST, ss, 20 e Sumner av, 19x100; Olaf C Hageman—Clifford A Schaufle et al; Cary & Carroll (A).
MONROE ST, ss, 210 e Sumner av, 20x100; Nicholas Wendel—Lasher & Lathrop, Inc, et al; Cary & Carroll (A).
PROSPECT PL, sec Utica av, 19.8x90; Title G & T Co—Jno Joost et al; T F Redmond (A).
SCHOLLES ST, ns, 100 w Graham av, 25x100; N Y Investors Corp—L P R Realty Co et al; T F Redmond (A).
SUMPTER ST, ss, 225 e Saratoga av, 50x100; Johanna Balaban—Louis Ludwig et al; M Krieger (A).
W 15TH ST, es, 460 n Neptune av, 40x118.10; Eagle Savgs & Loan Co—Anostasio Minichella et al; J C McLeer (A).
BAY 16TH ST, ses, 174.8 ne Cropsey av, 17x96.8; Jas W Anderson—20th Av Realty Corp et al; Cary & Carroll (A).
64TH ST, nwc 9 av, 62.8x80x79.9x81.10; R Annie Armstrong—Otto W Adams et al; R T Griggs (A).
AV U, nec E 13th, 60x100; also PROP in Bronx Co; Alice C Warner—Annie C Hyland et al; partition; I N Williams (A).
FLATBUSH AV, nes, 30 nw Dean, runs ne 73.11 x s 5.4 x e 10.9xn41xnw70.6xsw11.6xse40xsw75 to beg; Bklyn Builders' Supply Co—Dean Amusement Co et al; Hovell, McChesney & C (A).
FT HAMILTON PKWAY, ses, 82.5 ne 49th, runs ne20.4xse5xse83.7xsw20xsw87.3xwn5 to beg; Ulster Co Savgs Instn—Zerlina L Anderson et al; H L Thompson (A).
LAFAYETTE AV, ss, 20.6 w Ashland pl, 20x90.4 x20x93.5; 16TH ST, nes, 197.10 se 11 av, 39.11x100x41.3x100; BAY 16TH ST, ws, 600 s 86th, 100x193.4; MONROE ST, ns, 425 w Nostrand av; 20x100; BRIDGE ST, nec Willoughby, 40x75; Jennie L McCue—Jas M Goss et al; Hymes & Schaap (A).
PROSPECT AV, ns, 198.5 e 8 av, 50x151; Jno F Clarke—Oscar E Heiberg et al; H M Bellinger, Jr (A).
LOTS 49 & 50, Map 197, lots in village of Wmsburgh; Wm Simon—Paul Kulis et al; Gollmar, Smith & F (A).

MAY 1. BERRIMAN ST, cs, 176 n Pitkin av, 18x100; BERRIMAN ST, cs, 154 n Pitkin av, 18x100; BERRIMAN ST, cs, 172 n Pitkin av, 18x100; Isaac Schwartz—Thos McMillen et al; C Eisenberg (A).
HERKIMER ST, ns, 340 w Albany av, 20x100; Edw A Everit—Susan L Wright et al; G W Pearsall (A).
MESEROLE ST, nec Manhattan av, 50x100; Wm Ulmer Brewery—Louis Friedsell et al; S M & D E Meeker (A).
E 5TH ST, ws, 198.11 n Ft Hamilton av, 40x100; Oscar T Jackson—Evarine Paulsen et al; Foley & Martin (A).
46TH ST, ns, 175 w 3 av, 25x100.2; Bernard D Thorn—Lester Realty Co et al; A G Meyer (A).
58TH ST, ns, 320 e 5 av, 20x100.2; Rasmus H Rasmussen—Carl E Knutsen & ano; to set aside deed; T L Thompson (A).
GEORGIA AV, ws, 300 n Hegeman av, 20x100; Geo B Ensworth—Harry Raimer et al; D V D Reiley (A).

MAY 3. BELVIDERE ST, ses, 181.6 sw Beaver, 25x85.1 x25x85.7; Nicholas Muller—Maria Gitterman & ano; N Muller (A).
LEONARD ST, es, 270 s Norman av, 25x100; Jas Fahey—Jno Grant et al; partition; J Siegelman (A).
QUINCY ST, 541A; Margt Kittman—Katie Nave et al; H C Botby (A).
ST JOHN'S PL, ss, 21.8 e Nostrand av, 20x97.9; Robert E Patterson—Sea Gate Hotel Co; W S Miller (A).
VANDERVEER PL, ss, 122 e Cortlandt, 40x145; Chas Joseph—Emily C Donnell et al; to create a lien; Burnstein & Geist (A).
E 10TH ST, es, 273.4 s Av K, 17.4x100; Jennie Rockmore—Sam Lebowitz et al; A Rockmore (A).
BAY 16TH ST, ses, 89.6 ne Cropsey av, 17.2x96.8; People's Trust Co—20th Av Realty Corp et al; Cary & Carroll (A).
BAY 16TH ST, ses, 106.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A).
BAY 16TH ST, ses, 140.8 ne Cropsey av, 17x96.8; same—same; same (A).

BAY 16TH ST, ses, 157.8 ne Cropsey av, 17x96.8; same—same; same (A).
BAY 16TH ST, ses, 123.8 ne Cropsey av, 17x96.8; same—same; same (A).
BAY 17TH ST, nws, 87.1 ne Cropsey av, 17.2x96.8; People's Trust Co—20th Av Realty Corp et al; Cary & Carroll (A).
43D ST, ns, 440 e 13 av, 20x100.2; Angelo Manfredi—Artee Realty Corp; specific performance; N Selvaggi (A).
57TH ST, ss, 100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A).
66TH ST, nes, 679.10 nw 20 av, 20.2x100; Julia E Cullen—Mtg Financing Co et al; Cary & Carroll (A).
75TH ST, nes, 108 se 15 av, 18x100; Michl Shellins—Thos J Lennon et al; G B Davenport (A).
AV K, nwc E 36th, 100x100; N Y Title Ins Co—Homewood Holding Co; G B Davenport (A).
ATLANTIC AV, ns, 83.10 e Schenectady av, 16.6x99.1; Hudson Trust Co—Marcus Pius et al; Holm Whitlock & S (A).
BAY RIDGE AV, nes, 250 nw 15 av, 20x90; Mary N Scranton—Vincenza Silvestri et al; H J Davenport (A).
CATON AV, ns, 40 e E 5th, 40x100; Henry O'Brien—Jos J O'Brien et al; Foley & Martin (A).
LIVONIA AV, sec Williams av, 50x100; Baruch Freund—Leon Lemberg et al; J G Abramson (A).
PROSPECT AV, nes, 535 se 3 av, 20x62.1; Harry S Cochran—Annie Silver et al; P H Leifert (A).
5TH AV, es, 60 n 63d, 20x100; Wm Callister—Jno E Sullivan Co et al; W F Timm (A).

MAY 4. BARBEY ST, es, 60 s Dumont av, 80x100; Esther Berman—Arvintz Bldg Corp et al; to set aside deed; E E Rosenblum (A).
SUVDAM ST, nws, 167.11 sw Wyckoff av, 25x100; Minnie Dahl—Saml Levenberg et al; Halbert & Quist (A).
VAN BRUNT ST, ws, 240 s Verona, 20x90; Thos P Archer—Jno Connors et al; partition; J P Judge (A).
E 18TH ST, es, 140 s Av I, 40x100; Title G & T Co—Sadie J Black et al; T F Redmond (A).
E 22D ST, ws, 124.11 n Foster av, 80x100; Lawyers' Title & Trust Co—Harry Arnold et al; Dean, Tracy & Mc (A).
57TH ST, ns, 80 w 8 av, 60x100; Harry B Hawkins—Helene Petermann et al; H J Davenport (A).
BAY RIDGE AV, ns, 212.3 w 2 av, 145x180; Mechanics' Bank—Danl J Ryan et al; Owens, Gray & T (A).
DEKALB AV, ss, 129 w S Elliott pl, 21.5x98.10x21 x94.7; Margt B Newington—Geo R Brown et al; Harris, Corwin, Moffat & S (A).
KINGS HWAY, nec E 23d, runs n—xel69.7xse 4.7xne34.9xsw—xsw—to beg; E 23D ST, es, 40 s Av O, runs s—xel169.7xsw95.5xne100.1xw105.5xw127.3 to beg; LOT 139, map So Greenfield, belonging to United Freeman's Assn No. 3; Lawyers' Title & Trust Co—Rockfall Realty Co et al; Dean, Tracy & Mc (A).
LAFAYETTE AV, ns, 22 w Steuben, 42.6x95; N Y Investors' Corp—Grace L Brown et al; H L Thompson (A).
LAFAYETTE AV, ns, 64.6 w Steuben, 42.6x95; LAFAYETTE AV, ns, 107 w Steuben, 43x95; Bond & Mtg Guar Co—Sara C Brown et al; H L Thompson (A).
LAFAYETTE AV, nwc Steuben, 22x95; same—Grace L Brown et al; same (A).
LIVONIA AV, sec Chester av, 100x100; Meth Episcopal Hospital—Hugo D Rosendorf et al; T F Redmond (A).
PITKIN AV, ns, 50 e Georgia av, 25x100; Benj Rosenblatt—S & Q Realty Co et al; Kiendl, Smyth & G (A).
RIVERDALE AV, swc New Jersey av, 95x100; Empire City Lumber Co—New Lots Constn Co et al; foreclosure mechanic's lien; S A Telsey (A).
SNEDIKER AV, es, 100 s Pitkin av, 50x100; David Bussell—Eddy Glickman Bldg Concreting & Impt Co et al; H I & L Cohen (A).

MAY 5. CHESTER ST, es, 75 n Bway, 50x100; Jas A Trowbridge—Saml Palley et al; T F Redmond (A).
CHESTER ST, ws, 250 n Bway, 25x100; Oswego City Savgs Bank—Jacob Fromm et al; T F Redmond (A).
GREEN ST, ss, 295 e Franklin, 100x100; Victor Meyer—Federal Leather Co et al; C E Sutherland (A).
HERKIMER ST, ns, 407.8 e Howard av, 15.4x100; Williamsburgh Savgs Bank—Lebohner Bus Co et al; S M & D E Meeker (A).
McDOUGALL ST, ns, 125 e Howard av, 25x100; Emily Rueger—Cath Loerch et al; R E Mofett (A).
PACIFIC ST, ss, 233.9 w Grand av, 20x110; Title G & T Co—Henry J Tanner et al; T F Redmond (A).
16TH ST, ns, 418.11 e 4 av, runs e02xn24.8xw .02xs25 to beg; Yorkville Bldg Co, Inc—Helen K Cooper et al; partition; W L Durack (A).
BAY 17TH ST, we Cropsey av, 20x87.1x20.2x88.6; Logren Realty Co—Louis Hirsch et al; B C Ribman (A).
40TH ST, nes, 99.6 se 16 av, runs ne39.1xs5.6xe 5xs56.9xnw48.8 to beg; 40TH ST, nwc West, runs n50xw47.3xse68.9 to beg; Jas Pirnie—Ada M Weeks et al; J H Breznell (A).
ATLANTIC AV, nwc Radde pl, 16.6x80; East Bklyn Savgs Bank—Anna M Rossa et al; Phillips & Avery (A).
ATLANTIC AV, ns, 83.10 e Schenectady av, 16.6 x99.1; Hudson Trust Co as trste—Henry J Furlong et al; Holm Whitlock & S (A).
CHRISTOPHER AV, es, 240 s Dumont av, 50x100; Frank B Forbes—Beth Israel of Brownsville et al; Reynolds & Geis (A).
GLENMORE AV, sec Snediker av, 19.4x75; Title G & T Co—Lillian Tonkin et al; T F Redmond (A).
PITKIN AV, ns, 75 w Van Siclen av, 25x100; People's Trust Co—Clarence W Lyon et al; T F Redmond (A).

RUTLAND RD, ns, 420 w Bedford av, 20x100; Anna M Everit—Francisca de Lopez & ano; G W Pearsall (A).

SUTTER AV, nec Milford, 20x90; Mathilde G Hodgskin—Jas Grogan et al; Hirsch, Newman & R (A).

LOTS 82A, 83A & 84A & 58A, 59A & 60A, Map 1st addition to Homecrest prop of Harbor & Suburban Bldg & Savgs Assn; Thos Murphy—Louis Rosiello et al; Alexander & Green (A).

LOTS 229-231, Map Ocean Av Tract, N Y & Flatbush Realty Co; John A Sattler—Chas J McFadden et al; F X McCaffry (A).

PROP recorded in Liber 3344, page 225, of Mtgs, Kings Co; Anna M Roes—Cath E McLoughlin et al; C W Clowe (A).

W 23D ST, 2862; M A Northridge—Progression Hotel Co & Mr Townsend 60.00

BAY 35TH ST, 154; J Leahy—Jesse H & Fredk B Lozier 268.76

E 51ST ST, ws, 97.6 s Av N, 80x100; F Allicoa—Marquki Realities, Inc. 362.34

NEWKIRK AV, sec Ocean av, 46x124; J McBride—Kirknew Realty Corpn & G M Karpas 1,777.75

**MAY 1.**  
FT HAMILTON AV, ws, 21.7 s 39th, 37.6x100; Martense Cont Co—Jno F Bohm, Isaac Mass & Dyker Heights Amusement Co. 15.20

ROCKAWAY AV, 260; Abe Budilin—S Bergman & Emma Woods 100.00

**MAY 5.**  
142D ST, nwc Wales av, —x—; Louis Kleinfeld—Ward Baking Co; May3'15 522.22

**MAY 6.**  
178TH ST, ns, 98 w Boston rd, 87.1x 100; Colwell Lead Co—Hull Bldg Co et al; Dec15'14 2,900.00

178TH ST, ns, 98 w Boston rd, 87.1x 100; Murray & Hill Co—Hull Bldg Co et al; Dec15'14 3,400.00

178TH ST, ns, 98 w Boston rd, 87.1x 100; Noonan Bldg Material Co, Inc—Hull Bldg Co et al; Jan8'15 2,377.91

178TH ST, ns, 98 w Boston rd, 87.1x 100; Gus Schlaier Eagle Wrought Iron Works, Inc—Hull Bldg Co et al; Jan13'15 524.18

**MECHANICS' LIENS.**

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

**Manhattan.**

**MAY 1.**  
40TH ST, 110-2 W; Hart & Hutchinson Co, Inc—Edw W Browning & Worlds Tower Vaults, Inc (1) 435.00

**MAY 3.**  
175TH ST, ns, whole front bet St Nicholas & Audubon avs, —x—; Frank Falk Co—Moses Goodman Corpn; renewal (2) 120.00

**MAY 4.**  
EAST BROADWAY, 169; M L Rohman, Inc—Henry H Korn (3) 23.75

47TH ST, 256 W; same—B & H K Co; Henry H Korn (4) 86.75

BROADWAY, 1313; Ganford Co, Inc—United Merchants' Realty & Impt Co; Edw J Noble (5) 3,085.00

BROADWAY, es, 30.11 s 41st, 22.11x78.9 xirreg; also BROADWAY, sec 41st, 31.2x93.4; J P Zurla Tile Co, Inc—Hotels Realty Holding Corpn; 41st St Realty Co; renewal (6) 1,153.00

**MAY 5.**  
77TH ST, 227 to 231 W; Willie E Roys—Eva J Coe; Lewis C Van Ripper (9) 2,400.00

BROADWAY, 1313; Ganford Co, Inc—United Merchants' Realty & Impt Co; Edw J Noble (7) 3,085.00

**MAY 6.**  
RUTGERS PL, 21 & 23; L Frooks Engine Co—Sarah Bimberg; Chas Bimberg (11) 225.00

55TH ST, 20 E; Ernest A Turner—Jeanette Le B Parsons & Jos C Mott (14) 7,617.85

77TH ST, 225-31 W; also BROADWAY, 2148-86; Theo Wood—Eva J Coe & N Y Impt Properties Co; Lewis C Van Ripper (10) 204.15

BROADWAY, 2182-86; also 77TH ST, 227-31 W; Empire City Iron Works—Eva J Coe & Improved Prop Corpn; Lewis C Van Ripper (15) 1,525.00

PARK AV, sec 84th, 102.2x133.4; Frank O Brunett—Esthold Realty Co, Inc—Osborn Rea & Co (12) 400.00

PARK AV, sec 92d, 80x80; Frank O Brunett—Esthold Realty Co, Inc; Osborn Rea & Co (13) 350.00

**MAY 7.**  
35TH ST, 420 W; Louis Schloss—Clara F Goden & M Whitelaw & Co, Inc (17) 50.00

46TH ST, 46 W; Gross & Schulman—A B S Co, Inc; renewal (16) 206.00

BROADWAY, nec 77th, 77.5x130; Fireproof Products Co, Inc—Ev J Coe & Improved N Y Properties Corpn & Lewis C Van Ripper (18) 14.19

**Bronx.**

**APR. 30.**  
ST LAWRENCE AV, 1518; Mallett Contracting & Supply Co, Inc—Ninfa De Guiseppe & Agostino Di Angelo (28) 113.47

**MAY 1.**  
No Mechanics Liens filed this day.

**MAY 3.**  
No Mechanics' Liens filed this day.

**MAY 4.**  
FORDHAM RD, sec Marion av, —x—; Wm F Birch—Adams Realty Co; F Morris and Adams Realty Co (2) 1,500.23

PROSPECT AV, ws, whole block front bet 166th & 167th; —x—; Rothberg & Rosenblatt—Angel Constn Co (3) 1,185.85

**MAY 5.**  
No Mechanics' Liens filed this day.

**MAY 6.**  
219TH ST, 913 E; Michl Birnbaum—Jno Locktevo & Anthony Eolzella (4) 32.50

**Brooklyn.**

**APR. 29.**  
MOFFAT ST, 94; G Westreich—J J Leynedecker 17.95

S 4TH ST, ns, 100 e Kent av, 78x141; Markovsky & Fishman—American Sugar Refining Co & Midwood Cont Co. 4,000.00

SAME PROP; same—same 1,500.00

43D ST, 436; W S Brown—Sarah Hopping 21.85

RIVERDALE AV, nec Osborn, 30x100; G Teitelbaum—Sigmund Koeppl, Inc & Saml Etlinger 175.00

**APR. 30.**  
STARR ST, 233; H Magness—Barbara Fried 150.00

S 4TH ST, ns, 100 e Kent av, 78x141; F Markovsky—American Sugar Refining Co & Midwood Cont Co. 500.00

**MAY 3.**  
FULTON ST, 478; A Gluck—Annie A, Geo R, Edw C & Jno T Smith, Arthur L Braus, Koch Co & Fulton & Elm Leasing Co 268.00

E 38TH ST, 907-9; H W Rives, Jr—Martha & Wm Wingerath 140.00

41ST ST, swc 4 av, 100x100; J Lamborghini—Wayfourth Constn Co & Antonio Bonagur 520.00

E 51ST ST, ws, 97.6 s Av N, 80x100; H Skowfoe—Marquki Realities, Inc & Francis Bryson 60.00

OCEAN AV, nec Newkirk av, 46x124.10; B Jackson—Kirknew Realty Co & Y Y Karpas 185.50

**MAY 4.**  
ASHFORD ST, 531; M Schwartz—Jos Zeetseff 15.00

UNION ST, ns, 189 w Nostrand av, 200 x53.7; Gustave Rader Co—Adolph Realty Co & Adolph & Mary Levin. 704.24

S 4TH ST, ns, 100 e Kent av, 78x141; E Burak—American Sugar Refining Co & Midwood Cont Co 110.60

E 7TH ST, 1559; T De Facey—Sam Jacobs 170.95

NEWKIRK AV, sec Ocean av, 46x124; L G Fried—Kirknew Realty Corpn & Maurice Runkle 812.86

**MAY 5.**  
KOSCIUSKO ST, 554; I Shkolnick—Bessie Rosen & Ruben & Louis Greenberg, doing bus Greenberg & Greenberg 175.00

27TH ST, 218-20; Church Art Work Co—Chas E McDonnell & Jno F Agoglia 410.95

43D ST, 1262-4; S Nathan—Jos Steinberg 235.00

OCEAN AV, 1011; Max Jonas—Kirknew Realty Co 497.00

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**MAY 1.**  
29TH ST, 23 E; Max Lehrer—Moritz H Rosenstein, Inc, et al; Apr26'15 201.50

**MAY 3.**  
TRINITY PL, 70 to 76; Neven Sparks Lamb, Inc—Valentine Lynch & Co et al; Apr2'15 85.00

WEST END AV, nec 96th; Jos Tino & Co—Essie Constn Co et al; Apr27'15 866.56

**MAY 4.**  
NASSAU ST, 150; Louis D Compson—American Tract Society et al; Mar10'15 958.00

SAME PROP; McMann & Taylor Co—same; Mar10'15 146.30

SAME PROP; J D Johnson Co—same; Mar9'15 229.98

**MAY 5.**  
BROADWAY, 1573; Koster Cabinet Works, Inc—Mitchel Marks et al; Apr130'15 186.00

FT WASHINGTON AV, 35; Union Decorating Co—L & D Realty Corpn; Dec 30'14 58.90

LEXINGTON AV, 311; Litosilo Co of N Y, Inc—Allerton 38th St Co et al; Jan28'15 1,745.28

**MAY 6.**  
RIVINGTON ST, 6; Stanley & Patterson, Inc—Caroline White et al; May 5'15 110.24

142D ST, 146 W; Standard Plumbing Supply Co—146 W 142d St Corpn et al; Nov28'13 1,184.00

AV A, nwc 22d; Fred Lauer—Auto Truck Storage & Exchange Co et al; Feb11'15 1,400.00

CENTRAL PARK W, ws, whole front bet 90th & 91st; Louis Harshkowitz—Secured Holding Corpn et al; Dec24'14 1,185.00

LEXINGTON AV, 1275; Excelsior Metal Ceiling Co—Ande Realty Co et al; Dec21'14 160.00

**MAY 7.**  
GREENE ST, 69-71; Koslow Iron Works, Inc—60 Cliff St Co et al; Oct5'14 240.00

97TH ST, 106 E; Rubin Schenkelbach—Eva Yankowitz et al; Mar18'15 47.00

**Bronx.**

**APR. 30.**  
219TH ST, ns, 138.4 e Bronxwood av, 33.4x114; Gustave A Johnston—Frank Lacativa et al; Mar5'15 60.84

**MAY 1.**  
No Satisfied Mechanics Liens filed this day.

**MAY 3.**  
168TH ST, 302 E; also COLLEGE AV, 1102; N Hutkoff & Co—Tully Bldg Co, Inc, et al; Apr23'15 151.00

**MAY 4.**  
No Satisfied Mechanics' Liens filed this day.

**Brooklyn.**

**APR. 29.**  
JEWEL ST, 34; Jacob Axelrod—Morris Reich; Feb8'15 57.00

EAY 23D ST, ws, 106.10 s Bath av, 61.1x 162; C I Constn Supply Co—Bay 23d St Constn Co, Inc; Feb19'15 1,239.13

BAY 23D ST, 186-8; Elias Medlin—same & Robt J Yosco; Mar11'15 245.25

**APR. 30.**  
VAN BRUNT ST, sec Bowne, runs se 390xsw100xse100 to Richards xsw100 xnw400xne50xsw90xne150 to beg; Thompson-Bonney Co—Potter, Sloan, O'Donohue Co & Terminal Supply Co & Hamilton Terminal Co; Nov 18'14 1,196.88

BAY 23D ST, sws, 117.10 sw Bath av, 51x96.11; Chervon Pollak Iron Wks, Inc—Bay 23d St Constn Co; Apr26'15 141.00

DREW AV, ws, 100 s Pitkin av, 40x 100; Dominick Mavmo & ano—Louis Larsen; Mar18'15 150.00

LEXINGTON AV, 540; Hyman Miller—P K Miller; June1'14 115.00

OCEAN AV, 1676; Benj G H Hitchings, Inc—Leroy D & "Mary" Ball; Sept 18'14 104.01

**MAY 1.**  
No Satisfied Mechanics Liens filed this day.

**MAY 3.**  
CROPSEY AV, HARWAY AV & 25TH AV, —x—; Chas H Finch & Co—Jos A Coakley & wife & Frank Klein; Jan 30'15 345.80

**MAY 4.**  
CARROLL ST, 1426, 1440, 1442, 1448 & 1450; Jno W Sands—Leslie Posen Constn Co; Apr14'15 3,854.00

NEWELL ST, 243 & 245; GREENPOINT AV, 226 to 234; Harry Silverstein—Wm Feter, Sidney J Freiden & Israel Kostell; Feb18'15 75.76

POWELL ST, ws, 280 s Riverdale av, 100x100; Tema Kramer—Danmore Impt Corpn; Apr27'15 348.00

UNION ST, ns, 189 w Nostrand av, 200x 53.2; National Parquet Co (Inc)—Adolph Realty Co; Apr15'15 750.00

**MAY 5.**  
PRINCE ST, 78-88; Edw E Buhler Co—Rufus H Brown, Inc, & Walter T Ball; Mar11'15 125.00

THATFORD AV, 132; Jacob Minsky—Minnie Hoffman; Dec5'14 734.00

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

**ATTACHMENTS.**

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

**Manhattan.**

**APR. 29.**  
LEWIS, John F; Marie E Monahan; \$1,781.11; C W Walter.

PANAGIOTOPOULOUS, Nicholasos; Ulysses Fallanos; \$2,489; M Leight.

ROGERS, Geo M, Viola Toothill & Mary Rogers; Arthur R Johnston; \$7,000; J L Delafield.

**APR. 30.**  
KERR, Robt J; Fredk C Callen, \$10,000; Wilder, Ewen & Patterson.

**MAY 1.**  
HECKMANN, Johann & Ervin May; Rodolfo Barriga; \$19,064.05; Curtis, Mallet, Provost & Colt.

**MAY 3.**  
FIACHER, Fredk W; Geo Reischmann et al, exrs; \$4,000; Wood, Cooke & Seitz.

**MAY 4.**  
HOLLAND, Wm D; Elso I Holland; \$5,012.99; Griggs, Baldwin & Baldwin.

**MAY 5.**  
No Attachments filed this day.

**CHATTEL MORTGAGES. AFFECTING REAL ESTATE.**

**Manhattan.**

APRIL 30, MAY 1, 3, 4, 5 & 6.  
Av C Amusement Co. Park Row, 223  
A H Andrews Co. 325 chairs at each 3.70

Caminito, Antonino & Tommaso Rodillo. 105th st, 344 E. E Esposito. Barber Fix. 697.00

Falcone, Giuseppe. Thompson st, 73. E Esposito. Barber Fix. 225.00

Italiano, Giuseppe. 2d av, 2226. E Esposito. Barber Fix. 469.00

Margarella Pasquale. Broome st, 477-81. National Equipment Co. Motors. 1,188.00

N Y Confection Co. Carmine st, 78. National Equipment Co. Motors. 750.00

Rorer Restaurant. Broadway, 42. Trustees of N Y Real Estate Security Co. Chattels & lease to secure lease. nom

**Bronx.**

APRIL 30, MAY 1, 3, 4, 5 & 6.

De Marco, Carmelo. 1010 Intervale av  
Ermino Esposito. Barber Fix-  
tures ..... (R) —  
Kleper, Chas, Cut Stone Co. East 150th  
st & Harlem River..F R Patch Mfg  
Co. Planing Machine ..... (R) 901.17

**Brooklyn.**

APRIL 30, 31, MAY 1, 3, 4 & 5.

Rubin, Nathan. E 14th st nr Av X..  
Saul Rendelstein. Plumbing Sup-  
plies. .... 440.00  
Wayforth Constn Co. 41st st, c 4 av  
Colonial Mantel & Refrigerator Co.  
Mantels. .... 80.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**MAY 7.**  
207TH ST, ss, 100 n Bway, 50x125;  
same loans same to erect 5-sty apart-  
ment house; — payments .....30,000.00  
BROADWAY, nwc 207th, 125x100; J  
Allen Townsend loans Seaman Constn  
Corp to erect 5-sty apartment house;  
— payments. ....90,000.00  
ST NICHOLAS AV, es, 183.9 s 145th,  
62.6x100; Abel King & Isaac Scho-  
rach loans Placid Realty Co to erect  
6-sty tenement; 7 payments. ....30,000.00  
5TH AV, 743; Lawyers Title & Trust Co  
loans J Langdon Ward, Louis C Has-

ell & W Kintzing Post, trstes, to erect  
9-sty stores and apartments; 7 pay-  
ments .....155,000.00  
7TH AV, sec 49th, 100.5x100; Metropoli-  
tan Life Ins Co loans Fred S God-  
frey to erect 16-sty loft; 12 pay-  
ments .....400,000.00

**Bronx.**

**APR. 30.**  
174TH ST, nec Vyse av, 50x80; City  
Mtg Co loans Trask Bldg Co to erect  
5-sty apartment; 10 payments.....33,000.00  
188TH ST, nwc Valentine av, 56.7x100;  
City Mtg Co loans H M Constn Co  
to erect 5-sty apartment; 9 pay-  
ments. ....27,000.00  
STEBBINS AV, ws, 569.08 s West-  
chester av, 100x120; City Mtg Co  
loans Foxvale Realty Co to erect 3-5-  
sty apartments; 7 payments.....81,000.00  
VALENTINE AV, ws, 56.7 n 188th, 50  
x100; City Mtg Co loans H M Constn  
Co to erect 5-sty apartment; 9 pay-  
ments. ....23,000.00

**MAY 1.**  
LORILLARD PL, es, 121.6 n 3 av, 50x  
100; Jas G Wentz loans Russo-Iodice  
Realty Co, Inc, to erect 5-sty apart-  
ment; 10 payments .....35,000.00

**MAY 3.**  
180TH ST, nwc Mohegan av, 70.1x  
118.2; Premium Holding Corpn loans  
Av St John & Fox St Corpn to erect  
—sty bldg; 8 payments.....46,000.00

**MAY 5.**  
KINGSBRIDGE RD, sec 215th, 81.7x65;  
& 215TH ST, swc 10 av, 60x99.11;  
Lawyers' Title & Trust Co loans  
Haven Constn Co, Inc, to erect two  
5-sty apartments; 9 payments ....125,000.00

**MAY 6.**

FIELD PL, nec Grand Blvd & Con-  
course, 73.4x94.6; Manhattan Mtg Co  
loans 173d St Improvement Co, Inc,  
to erect 5-sty apartment with store;  
16 payments .....70,000.00  
KELLY ST, ws, 252.9 s Westchester av,  
87.6x100; City Mtg Co loans Mott Av  
Realty Co to erect 5-sty apartment;  
10 payments .....50,000.00  
184TH ST, sec Grand Blvd & Con-  
course, 61.2x73.4; Manhattan Mtg Co  
loans 173d St Improvement Co, Inc,  
to erect 5-sty apartment; 16 pay-  
ments .....70,000.00  
MURDOCK AV, ws, 400 s Randall av, 25  
x100; Railroad Co-Operative Bldg &  
Loan Association loans Terkel O &  
Mary G Christiansen to erect 1-sty  
apartment; 3 payments ..... 2,800.00

**ORDERS**

**Brooklyn.**

**APR. 29.**  
LOQUER ST, 16; Jacob Purpe on  
Home Title Ins & Trust Co to pay  
Audley Clarke Co ..... 400.00  
TROY AV, nec Prospect pl, 27.6x80;  
Johnson Realty Co on Home Title Ins  
Co to pay Bell Fireproofing Co..... 100.00

**MAY 4.**  
MANHATTAN AV, 604; B Miller on  
Heidelberg Bros to pay I Feldman... 41.00  
TROY AV, nec Prospect pl, 27.6x80;  
Johnson Realty Corpn on Home Title  
Ins Co to pay Realty Supply Corpn.. 279.69

**MAY 5.**  
E 14TH ST, es, 300 n Av X, 100x100;  
Ceegold, Inc, or Home Title Ins Co  
to pay Nathan Rubin ..... 520.00

**1914 INDEX OF DECISIONS OF THE BOARD OF EXAMINERS.**

THE record and Guide herewith pre-  
sents a complete index of all deci-  
sions (as well as appeals withdrawn)  
that have been handed down by the  
Board of (Building) Examiners, during  
1914. The index was compiled by Mrs.

M. M. D. Clark, for years secretary  
of the board. The index will serve as  
a ready reference for architects, and oth-  
ers, who may be desirous at any time of  
quickly obtaining information regard-  
ing building precedents, giving, as it

does, the number of the appeal, the plan  
number, the location of the property  
in question, the classification of the ob-  
jection, the appellants name, and the de-  
cision of the board. The index covers  
Manhattan, the Bronx and Richmond.

**BOROUGH OF MANHATTAN.**

Appeal No.	Plan No.	Location.	Subject.	Appellants.	Decision.
1	498/13 N.B.	es Bway, 134-135th sts.	Theatre (pictures), dance hall over.	Gaetan Ajello.	Approved O. C.
2	389/13 N.B.	309-11 W 86th st.	Pent house.	Schwartz & Gross.	Approved.
3	22/14 Alt.	287 W 10th st.	Brewery, Sec. 105.	Samuel Katz.	Approved O. C.
4	397/12 N.B.	swc Bway and 97th st.	Theatre, dance hall over.	Thos. W. Lamb.	Withdrawn.
5	3908/13 Alt.	521-3 W 23rd st.	Mezzanine.	Paul C. Hunter.	Approved O. C.
8	397/12 N.B.	swc Bway and 97th st.	Theatre, dance hall over.	Thos. W. Lamb.	Approved O. C.
9	484/13 N.B.	1 E 94th st.	Area lot.	Delano & Aldrich.	Approved.
10	1670/13 Alt.	34-35th sts, Madison and 5th avs.	Altman's store, wood non-fp. floors.	Trowbridge & Livingston.	Approved.
11	3827/13 Alt.	155 E Bway.	Elevator shaft.	Horenburger & Bardes.	Withdrawn.
14	104/13 N.B.	swc Lafayette and White sts.	Wood non-fp. floors	Wm. E. Austin.	Approved.
15	5/14 N.B.	149-57 W 24th st.	Walls, Sec. 36.	Geo. Fred Pelham.	Withdrawn.
16	15/14 N.B.	2-16 W 33rd and 15 W 32nd sts.	Pent house.	Herman Lee Meader.	Approved O. C.
17	447/13 N.B.	508 W 24th st.	Walls.	Paul C. Hunter.	Dismissed.
19	276/14 Alt.	16 W 56th st.	Elevator enclosure.	Geo. J. Cavalieri.	Approved.
20	5/14 N.B.	149-57 W 24th st.	Walls, Sec. 36.	Geo. Fred Pelham.	Approved.
24	38/14 N.B.	4 E 65th st.	Pent house.	Thomas Nash.	Disapproved.
26	513/14 Alt.	203-17 W 24th and 204-6 W 25th sts.	Floors, wood non-fp.	J. E. Ditmars.	Approved.
27	15/14 N.B.	2-16 W 33rd and 5-15 W 32nd sts.	Walls enc., Sec. 36.	Herman Lee Meader.	Approved.
29	76/14 N.B.	36-46 E 31st st.	Walls, enc., Sec. 36.	Walter Haefeli.	Approved O. C.
32	3550/13 Alt.	248 W 14th st.	Theatre (pictures), bowling alley.	C. B. Meyers.	Approved O. C.
33	863/14 Alt.	4-6 Lafayette st.	Dumbwaiter shaft, Bk. of Manht'n.	Jos. C. Cocker.	Approved O. C.
36	1020/14 Alt.	417-21 5th av.	Walls, height and thickness; pent house.	Buchman & Fox.	Approved.
37	16/14 N.B.	121-25 W 48th st.	Walls, height and thickness, Sec. 36.	Wm. H. Gompert.	Approved O. C.
38	97/14 N.B.	83-5 Broadway.	Walls, Sec. 36.	Renwick, A. & T.	Approved O. C.
41	596/14 Alt.	55 W 54th st.	Walls, Secs. 31, 39; pent house, Hotel Devon.	Julius Harder.	Approved.
42	116/14 N.B.	31-7 E 31st st.	Walls, Secs. 36, 39.	Wallis & Goodwillie.	Approved O. C.
43	120/14 N.B.	311 Lexington av.	Walls, Sec. 36.	Paul C. Hunter.	Approved O. C.
45	129/14 N.B.	nwc Vanderbilt av and 45th st.	Walls, Sec. 36.	Warren & Wetmore.	Approved O. C.
46	103/14 N.B.	nec 5th av and E 41st st.	Walls, Sec. 36, Rogers Peet Co. Bldg.	Townsend, S. & H., Inc.	Approved.
47	276/14 Alt.	16 W 56th st.	Elevator enclosure.	Geo. J. Cavalieri.	Disapproved.
49	898/14 Alt.	18-24 Lispenard and 18-26 Walker sts.	Walls, Sec. 36; adding 7 stories, Sec. 39.	McKenzie, V. & G. J. I. Campbell.	Approved O. C. Approved O. C.
51	1318/14 Alt.	32 E 39th st.	Walls, Sec. 31.	Schwartz & Gross.	Approved.
56	160/14 N.B.	swc 160th st and Colonial parkway.	Basement entrance, Sec. 105.	Wm. H. Gompert.	Disapproved.
57	1705/14 Alt.	214 W 42nd st.	New Amsterdam theatre, dancing floor (tem).	Wm. H. Gompert.	Withdrawn.
58	1602/14 Alt.	55-69 W 66th st.	St. Nicholas Rink, balcony, non-fp.	Schwartz & Gross.	Approved O. C.
59	137/14 N.B.	swc 78th st and West End av.	Walls, party, Secs. 37, 39.	Buchman & Fox.	Approved.
63	157/14 N.B.	swc 7th av and W 59th st.	Walls, Secs. 36, 105.	L. F. J. Weiber.	Approved O. C.
64	148/14 N.B.	14 E 46th st.	Walls, Secs. 32, 39.	Warren & Wetmore.	Approved O. C.
65	129/14 N.B.	nwc Vanderbilt av and 45th st.	Windows, Sec. 104.	Max Muller.	Approved O. C.
66	1743/14 Alt.	158-60 E 86th st.	Walls, Secs. 32, 39.	Rouse & Goldstone.	Approved O. C.
67	169/14 N.B.	57-61 W 38th st.	Walls, Sec. 36, 39.	Koppe & Moore.	Approved O. C.
68	1783/14 Alt.	nwc 115th st and 8th av.	Theatre (pictures), bowling alley.	George B. Post's Sons.	Approved O. C.
72	177/14 N.B.	6-10 E 43rd st.	Walls, Secs. 26, 36.	Geo. & Edw. Blum.	Approved O. C.
74	190/14 N.B.	156-160 E 79th st.	Walls, party, Secs. 37, 39.	Edward L. Larkin.	Withdrawn.
76	186/14 N.B.	344-48 W 38th st.	Walls, Secs. 26, 36, 37.	Edward L. Larkin.	Withdrawn.
77	185/14 N.B.	406-26 W 31st st.	Walls, Secs. 26, 36, 37.	Buchman & Fox.	Approved O. C.
79	217/14 N.B.	118 W 72nd st.	Walls, windows, area, Sec. 105.	Buchman & Fox.	Approved O. C.
80	218/14 N.B.	42 W 72nd st.	Walls, windows, area, Sec. 105.	Buchman & Fox.	Approved O. C.
81	219/14 N.B.	126 W 73rd st.	Walls, windows, area, Sec. 105.	Chas. A. Platt.	Approved O. C.
82	221/14 N.B.	2420-34 Bway.	Walls, Sec. 105.	M. E. Rountree.	Approved O. C.
83	183/14 N.B.	30-38 E 33rd st.	Walls (skeleton).	Adolph Mertin.	Withdrawn.
84	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Rouse & Goldstone.	Approved.
86	222/14 N.B.	63-5 W 36th st.	Walls, Sec. 36.	Frank H. Quinby.	Disapproved.
87	3/14 N.B.	505-11 Cherry st.	Violation on exits.	Thomas Hastings.	Approved.
88	24/14 N.B.	885-95 5th av, 2-4 E 71st and 1-5 E 70th sts.	Fence Ordinance, 5/29/14; lattice, wooden, facing wall.	Edward L. Larkin.	Approved.
90	185/14 N.B.	406-26 W 31st st.	Walls, Secs. 26, 36.	Edward L. Larkin.	Approved O. C.
91	186/14 N.B.	344-48 W 38th st.	Walls, Secs. 26, 36.	Adolph Mertin.	Dismissed.
92	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Adolph Mertin.	Approved O. C.
93	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Starrett & Van Vleck.	Approved O. C.
95	226/14 N.B.	1-2 State st.	Walls, Sec. 36; pent house, Sec. 105.	Koppe & Moore.	Disapproved.
104	444/14 Alt.	1680-4 Bway.	Theatre (pictures), 352 D.M.P.O.; lattice (wood), ceiling.	William D. Magovern.	Approved.
107	213/14 N.B.	610-12 W 58th st.	Lumber yard shed.	James Riely Gordon.	Approved O. C.
108	2546/14 Alt.	145 W 45th st.	Pent house, Sec. 105.	Rouse & Goldstone.	Disapproved.
111	181/14 N.B.	181-7 Park Row and 1 Roosevelt st.	Walls, Secs. 28, 32.	S. Walter Katz.	Dismissed.
112	2182/14 Alt.	2633-5 Bway.	Theatre (pictures).	Schwartz & Gross.	Approved O. C.
119	252/14 N.B.	sec 54th st and Park av.	Basement entrance, Sec. 105.	C. P. H. Gilbert.	Approved O. C.
120	248/14 N.B.	1066-7 5th av.	Basement entrance, Sec. 105.	Jackson, R. & W.	Approved O. C.
121	264/14 N.B.	308-12 W 30th st.	Pent house, Sec. 105, Hotel Irvine.	A. L. Beineix.	Approved O. C.
122	2564/14 Alt.	348 W 12th st.	Area, Sec. 8.	Warren & Wetmore.	Approved.
123	264/14 N.B.	79-87 Madison av, 23-7 E 28th st. and 28 E 29th st.	Walls, Sec. 36.		

Table with columns for address, description, and status. Includes sections for 'BOROUGH OF THE BRONX' and 'BOROUGH OF RICHMOND'.

BUREAU OF FIRE PREVENTION. Municipal Building. 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 in Places of Public Assembly.

- \*A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DC.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, StP.....Standpipes, SA.....Structural Alterations, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D & R.....Discontinuances or Removals, FHSy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RO.....Reduce Quantities, StSys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FHSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 1. MANHATTAN ORDERS SERVED. Named Streets.

- Beekman st, 78-80—Edward Whitaker, premisses, Rec Beekman st, 78-80—Smith & Thompson, premisses, Rec Centre st, 209-13—Albert M Meretzet, premisses, Rec Chatham sq, 23—Garland A Thomasson, premisses, FP-FE-GE-(R) Elizabeth st, 49-51—N Y Gas Fixture Co, premisses, FA-GE-Rec Gold st, 7—Mary G Hoffman Est, 107 E 36...Spr

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- Hubert st, 34-44—Varick Realty Co, 398 Washington...FD Madison st, 27-9—Nicholas T Brown, rm 1000, Tribune Bldg...FE-A-FP-(R) Maiden lane, 47-49—Harry Friedman, premisses...FD Maiden lane, 47-49—Harry Abel, premisses...FD Maiden lane, 47-49—Arthur Van Der Lyn, premisses...FD Maiden lane, 47-49—Saul Smigrod, premisses...FD Maiden lane, 47-49—Lester Cerf, premisses...FD Maiden lane, 47-49—Henry Goll & Co, premisses...FD Maiden lane, 47-49—Israel Efrus, premisses...FD Maiden lane, 47-49—Joseph Waldman, premisses...FD Maiden lane, 47-49—William Goldenberg, premisses...FD Maiden lane, 47-49—Warren T Coffin, premisses...FD Maiden lane, 47-49—Lewis Leighton, premisses...FD Maiden lane, 47-49—A Joffe & Son, premisses...FD Maiden lane, 47-49—Jacob Paschkopt, premisses...FD Maiden lane, 47-49—David Kreisberg, premisses...FD Maiden lane, 47-49—Richard Lipschitz, premisses...FD Maiden lane, 47-49—Waterbury Cloak Co, premisses...FD Maiden lane, 47-49—Victor Morgenstern, premisses...FD Maiden lane, 47-49—Hammel, Riglander & Co, premisses...FD Maiden lane, 47-49—Thomas A Weiss, premisses...FD Maiden lane, 47-49—M Fushnett & Son, premisses...FD Maiden lane, 47-49—Capital Lunch Co, premisses...FD Maiden lane, 47-49—John J Rose, premisses...FD Maiden lane, 47-49—Stepan Lanko premisses...FD Maiden lane, 47-49—Charles Kresmey, premisses...FD Maiden lane, 47-49—George Cahn, premisses...FD Maiden lane, 47-49—Spandorfer, Katzen & Co, premisses...FD Maiden lane, 47-49—L Shapiro & Co, premisses...FD Maiden lane, 47-49—Jacob Schamhoff, premisses...FD Maiden lane, 47-49—Sirvint & Shulman, premisses...FD Maiden lane, 47-49—Robert Nadler, premisses...FD Maiden lane, 47-49—Beckman, Rohde Co, premisses...FD Maiden lane, 47-49—William Shaff & Co, premisses...FD Maiden lane, 47-49—Gerstenblith Bros, premisses...FD Maiden lane, 47-49—Saul L Solomon, premisses...FD Maiden lane, 47-49—Saml Pollack, premisses...FD Maiden lane, 47-49—Mazza & Florindo, premisses...FD Maiden lane, 47-49—Charles Simon, premisses...FD Maiden lane, 47-49—August F DeJonge, premisses...FD Maiden lane, 47-49—Halparn & Co, premisses...FD Maiden lane, 47-49—Isaac R Thiese, premisses...FD

- Mott st, 30—Mrs Jennie P Marshall, 323 Washington, Bklyn...FE-(R) Nassau st, 85—Florence Mathews, 30 W 57...Spr Sullivan st, 181—Louis Muisa, premisses...FP

- Numbered Streets. 15 st, 30-2 W—Krugman & Horwitz, premisses...FP-FA-FD-A 18 st, 44-8 W—United Cigar Stores Co, premisses...FA 19 st, 39 E—Max Weisman, premisses...FD 22 st, 28 E—Ten Dollar Garment Co, premisses...Rec-FD 28 st, 146-8 W—Charter Constn Co, 609 W 127...A 37 st, 9-11 E—Elizabeth M Anderson, 80 W 40...A 37 st, 226-8 E—Est Frederick Vogel, 322 E 33...GE-Rec-Rub 44 st, 626-30 W—Crawford & Calder, premisses, Rec-FD 54 st, 210 W—Pacific Motor Car Exchange, premisses...D & R 78 st, 235 E—Chas A Stein, 21 E 75...Rub 114 st, 300 E—Diedrich Eggers, 2217 2 av...Vac 116 st, 26 W—Lipman Greenstein, premisses...FP-FA-Rec

- Named Avenues. Bway, 583-7—Louis Ettlinger, care Am Litho Co, 19 & 4 av...A Bway, 693-7—Excelsior Knitting Mills, premisses...FD-Rec-FA Eway, 1600—Carl Laemmele, premisses...D & R Park Row, 165-73—W E Addicks, premisses...GE Park Row, 194—David Rothschild, 196 Park Row...FP-FP-(R)-D & R

- Numbered Avenues. 1 av, 583—Henry E O'Brien Est, Rose Hill av, Tarrytown, N Y...FP-D&R-FE-(R) 5 av, 57—Adolph Cohen & Co, premisses...FD 5 av, 57—Enterprise Dress Co, premisses...FD 5 av, 57—William H Oliver, premisses...FD 5 av, 57—Herman Goldner, premisses...FD 6 av, 510-12—Gustav Baer, premisses...FP-Rec

BRONX ORDERS SERVED. Numbered Avenues.

- 3 av, 4040-54—Zarland Realty Co, premisses...O

BROOKLYN ORDERS SERVED. Named Streets.

- Newell st, 193-97—Modern Film Laboratories, Inc, 199 Newell...D&R Wallabout st, 81-91—Miller Shoe Co, premisses...Rec-GE Wallabout st, 81-91—McMaster & Flaws, premisses...Rec-GE Wallabout st, 81-91—Rubin & Kramer, premisses...Rec-GE Wallabout st, 81-91—Andrew McGee, premisses...Rec-GE Wallabout st, 81-91—Harry Endleman, premisses...Rec-GE Wallabout st, 81-91—Nathan Herman, premisses...Rec-GE

- Named Avenues. Atlantic av, 141-3—Chas H Semken, premisses...O-Ex-Rec Bway, 240-44—Jechiel Estate, premisses...A-F-D



# BUILDING MANAGEMENT

## ELECTRIC EQUIPMENT OF THE RESIDENCE

By A. L. POWELL, Society for Electric Development

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

### PART TWO.

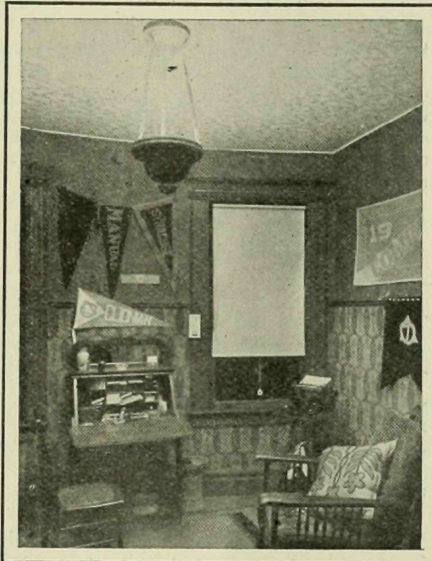
THE illuminated house number is a novel fitting and saves much annoyance to the person looking for the particular number and to the occupant who is frequently called to the door to answer an inquiry as to what number his house is. A standard fitting is so designed that the house number appears in white letters on a background and the light from the lamp also illuminates the porch. Control of the porch light should be from a flush wall switch within the entrance. If the porch is of sufficient size to warrant the installation of several ceiling lights, these should be on a separate switch so that they can be turned on only when it is desired to use the porch for reading or card playing. Medium size lamps (25 or 40 watt) serve for these outlets, and direct diffusing globes or reflectors complete the equipment. One or more weatherproof flush receptacles should be provided for use with a fan or portable lamp for reading on summer evenings. This should be so located as to prevent entrance of water when washing the floor.

#### Front Hall.

This room is so varied in character from the mere vestibule to the luxurious reception room that it is difficult to describe a layout. If it serves merely as an entrance a single unit from 15 to 40 watts, depending on the size of the room, enclosed in a diffusing glass auxiliary, should be used. A short chain fixture carries the glassware and is placed in the center of the room. Two three-way switches control this light, one placed near the entrance door and the other at the head of the stairs or in the upper hall. In some cases it may be necessary to provide wall brackets at the sides of the coat rack and mirror, and in other cases a bracket outlet with pull chain socket and 10-watt lamp in diffusing glass shade can be placed at one side of the stairway. This low wattage lamp is so economical that it may be burned all night, forming an extremely cheap and effective burglar insurance. At least one baseboard receptacle should be provided in the hall for connecting the vacuum cleaner, floor polisher or luminous radiator.

#### Living-room.

Many methods are in use for lighting this room, all of which have certain advantages. The former practice of employing a central chandelier is giving way to the installation of a central semi-indirect or indirect unit, supplemented in many instances, by a number of wall bracket units harmonizing in treatment. Certain historical styles demand the wall bracket with candelabra type fixtures. The lighting from such units is effective, as it removes deep facial shadows. The size of lamps used in the center fixture varies, depending on the size of the room, 40, 60 or 100 watt lamps being commonly employed. It is desirable that this fixture be so arranged that varying degrees of illumination can be secured by combinations of from one to the total number of lamps. Control should be by means of a wall switch conveniently



CORNER OF DEN.

located near the entrance doorway, this switch so connected that the combinations of lamps mentioned above may be secured by successive turns of the switch. The bracket lamps should be on a separate flush wall switch and should also be controlled at the sockets.

The necessity for a generous number of baseboard and floor receptacles cannot be too strongly emphasized. Portable table lamps are on the market of such attractive designs that they add greatly to the appearance of the room. These are most conveniently and inconspicuously attached to the lighting circuit by means of flexible cords and baseboard plugs. At least one baseboard outlet in this room should be wired, of sufficient capacity to enable one to use the vacuum cleaner, floor polisher or emergency radiator. A baseboard receptacle near the piano is of much convenience, as it enables one to use a local light for the music rack and is also an economy for one often desirous to play with the music and keyboard alone illuminated.

#### Library.

This room must be made very comfortable, as a great deal of the time is spent here. A low general illumination should be provided by either a diffusing central fixture, or a number of wall brackets, so

equipped that they will not be glaring. Local lamps should be provided for reading and attached to the circuit by baseboard receptacles and plugs. The central or wall units should be controlled by flush wall switches near the entrance, while the table lamps may be furnished with pull chain sockets. An additional baseboard outlet is desirable for an electric fan, cigar lighter and the like.

#### Dining-room.

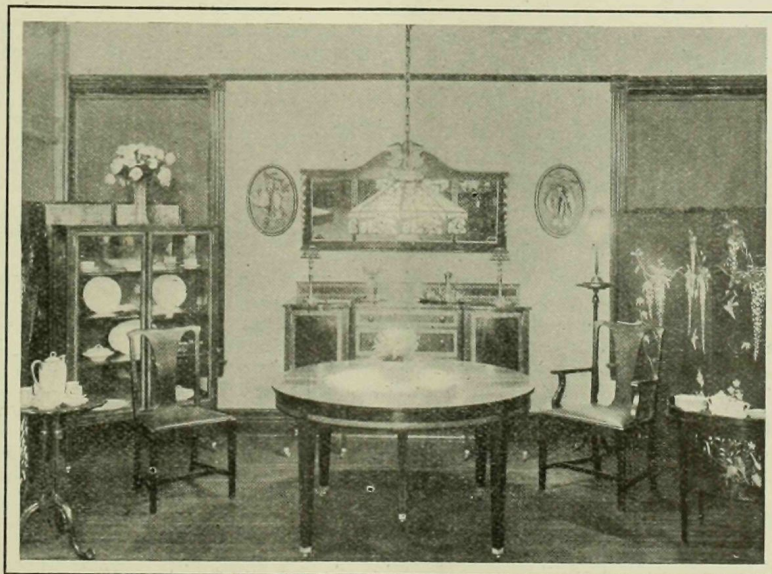
The practice in lighting this part of the home is widely varied. Many persons desire a very low value of general lighting from a shower fixture or other ceiling source, with local illumination provided by candles placed on the table. Semi-indirect lighting using an alabaster glass bowl is in favor in many cases, and others prefer the art glass dome hung over the center of the table.

When the dome is used its base should be about 4 feet 6 inches from the floor. The entire base of the dome should be covered by a screen of light tinted silk held in place by a wire ring. This diffuses the light well, mellows the illumination and prevents any light source being visible. A reflector of the prismatic glass type should be used inside of the dome with the tip of the lamp pointing downward. A 60-watt lamp is generally adequate. The redirecting properties of the reflector compensate for the absorption of the silk screen and the arrangement becomes very effective, particularly where doilies are used on a polished table top, as it removes all glaring reflection. Control of the main lighting unit should be by a conveniently located wall switch. Floor receptacles should be provided for connecting electric imitation candle-sticks or electric flower decoration, and one or more receptacles are necessary for attaching the electric cooking utensils. Among these we might mention the chafing-dish, coffee percolator, tea samovar, toaster, disc stove, frying pan or grill, griddle, waffle iron and plate warmer. In some cases special provision should be made for the illumination of the interior of the china cabinet, using low candlepower lamps.

#### Pantry.

It is self-evident that a good intensity of illumination is desirable here to eliminate breakage, and this can be usually accomplished by a single unit placed close to the ceiling, equipped with an efficient distributing type reflector controlled by a push-ball switch near the door. Wall outlets of a capacity for the electric plate warmer, water urn and other heating devices are essential. A great convenience is a small motor for polishing silver, grinding coffee, chopping meat and the like.

It has been mentioned that a high intensity of light is more to be desired in this room than some type of artistic fixture. In the kitchen of moderate size at least two outlets are necessary so that the table, sink and ranges may not be in shadow when one is working at these. Bowl-frosted Mazda lamps (25 watt and 40 watt) depending on the size of the room, with clear prismatic glass reflectors are desirable. A large number of electrical appliances are of service in the kitchen and the designer must make



ILLUMINATION OF DINING-ROOM.

provision for these. The electric range, the electric waterback attached to the boiler, the water filter, small motor for beating eggs, turning ice cream freezer or dough mixer, and the various cooking appliances, mentioned in the description of the dining-room, save time.

A low intensity of illumination is all that is demanded here and almost any type of ceiling or wall bracket lighting units with small lamps will meet the requirements. Control by means of pull sockets is usually satisfactory.

#### Cellar.

The question of lighting this portion of the house is merely that of furnishing beacons to guide one in a passage from one compartment to another, with a resultant low value of illumination. Thirty-watt Gem or 15-watt Mazda lamps, clear, with no reflectors, and in waterproof sockets, are suitable units. The location of these lights should be such that one unit lights the foot of the stairs, another the coal compartment, a third the ash pit and furnace, with others for the vegetable bins and preserve shelves. Conditions may be such that in some cellars one light will be sufficient for the entire room; in that case a 25- or 40-watt clear Mazda, waterproof socket and flat dome type reflector, hung high and localized with reference to the furnace will serve. Frequently a work bench is found in the cellar.

Twenty-five watt clear Mazdas and bowl-shaped steel reflectors, located over this, controlled at the socket and hung about 7 feet high, will serve very well here. The lights in the main portion should be on one circuit, and controlled by a snap switch at the top of the stairs. A small lamp should be used in multiple with the others, located above the kitchen door leading to the cellar, to serve as a pilot and prevent needless waste of energy.

The laundry is often located in the cellar, and here provision should be made for electric irons and washing machine, or, in the larger houses, for an electric mangle.

Additional outlets are often desirable in the cellar for ice cream freezers, small lathe or other machines run by motors.

One or more ceiling units or wall brackets, consisting of low wattage lamps with diffusing glass shades or reflectors, should be located in such positions that all parts of the halls are illuminated to a low degree. Control should be by means of three-way switches located at the foot and top of the stairs.

#### Bedroom.

Too often is the bedroom inadequately illuminated, due to the lack of provision for electric fixtures. There should be a center outlet, controlled by a wall switch, to furnish general illumination of a low value. The outlet should be furnished with a totally indirect or semi-indirect dish of a design harmonizing with the room treatment, and from a 25-watt to 60-watt Mazda lamp, depending on the size of the room, will furnish the proper lighting.

Side-wall bracket type fixtures, controlled both by pull-chain sockets and a wall switch near the door, should be placed around the walls at the probable location of the dresser, dressing table or chiffonier. From 15 to 40-watt Mazda lamps and diffusing reflectors supply the illumination at these points. Some of the types of glassware described in the early part of the article are particularly well suited to the daintily furnished bedroom.

If the house is thoroughly equipped for electrical service at least two baseboard receptacles are advisable; one for a portable or reading lamp at the side of the bed, another for the heating pad, sterilizer, vibrator, curling iron, milk warmer or other electrical convenience, which may be of service in the bedroom. If there is a possibility of one of the bedrooms being used as a sewing room a convenient outlet should be placed to which the motor for driving the sewing machine may be attached.

For one to shave in ease a lighting unit should be used on each side of the mirror in the bath room. Low wattage

lamps with diffusing shades are suitable. Care should be taken in the location of these outlets so that they are not opposite a window, as shadows may be produced on the window shade. A wall receptacle should be placed near the wash bowl and wired so that the electric water heater, massage vibrator, shaving mug, sterilizer, hair drier, curling iron, fan or luminous radiator may be attached. Nickel-plated bracket fixtures are used and opalescent spherical globes completely surround the lamp. The wall receptacle, not shown, is directly to the right of the wash basin.

The single bare lamp of low wattage placed close to the ceiling above the closet door will give sufficient light. An automatic door switch is the convenient means of controlling this lamp, but it is also advisable to equip the lamp with a key socket to avoid the light being on for long periods while the closet door may remain open, as during house cleaning.

#### Problems of Building.

By Nobel Foster Hoggson.

COMPREHENSIVE investigations of commercial buildings by a leading insurance company developed the fact that 96 per cent. of structures of this type exceeded, in final cost, the original estimates. This excess cost averaged 33 per cent. The direct result was the impairment of the investment in most cases and the absolute failure of the investment in many instances. The insurance company which conducted the investigation had been generous in making loans on commercial building propositions. Now, its activities in this line have been curtailed appreciably.

#### Effect of Skyscrapers.

Until ten years ago office buildings made money for their owners in spite of themselves. Then the development of the skyscraper, rising land values, increased cost of building materials, the complexities of construction, the improvements and conveniences for the tenants and the newer and better service that came with this, brought on a different condition. The office building became a proposition demanding a most careful supervision. In the hands of inexperienced owners they were failures. They brought the need for a new profession—that of the management of buildings. And it is due to the scientific building manager of today that office buildings pay any return investment, commensurate with the risk involved.

The margin between profit and loss was such a narrow one that the building manager cast about for means to insure a building's success. From his daily trials and the knowledge gained from his experience, he came to know that buildings were not planned to afford the best utilization of space by the tenants who were to occupy them. He learned that in most cases rooms were made too deep—that the points farthest from the windows were usually waste spaces. He learned that architects, not from design, but through lack of knowledge of actual renting conditions, attempted to cover too much of the lot area with building, confusing the idea that the greatest amount of rental space meant the greatest amount of usable space. He learned that light, air adaptability and efficiency were the factors that made rooms desirable, and not mere size.

#### New Field for Manager.

So, of necessity, the building manager came to concern himself with the planning of the building. It was right and proper that he should do this, not only because he was particularly qualified, but because he was held responsible for the success of the building from a renting standpoint.

Therefore, it might be safely stated that when a building manager (and meaning by that term a man qualified by training and experience to bear the title) has a hand in the selection of the site, in the decision as to the kind of building to erect, in the planning and layout of the rooms, and in the man-

agement, three of the big factors essential to the success of a building are well taken care of. But there is still another item, of as great, if not greater, importance, than the elements mentioned above. That is the matter of original cost.

Is the architect at fault? Is the owner at fault? Or is the common system in vogue at fault? The "common system," of course, is a combination of all elements.

#### Owner Demands Changes.

Whether the architect is at fault or no, he is standing the large share of the blame. Oftentimes the owner is at fault. He starts out to erect a building at a cost of, say, \$500,000. Later he wants a number of things included that he had not thought of before, so he adds to his own cost.

Every building operation is an investment. The returns are predicated on the original cost. The size of the building known, the building manager can tell the owner almost to a dollar the rentals that the building can be expected to produce. He can tell, with fair accuracy, the expense of operation. The difference between the income and expenditure will represent the profit. The relation of the amount of profit to the estimated cost will give the percentage of return on the investment. Every dollar, therefore, of cost in excess of the original estimate, lessens the return on the investment, and it is only too often that this results disastrously to the owner.

No architect who is a member of the American Institute of Architects can guarantee the cost of a building operation because the canons of that body will not permit of it. The architect is a professional man. In his relation to the owner he acts as the owner's agent and is supposed to prepare the plans and conduct the building operation as the owner's representative and under the owner's directions. He is in no way responsible, except for gross negligence, and can give the owner no guarantee as to the amount of money he will eventually pay out.

This is not written in a spirit of criticism. Neither is there an overstatement of conditions. These are the facts. With the architect it is a matter of professional ethics and it is his right and privilege to stand by them, and his duty to live up to them.

The building owner, however, is not concerned greatly about this. He wants to get the best building possible for the amount of money he has to spend and he wants to make a fair and adequate return on his investment. In order to do this he must know definitely first of all that his building will not cost more than a certain fixed amount. If he has \$500,000 to put into the construction of a building and bases his returns on that sum, he should know that the final cost sheet will show \$500,000 and not \$550,000 or \$600,000.

#### Difficulties of Building.

In every phase of business today, except building, one knows in advance just what the cost of any specified piece of work will be. In a building operation, as ordinarily conducted, no one participant is in a position to guarantee the work of all participants. The responsibility of the various contractors who execute different portions of the work is individual; the responsibility of each ends with the completion of his particular part; no one of them is in a position to guarantee anything beyond his own specific share or detail of the whole operation.

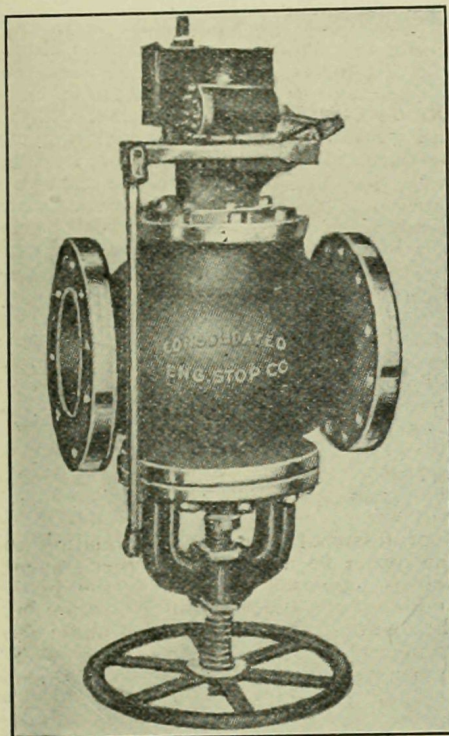
Usually the owner goes ahead without adequate guarantee of the limit of cost. He does not protect himself against errors in plans, specifications and estimates. If the discovery of errors necessitates extra charges later, he must pay them; if they go undetected, his building may be defective and he may suffer from its diminished quality and earning power; if plans and specifications are slighted in execution, if mismanagement occurs, if the building is not ready to earn income when expected, he must suffer loss.

**USEFUL APPLIANCES**

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

**Prevents Flywheel Explosions.**

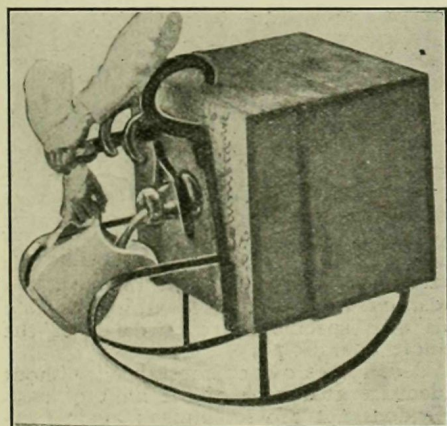
**D**ANGER from flywheel explosion is imminent in any office building or factory, where heavy power is required. In order to automatically prevent such an accident there is being introduced upon the market a control valve, shown in the accompanying illustration, that shuts off steam as soon as the engine



speed reaches a dangerous point. Its chief function is to automatically and instantaneously stop the engine as soon as it begins to race. It can be attached to any existing throttle regardless of make or size without disturbing the valve, piping or other part of the engine. Or it may be inserted in place of the present throttle.

**A Carboy Inclinor.**

**S**O many fires are caused by the careless handling of carboys containing high potential acids that there is being introduced on the market a carboy inclinor that promises to have extensive use among factory owners and building managers. It is simple in construction,

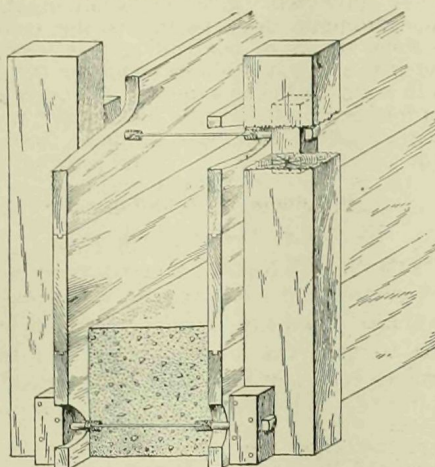


yet most efficient. It allows the contents of carboys to be poured out at will without exertion and with absolute safety against spilling or splashing. A drop or a bucketful can be obtained with equal ease. One movement locks it to the carboy. In pouring all that is necessary is to pull out a handle. It returns upright position through gravity.

**A Novel Concrete Spacer.**

**M**ODERN methods of spacing concrete walls in order to conform to the requirements of the new building code promise to give a decided impetus to the demand for a new spacer being introduced in this city. The accompanying sketches, published by courtesy of the Engineering News, gives a clear conception of the use and operation of this device. It can also be used as an anchor for the future attaching of machinery on structures.

The spacer consists of a continuous wire, spiraled at both ends to provide a bond in the concrete and a socket into which the form screws may be entered



during construction and which after the removal of the forms serves as the female screw into which the anchors may be fitted.

The manufacturers claim for this device that it provides absolutely even spacing and because the binder anchor is at the outside surface of the wall, concrete ingredients cannot be impeded while laying the material, hence no voids can occur.

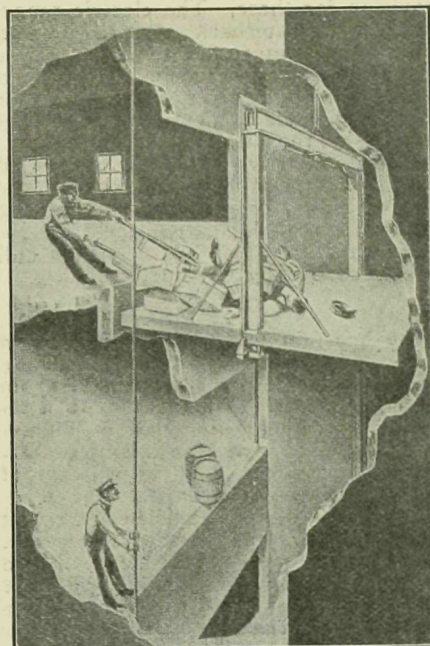
**A Window Exhaust Ventilator.**

**V**ARIOUS types of window ventilators have been introduced upon the market at different times, but now comes a type entirely different. It operates on the exhaust principle. The new device has a number of new and well-thought-out features, being about the smallest practical electric-driven exhaust unit in the market. It will be supplied in a portable panel, ready to install above or beneath a window, or the motor, frame and fan may be bought separately and installed directly in an opening in the wall.

The advantage claimed for this device is that it is so simple in construction that it cannot get out of order and by reason of the principle employed of exhausting the impure air from a room, the occupants obtain fresh air without having breezes disturb papers, etc.

**Prevents Elevator Accidents.**

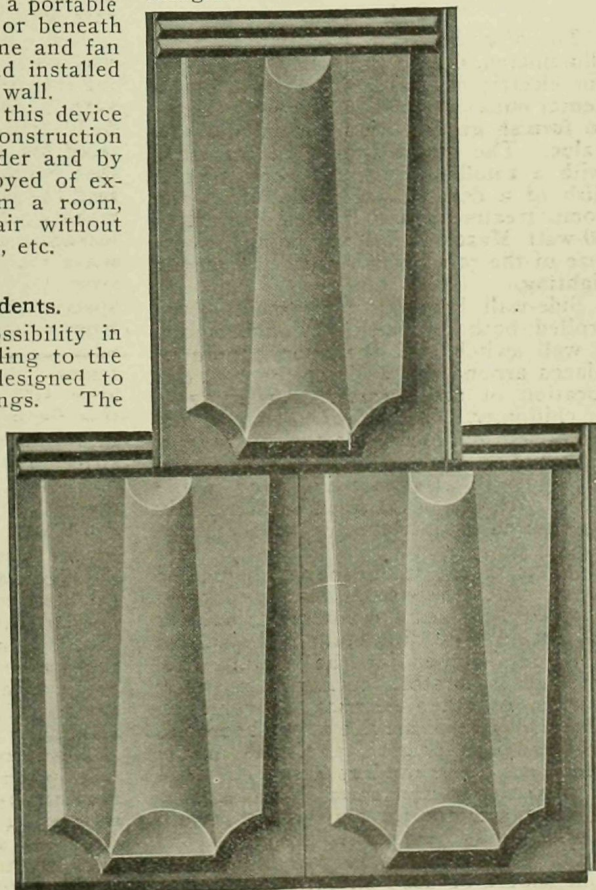
**T**HIS is a picture of a possibility in your own factory, according to the manufacturers of a device designed to prevent just such happenings. The open shaft elevator is a necessity in many plants. Even in some buildings there is an ever-present danger of somebody either pulling the control rope or turning over the control lever. To avoid just such a contingency there is being manufactured a safety lock that positively prevents accidents of the kind depicted. In fact, it prevents the sudden starting of an elevator car under any circumstances because it controls the source of power. The danger of a truck load of material accidentally bumping against the controller handle is eliminated by its use, because no matter how far the lever is turned over,



as long as the lock is applied it is impossible to move the car in any direction, thereby positively preventing accidents.

**A New Type of Metal Shingle.**

**E**VERY once in a while some manufacturer gets out a type of building material, or equipment, that seems on its face to be destined for a distinct success. This is what appears to be in store for a new type of metal shingle that is just being introduced and which is illustrated on this page. These shingles are made of fine selected metal, up to 10 x 14, and are made to conform to various periods of architecture. The shingles are made with a three-point contact block construction and an end lap providing higher corrugations at the top insures a tight joint and absolutely gles now in the market. This serves a two-fold purpose. It facilitates application and at the same time makes the shingles automatically interlocking and self-aligning while the knife edge at the top insures a tight joint and absolutely prevents capillary attraction. In other words, a quicker, better and tighter job is possible, according to the manufacturers, by the use of this shingle, and a more lasting and beautiful roof achieved than is possible with the ordinary metal shingle.



## CURRENT BUILDING OPERATIONS

Several Costly Residences Being Erected or Projected  
On and Near Fifth Avenue, in Lenox Hill Section

**D**ESPITE the fact that the recent financial depression has affected almost everyone in some degree, and has been felt particularly by many of our wealthy families, the construction of private residences continues on a large scale. Many handsome and costly dwellings are now being erected, and others which are contemplated will be started, no doubt, during this spring and early summer. This applies to the construction of both city and country houses, and it would seem to indicate the return of confidence in the future on the part of these owners, when they are willing and able to spend large sums of money for purely social purposes.

Fifth avenue and the side streets west of Park avenue from 60th to 70th street is probably one of the most active sections of the city, when the construction of new buildings and alterations to old ones is considered. This district is dotted with many newly finished houses and those now in various stages of completion. Recent real estate deals indicate that other dwellings of importance are contemplated and that the present activity will continue for some time to come.

The northward march of business has been abruptly stopped by the natural barrier presented in Central Park. The residences north of 60th street are assured of privacy for many years to come. Apartment houses have in a few instances been erected in this exclusive section, but they are so elegant in tone and character and have attracted tenants of such high reputation that their construction has not jeopardized the ancient prestige of the city's foremost residence street.

Considered as a group, the dwellings in the Fifth avenue section would be a credit to any city in the world. They have been planned by architects who are masters of their profession, with wide experience in this class of construction. Into these houses they have put the best of their talents and have created structures which will for many years exert an influence for good upon the aesthetic sensibilities of the community at large. Following is given a brief description of some of the more important projects now active in this territory.

At 9 East 65th street a five-story American basement residence is soon to be erected for E. W. Humphreys, from plans by C. P. H. Gilbert, architect, 1123 Broadway. This house will

be built on a lot 25 by 100 feet. The facade is to be limestone and granite and the house will include every possible modern convenience and comfort.

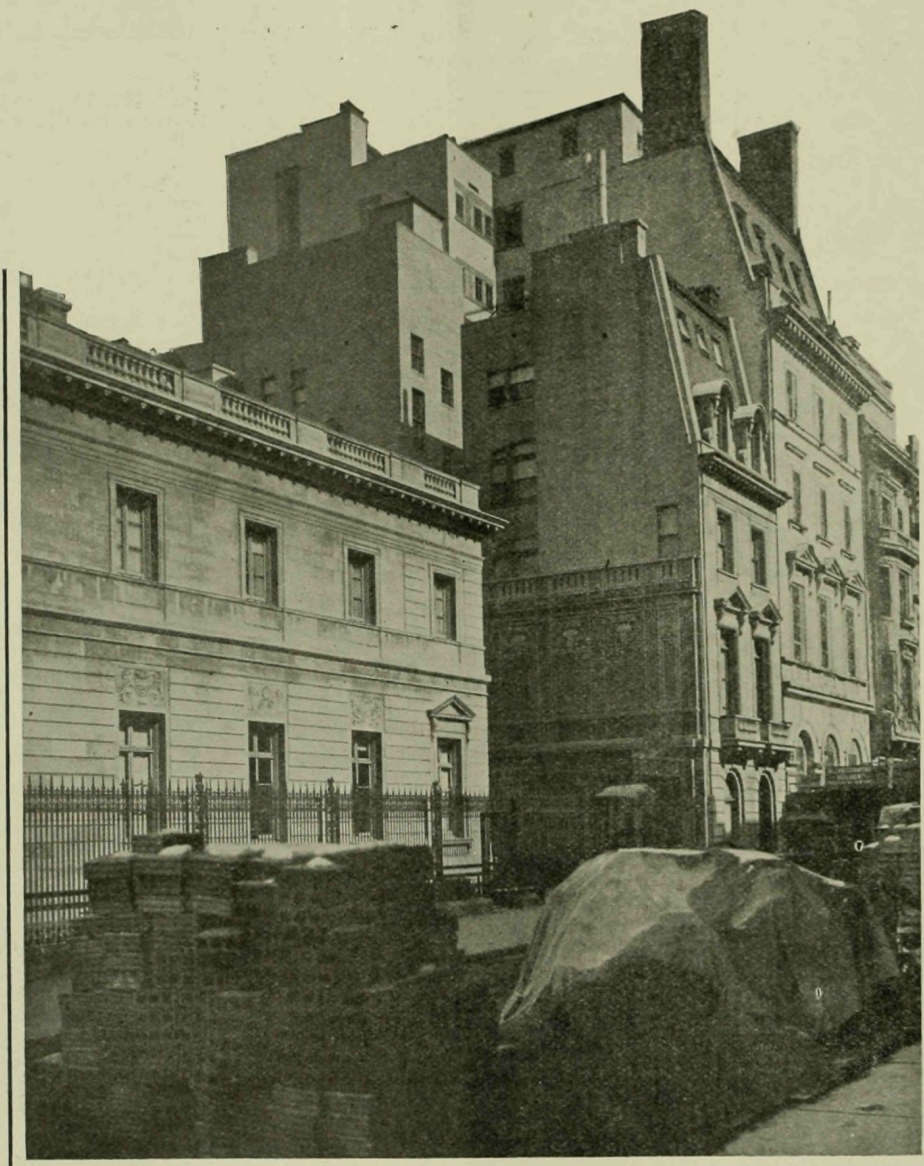
Hoppin & Koen, architects, 224 Fifth avenue, have been retained by Harris Fahnestock, banker, 2 Wall street, to prepare plans and specifications for a handsome residence which he is to build at 13 and 15 East 56th street, on property recently purchased by him. This

and attic, and in height is second only to John D. Rockefeller's house in West 54th street. The owner of this new residence is Dr. W. B. James, and the architects who prepared the plans and specifications are Trowbridge & Livingston, 527 Fifth avenue. The building itself occupies a plot 41 by 90 feet. Its facade is of granite and limestone, elaborately carved. Nygren, Tenny & Ohmes, 101 Park avenue, are the consulting engineers for heating and ventilating. Following are the names of a number of subcontractors who supplied labor and material for the construction of this building: Waterproofing, Tuttle Roofing Company; structural steel, Post & McCord; granite, A. Le Poydevin & Company; plumbing, Francis McNamara; heating, Barr & Company; carpenter work, Watt & Sinclair; ornamental iron, Wells Architectural Iron Works; roofing and sheet metal, Nicholson & Galloway; elevators and lifts, Otis Elevator Company; electric wiring, J. Livingston Electric Company; plastering, Klee - Thompson Company; cabinet work and trim, Potter & Styms; painting, Charles A. W. Rinschede.

Another important operation which is now nearing completion is the residence at 882 Fifth avenue, for Oliver Gould Jennings, 70 East 72d street. This structure is six stories in height, on plot 30 by 175 feet. The building was designed by W. B. Chambers, 109 Broad street, and Stephenson & Wheeler, 2 West 45th street, associated architects, and has been erected under separate contracts which were awarded by the

architects. Opposite the recently completed Frick residence, on the southeast corner of Fifth avenue and 70th street, a four-story marble structure is being completed by Norcross Brothers, builders, 103 Park avenue, which is to be the residence of C. Ledyard Blair, the banker. This house was planned by Carrere & Hastings, architects, 225 Fifth avenue, and is 33 by 158 feet, costing between \$150,000 and \$200,000.

One of the largest alterations in this district is that to the residence of E. W. Ellsworth, at 12 East 69th street. W. W. Bosworth, architect, 527 Fifth avenue, prepared the plans for this work, and Hugh Getty, builder, 359 West 26th street, was the general contractor. The project includes an addition and general interior alterations, extensive in character, totalling in cost, according to the architect's estimate, about \$75,000.



Wm. Crawford, Gen'l Contractor.

Trowbridge & Livingston, Architects.

RESIDENCE OF DR. W. B. JAMES, IN EAST 70TH STREET.

residence will be five stories in height and will probably cost more than \$100,000.

The general contract was recently awarded to James McWalters & Son, Inc., for the construction of a dwelling for John T. Pratt, lawyer, 43 Exchange Place, from plans which have been prepared by Charles E. Platt, architect, 11 East 24th street. This house is being erected at 7 and 9 East 61st street. It will be five stories in height, with basement and attic, built of brick and limestone, and will be on a plot 50 by 89.9 feet. E. E. Seelye, 101 Park avenue, is consulting engineer for the structural steel work.

At 9 East 70th street, William Crawford, general contractor, 5 East 42d street, is erecting one of the largest private houses in the city. This house is seven stories in height, with basement

**BUILDING INSPECTIONS.**

**Mayor Mitchel Requests Walter Lindner to Work Out a Satisfactory Scheme.**

Mayor Mitchel has requested Walter Lindner, chairman of the Law and Legislative Committee of the Advisory Council of Real Estate Interests, to attempt to work out a satisfactory scheme to minimize building inspections. When the Mayor vetoed the Lockwood-Ellenbogen bill, he stated that he regretted that a proper measure could not be passed at the late session of the Legislature, adding that nobody realized more keenly than he did the burdens now upon real estate. Concluding his veto message, he stated that not only would he not discontinue but he would double his efforts to cure the admitted evils of the existing inspectorial system. In accordance with his promise, the Mayor proposes that between now and the next session of the Legislature the city officials and others who may be interested, shall co-operate with Mr. Lindner in a sincere effort to frame legislation which will be acceptable to all concerned. In his letter to Mr. Lindner, the Mayor states:

"As I said in the memorandum accompanying my veto of the Lockwood bill, I am more anxious than ever to accomplish a well-considered and workable solution of this very vexatious problem, and I know of no one who is more capable than yourself to assist in evolving a scheme acceptable to me and those who hold my views, and satisfactory to those who have taken a contrary position.

"I propose formally to announce that I have procured your acceptance of this commission, and I shall instruct all the heads of departments and other officials under the Mayor's jurisdiction to co-operate in this important work."

**THE NEW ELECTRICAL CODE.**

**Explained By Commissioner Williams—Permits Are Now Necessary.**

Commissioner William Williams of the Department of Water Supply, Gas and Electricity, says the purpose of Articles One, Two and Three of the proposed new electrical code (see City Record, April 29) is to amplify the powers of the Commissioner under Sections 523 and 524 of the Charter, in reference to the enforcement of the code.

The Commissioner adds: "These articles contain one new provision, namely, the requirement that no person shall install or alter electric wiring or appliances without a permit from the Commissioner. The intent hereof is to prevent the ignorant from endangering life or property through the improper performance of electrical construction. This will not hamper any legitimate electrical contractor or any other person conversant with electrical construction; nor will it prohibit the renewal of fuses or of lamps by the tenant or any of his employees. Any person who can show the Commissioner that he is able to perform the proposed work can secure a permit therefor.

"Article Four is intended to secure for the city the revenue which now goes to the Fire Underwriters. Hitherto, the electrical inspections of this department have been conducted free of charge, while a large percentage of those of the Underwriters have been charged for. It is estimated that by the establishment of a schedule of fees similar to that of the New York Board of Fire Underwriters and by enlarging our inspection force somewhat an income of approximately one hundred thousand dollars per annum can be secured without imposing any new burden upon the property owner. When the fee system goes into effect, the Underwriters will, as a matter of course, be obliged to abandon their system of charges. At the same time, the present Underwriters' agreement, which is a subject of some criticism on account of the fact that Underwriters' inspectors are performing work which should be done by city employees, will pass out of existence.

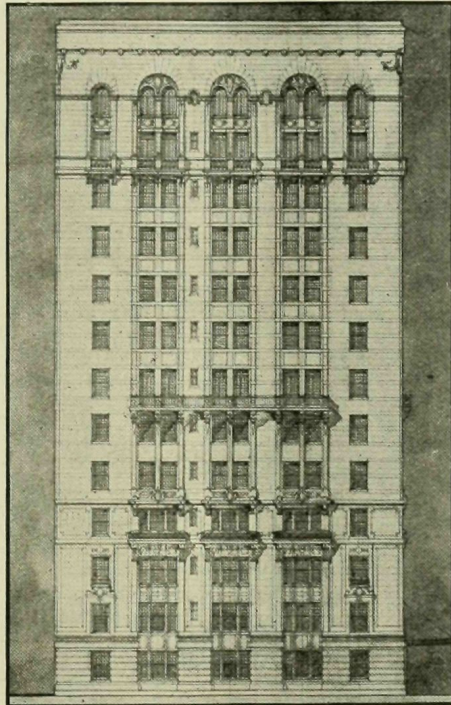
"Article Seven is substantially a re-

statement of the penalty now prescribed in the Charter.

"I have submitted the proposed ordinance pursuant to Section 523 of the Charter, making it my duty from time to time to submit to the consideration of the Board of Aldermen proposed ordinances in regard to electric wires, appliances and currents for furnishing light, heat or power when introduced into or placed in any building in said city."

**West End Avenue Project.**

**A**NOTHER West End-avenue apartment has recently been planned by Emery Roth, architect, 405 Lexington avenue, for Albert Saxe. The new structure, thirteen stories in height, will be located at the southwest corner of West End avenue and 89th street, on a plot 44 by 90 feet. The building will accommodate thirteen families, or one to



Emery Roth, Architect.  
NO. 601 WEST END AVENUE.

each floor. Each apartment will consist of nine rooms, large foyer, and three baths. Two electric elevators, one passenger, and one combination freight and service, will be installed. The building will be fireproof and will include some distinctive features in apartment house construction. Separate laundries, with dryers, will be located in the pent house on the roof. The facades of the building will be built of limestone and the courts will be of white enameled brick. The cost of the building is estimated at \$250,000 and the reported rentals will range from \$3,300 to \$4,000 a suite.

**Bronx Dynamite Outrage.**

Damage to the extent of about \$5,000 was done to the Bronx Borough Hall when a dynamite bomb, said to be one of the most powerful ever exploded in New York City, was set off Monday evening about 8 o'clock. Five persons were in the building at the time but no one was injured.

The bomb was exploded near a door at the foot of the stairway leading into the basement, in the south court of the building. The structural damage to the building, directly traceable to the explosion, is slight; some masonry was splintered and damaged, and two or three brick piers in the basement were weakened. These require the support of steel jacks until permanent repairs can be made. Concussion, following the explosion, caused the greater amount of damage. Practically every window in the south half of the building was broken, particularly in the court where the effect was felt most on account of its being enclosed on three sides.

The quarters of the Bureau of Highways was the greatest sufferer. In these offices, the floor directly over the

position of the bomb when exploded was ripped up for an area about 20 feet square. Desks, tables and other furniture were damaged by falling glass. Ink bottles, standing upon the floor, were flung up and the contents splashed against the ceiling by the force of the concussion, but aside from the general disorder and damage to the floors, the building is in good shape.

Borough President Mathewson, when interviewed by a Record and Guide representative on the morning following the explosion, stated: "The actual damage to the building is slight. As you can readily see there is very little glass left, but the building physically otherwise has not suffered; that is, with the exception of the basement where two or three brick piers were slightly weakened.

"Considering the amount of explosive used there is no telling what might have happened had the bomb been placed differently. We were fortunate also in that the explosion took place at the time when practically no one was in the building. Our engineers have not, as yet, made an accurate survey of the extent of damage, but outside of replacing of glass in the window sash the repairs will not reach a very high figure.

"The old building with its wood girders and beams and in many instances wood columns stood the strain well, probably better than it would have had it been a modern steel structure, which is more rigid and consequently more susceptible to a sudden shock."

**Another Loft Building in Printing District.**

William H. Birkmire, architect, 1133 Broadway, has prepared the plans and specifications for another large loft building to be erected in the city's new printing centre by the Birwin Realty Corporation, of 1133 Broadway. The structure will be twelve stories in height, covering a plot 102.10x94.9 in the north side of 38th street, 469 feet east of Eighth avenue, now occupied by old time private dwellings. The cost has been estimated at \$400,000.

**Another Midtown Loft.**

John I. Downey, Inc., builder, 410 West 34th street, is having plans prepared by Peabody, Wilson & Brown, architects, 389 Fifth avenue, for a modern twelve-story store and loft building which will soon be started at 15-17 West 36th street. The structure will cover a plot 50 x 100 feet and have a facade of brick and Indiana limestone. The building is estimated to cost about \$200,000.

**Plan Addition to Bergen County Jail.**

Haenke & Sherman, architects, 15 Broad street, Manhattan, have been retained to prepare plans for an addition to the Bergen County Jail at Hackensack, N. J. The work will proceed under the jurisdiction of the Board of Chosen Freeholders of Bergen County, Charles N. Cumberland, chairman Building Committee. The addition will be fireproof, built of brick, limestone and reinforced concrete and will contain seventy cells.

**Two New Lofts for Long Island City.**

Plans are being prepared by Franklin Hawley Janes, architect, 154 Nassau street, for two modern, reinforced concrete loft buildings on Webster avenue, Long Island City, to be used for light manufacturing purposes. Both structures are to be built for Mrs. Annie S. Annable, of Bay Head, N. J., and will be five stories in height. One will cover a plot 200 x 111 feet and will cost \$60,000, and the other will be 200 x 180 feet and cost about \$100,000. D. D. Harned, attorney, 154 Nassau street, Manhattan, represents the owner.

**Plans for New Bronx Church.**

A. F. A. Schmitt, architect, 604 Courtland avenue, has about completed the plans and specifications for the new church to be erected in the north side of 138th street, 525 feet east of St.

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Ann's avenue. The building will be for St. Luke's Roman Catholic parish, Rev. John Boyle, pastor, and will replace the one worshipped in for a number of years. The new structure will be built of brick and stone, 92.3x151.4 feet, and is estimated to cost about \$100,000.

### Architect for Film Co.'s Building.

Arthur Loomis Harmon, architect, 3 West 29th street, has been retained to prepare the plans for the structure to be erected at the southeast corner of Seventh avenue and 49th street by the 727 Seventh Avenue Co., George Backer, president, 56 West 45th street. The building will be sixteen stories in height on a plot 100x100 feet. This structure will be modern in every respect and thoroughly fireproof. It will include a theatre for the private display of feature films, before their release. The structural engineer is Chris. J. Jeppesen, Inc., 56 West 45th street. This project will cost about \$750,000.

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Seamon Construction Corp., T. G. Galardi and Max Just, 612 West 207th st, are receiving competitive sketches for two apartments at the southwest corner of Broadway and 207th st.

PORT JERVIS, N. Y.—The City of Port Jervis Board of Education, P. J. Gandy, 14 Ball st, contemplates the erection of an addition to the high school or the erection of a new building. Project will probably not go ahead until the fall. No architect selected.

PORT JERVIS, N. Y.—Jas. H. Sweeney, 143 Front st, contemplates the erection of a moving picture theatre here. No architect selected.

ALBANY, N. Y.—The Lutheran Church of the Redeemer, Rev. Ernest M. Gahn, 150 Western av, pastor, contemplates the erection of a 2-sty church and parsonage at 152-154 Western av, to cost about \$50,000.

SYRACUSE, N. Y.—Syracuse Aerie No. 59 of the Eagles, W. Fayette st, George E. Kappesser, 214 East Washington st, chairman of Fund Committee, is raising funds for the erection of a clubhouse here. No architect has been retained. Cost, about \$150,000.

SYRACUSE, N. Y.—I. Fleischman, 321 East Genesee st, contemplates the erection of a business block here. No architect selected. Project will probably go ahead this summer.

RUTHERFORD, N. J.—The Rutherford Mutual Loan & Building Association, Chas. R. Hunt, president, contemplates the erection of a store and office building at 52 Park av. No architect selected.

### PLANS FIGURING.

#### DWELLINGS.

SCARSDALE, N. Y.—Randolph H. Almiroty, 220 5th av, Manhattan, architect, is ready for bids on all subs for a 2½-sty frame and stucco Swiss Chalet, to cost about \$20,000. Owner's name for the present withheld.

#### FACTORIES & WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, architect, is taking bids for a 5-sty reinforced concrete factory, 50x110 ft, on Jackson av, for the Auto Supply & Equipment Co., care of architect. Cost, about \$50,000.

#### HALLS & CLUBS.

RICHMOND HILL, L. I.—W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect, is taking bids for a 2-sty masonic temple in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892, F. & A. M., Thos. Coates, 320 Spruce st, master. Cost, about \$20,000.

#### SCHOOLS & COLLEGES.

NEWARK, N. J.—Bids will close May 11 at 4 p. m. for the 3-sty parental school on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Essex County Parental School, Lathrop Anderson, 474 Broad st, chairman of building committee. J. H. & W. C. Ely, Firemen's Building, architects. Cost, about \$40,000.

PATERSON, N. J.—Bids will close May 24 at 4 p. m. for additions and alterations to P. S. 21 at the corner of 10th av and Madison av, for the Board of Education. Wm. F. Fanning, Colt Building, architect. Cost, about \$125,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

192D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for three 5-sty apartments in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Corp., Raymond & Raisman, 507 West 113th st, owners and builders. Cost, about \$100,000.

126TH ST.—Jas. F. Hughes and Morris S. Berk, 353 5th av, are preparing plans for alterations to the apartment at the northeast corner of 126th st and St. Nicholas av, for N. McDermott, on premises. Cost, about \$15,000.

211TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty apartment, 76x114 ft, at the southwest corner of 211th st and Vermilyea av, for Morris Solomon, 728 Driggs av, Brooklyn, owner and builder. Cost, about \$50,000.

HAMILTON ST.—Cannella & Gallo, 60 Graham av, Brooklyn, have completed plans for a 4-sty tenement at 21-3 Hamilton st, for Luigi Terregrossa, 18 Monroe st. Cost, about \$12,000.

152D ST.—Edmund L. Ellis, 3 West 29th st, has prepared plans for a 5-sty apartment at 464 West 152d st, for Daniel F. Mahoney, 102 West 42d st. Cost, about \$40,000.

AV. A.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty tenement at 103-5 Av A, for Wolf & Abraham, 684 Broadway. Cost, about \$25,000.

DIVISION ST.—Plans have been prepared by M. Bernstein, 185 Madison av, for alterations to the 5-sty tenement, 96-98 Division st, for Bertha Goldman, 1454 Lexington av. Cost, about \$4,000.

96TH ST.—Raphael Prager, 149 Broadway, has prepared plans for alterations to two 5-sty tenements, 153-5 East 96th st, for the Metropolis Holding Corp., 149 Broadway. Cost, about \$4,000.

114TH ST.—Plans have been completed by Arthur Arctander Co., 994 Grant av, for alterations to the 5-sty tenement at 411 East 114th st, for Enrice Viggiani, 411 East 114th st, to cost about \$6,000.

RIVERSIDE DR.—Adolph E. Nast, 546 5th av, is preparing plans for a 12-sty apartment at the northeast corner of Riverside dr and 144th st, for the Paterno Contg. Co., Michael Paterno, president.

2D AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for alterations to the Milgrim Building at 122 2d av.

172D ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for four 5-sty apartments in the south side of 172d st, from Broadway to Ft. Washington av, for Max Raymond, 507 West 115th st, owner and builder. Cost, about \$200,000.

BROADWAY.—Benjamin W. Levitan, 20 West 31st str, is preparing plans for three 5-sty apartments at Broadway and Ellwood st, for the Haven Construction Co., Chas. Flaum, 149 Broadway, president and builder.

8TH AV.—John H. Knubel, 305 West 43d st, has completed plans for alterations to the 4-sty tenement, 884 8th av, for the Henry Astor Estate, 11 East 42d st.

48TH ST.—David Bleier, 545 East 139th st, has prepared plans for alterations to the 5-sty tenement, 311 East 48th st, for Jos. Frankenthaler, 1215 Madison av.

14TH ST.—Plans have been prepared by Otto Reissmann, 147 4th av, for alterations to the 5-sty tenement, 233 East 14th st, for Albert E. Smith, 1787 Broadway. Cost, about \$4,500.

38TH ST.—Sommerfeld & Steckler, 31 Union Square, have prepared plans for alterations to two 5-sty tenements, 336-8 East 38th st, for Rachel Jacoby, 109 West 129th st.

31ST ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment, 50x110 ft, at 307-309 East 31st st, for the Business Men's Realty Co., Meyer Vessel, president. Cost, about \$50,000.

#### HALLS & CLUBS.

45TH ST.—Parish & Schroeder, 12 West 31st st, have about completed plans for the 8-sty general club building for nurses

at 132-138 East 45th st, for the Y. W. C. A., 600 Lexington av, Mrs. Jas. S. Cushman, president. Bids will be taken on general contract about May 20 by architects. Cost, about \$400,000.

#### HOSPITALS & ASYLUMS.

99TH ST.—C. W. Knox, 101 Park av, electrical engineer, and Nygren, Tenney & Ohmes, 101 Park av, steam engineers, are preparing plans for four hospital buildings at 99th to 100th sts, Madison to 5th avs, for Mount Sinai Hospital, 5th av and 100th st. Arnold W. Brunner, 101 Park av, architect.

#### STORES, OFFICES & LOFTS.

30TH ST.—R. H. Almiroty, 220 5th av, has completed plans for a 12-sty loft and store building, 72x100 ft, at 38-44 East 30th st, for the 40 East 30th Street Co., James Simpson, 316 West 30th st, president. The Marmac Construction Co., 316 West 30th st, general contractor. Cost, about \$275,000.

#### Bronx.

##### APARTMENTS, FLATS & TENEMENTS.

FOREST AV.—William Koppe, 830 Westchester av, is preparing plans for a 5-sty apartment, 31x100 ft, at the southwest corner of Forest av and 163d st, for the Sheerin Estate, care of architect. Cost, about \$25,000.

PLIMPTON AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty apartment on the west side of Plimpton av, 25 ft north of 170th st, for R. A. Winter & Son, 1694 Clay av, owners and builders. Cost, about \$50,000.

SOUTHERN BOULEVARD.—Frank Bergisch, 149th st and Tinton st, contemplates the erection of two 5-sty apartments on the west side of Southern Boulevard, about 150 ft south of 172d st, from plans by Harry Howell, 148th st and 3d av. Cost, about \$100,000.

178TH ST.—Maximilian Zipkes, 405 Lexington av, has been commissioned by the Eifel Construction Co. to prepare plans for a 5-sty apartment in 178th st, near Marmion av, to cost, about \$40,000.

WALKER AV.—H. Nordheim, 1087 Tremont av, has completed plans for a 5-sty brick tenement, 62x65 ft, at the southwest corner of Walker av and Montgomery pl, for Luigi Astorino, 6602 14th av, Brooklyn. Cost, about \$50,000.

KINGSBRIDGE AV.—John G. Kleinhenz, 1839 East 12th st, Brooklyn, has completed plans for a 6-sty garage and warehouse, 56x100 ft, on the west side of Kingsbridge av, 173 ft south of 236th st, for the Ames Transfer Co., Chas. B. Ames, president. Cost, about \$75,000.

#### HOSPITALS & ASYLUMS.

167TH ST.—Louis Allen Abramson, 220 5th av, is preparing preliminary plans for a 4-sty brick and fieldstone home for the aged at 167th st, between Teller and Finley avs, for the Daughters of Jacob, 301 East Broadway, Mrs. A. D. Dworsky, president. Bids will be called about July 1. Cost, about \$300,000.

#### SCHOOLS & COLLEGES.

BRONX.—The Board of Education opened bids for installing electric equipment in the addition to and alterations in P. S. 12. T. Frederick Jackson, Inc., low bidder at \$4,154.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

UNION ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x82 ft, in the south side of Union st, 50 ft west of Troy av, for the G. & W. Building Co., 1664 Broadway. Cost, about \$35,000.

ADELPHI ST.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for an apartment in the east side of Adelphi st, 239.5 ft north of De Kalb av, for the G. & M. Improvement Co. Cost, about \$40,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 40x100 ft, at Division av, near Havemeyer st, for Mary McDonald, care of architects. Cost, about \$38,000.

PROSPECT PL.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 48x96 ft, on the north side of Prospect pl, 80 ft west of Franklin av, for The Cornfeld Inc., 127 Bristol st, owner and builder. Cost, about \$75,000.

LINDEN ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 5-sty apartment, 100x108 ft, in the south side of Linden st, 272 ft east of Flatbush av, for Baker Bros., 330 Westminster rd, owners and builders. Cost, about \$125,000.

HAVEMEYER ST.—Farber & Markwitz, 189 Montague st, have completed plans for a 6-sty apartment, 50x90 ft, at the southeast corner of Havemeyer and Hope sts, for the Havemeyer Construction Co., 1104 Broadway, owner and builder. Cost, about \$45,000.

WOODRUFF AV.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty apartment at Woodruff av, St. Paul's pl and Parkside av, for the Miller-Bergs Realty Co., 1210 Nostrand av, owner and builder. Cost, about \$45,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments on Parkside av, 90 ft east of Flatbush av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, owner and builder. Cost, about \$45,000.

12TH AV.—Plans are being prepared by M. A. Cantor, 367 Fulton st, for four 3-sty brick apartments, 25x70 ft, on the east side of 12th av, 100 ft south of Chester av, for the Garwood Building Corp., 1011 East 58th st. Cost, about \$25,000.

CLARA ST.—M. A. Cantor, 367 Fulton st, is preparing plans for four 3-sty apartments, 25x70 ft, in the north side of Clara st, 175 ft west of Chester av, for G. Altenberg, 1207 47th st, owner and builder. Cost, about \$26,000.

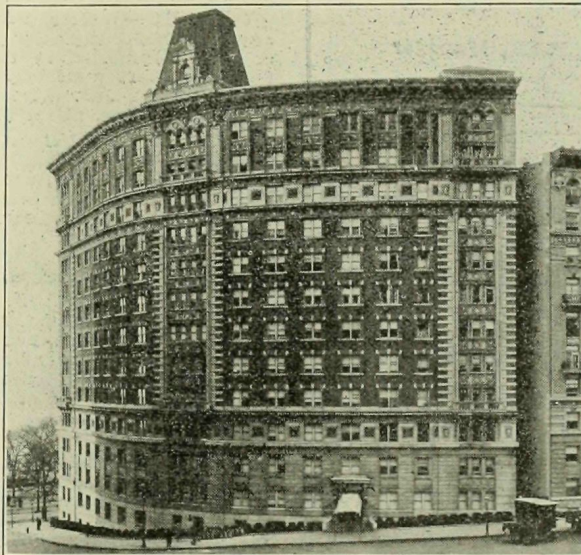
FLATBUSH AV.—W. H. Harrington, 510 57th st, has completed plans for a 3-sty apartment, 22x92 ft, at the southwest corner of Flatbush av and Stephens Court, for Arthur Buininger, 7403 3d av, owner and builder. Cost, about \$12,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, have prepared plans for four 3-sty flats at the northwest corner of Albany av and Union st, to cost about \$40,000, for the Brooklyn Union Building Corporation. Also five 3-sty buildings at the northeast corner of Sterling st and Rogers av, for the Brooklyn Union Building Co. to cost about \$45,000.

#### DWELLINGS.

ROGERS AV.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for five 3-sty residences and stores at the northeast corner of Rogers av and Sterl-

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ing pl, for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about \$40,000.

UNION ST.—Shampan & Shampan, 772 Broadway, are preparing plans for four 3-sty residences and stores at the northwest corner of Union st and Albany av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, president and builder. Cost, about \$30,000.

AV D.—The Bush Building Corp., 367 Fulton st, contemplates the erection of ten 2½-sty frame residences, 20x45 ft, on Av D, between East 35th st and Brooklyn av, from plans by H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I. Cost, about \$5,000 each.

FLATBUSH AV.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for seven 3-sty brick residences and stores at the northeast corner of Flatbush av and Palisade av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, owner and builder. Cost, about \$50,000.

NOSTRAND AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for six 3-sty residences and stores on the east side of Nostrand av, 140 ft east of Clarendon rd, for Maurice Strominger, care of architects. Cost, about \$36,000.

## FACTORIES &amp; WAREHOUSES.

GRANT ST.—E. J. Meisinger, 394 Graham av, is preparing plans for alterations to the 4-sty store and factory, 50x100 ft, at the northeast corner of Grand and Roebling sts, for Adam Schulz Son, 267 Grand st. Cost, about \$15,000.

68TH ST.—Walter Pfandler, 71 Pineapple st, has completed plans for a 1-sty storage, 64x150 ft, in the north side of 68th st, 405 ft west of 1st av, for the E. W. Bliss Co., Jas. W. Lane, president, 1 Adams st. Cost, about \$15,000.

## STABLES &amp; GARAGES.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for additions to the stable, 70x100 ft, at 27 Clinton av, for Drake Bros. Co., Clinton and Park avs.

## Queens.

## APARTMENTS, FLATS &amp; TENEMENTS.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 5-sty apartment at the northwest corner of 3d and Pierce avs, for Percy Jacobs, 225 West 83d st, Manhattan. Cost, about \$25,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 20x80 ft, on the north side of Catalpa av, west of Fremont st, for Cyprian J. Loeffler, 2031 Himrod st, owner and builder. Cost, about \$10,000.

FLUSHING, L. I.—Frank Schefeik, Park av and 176th st, Manhattan, is preparing plans for a 4-sty apartment, 53x89x70 ft, at the southeast corner of State and Prince sts, for Mrs. Wm. F. Boardman, 411 Lafayette av, Buffalo, N. Y. Cost, about \$40,000.

## DWELLINGS.

RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for a 2½-sty residence and 1-sty brick garage on the east side of Division av, 355 ft north of Myrtle av, for Peter Blank, Bushwick av, Brooklyn. Cost, about \$4,500.

WOODMERE, L. I.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty frame residence, 30x60 ft, for Frank Cotter Co., care of architects. Peter Roache, Far Rockaway, general contractor. Cost, about \$20,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty store and residence on South av, near Shapola av, for George Nappe, 9 South av. Cost, about \$4,000.

CORONA, L. I.—R. W. Johnson, this place, has completed plans for a 2-sty residence, 20x55 ft, in the west side of 42d st, 100 ft south of Jackson av, for Ellen B. Shannon, 59 43d st, owner and builder. Cost, about \$5,000.

ELMHURST, L. I.—R. W. Johnson, Corona, L. I., has completed plans for three 2-sty frame and stucco over metal lath residences in the north side of Cook st, 50 ft west of Toledo av, for Mrs. Jos. Kenyon, this place, owner and builder. Total cost, about \$12,000.

FLUSHING, L. I.—Fred Johnson, this place, has completed plans for a 2½-sty frame and stucco over metal lath residence, 42x34 ft, in the south side of Franklin pl, 100 ft east of Colden av, for Norman de Forrest, 390 Broadway. Cost, about \$10,000.

QUEENS, L. I.—Harry Dorf, 614 Kosciusko st, Brooklyn, has completed plans for ten 3-sty residences and stores, 20x55 ft, on Myrtle av, 106 ft west of Fresh Pond rd, for Max Tauben, 503 Pennsyl-

vania av, Brooklyn, owner and builder. Cost, about \$40,000.

## STORES, OFFICES &amp; LOFTS.

CORONA, L. I.—C. L. Varrone, this place, has completed plans for a 1-sty frame shop at the northeast corner of Mark Ar-ower and Shapola avs, for I. Stulbaum, 20 Shapola av, owner and lessee. Cost, about \$5,000.

## Richmond.

APARTMENTS, FLATS & TENEMENTS. MARINERS HARBOR, S. I.—Elisha H. Janes, 124 West 45th st, Manhattan, has been commissioned to prepare plans for a 3-sty store and apartment and pier for the Bradley Improvement Co., 1 Madison av, Manhattan.

## Nassau.

## STABLES &amp; GARAGES.

LYNBROOK, L. I.—Plans have been prepared privately for a 1-sty brick garage, 75x133 ft, on Merrick rd, near Main st, for Oscar J. Kern, Merrick rd. Cost, about \$8,000.

## HOTELS.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 7-sty addition to the Hotel Trouville, Boardwalk, Long Beach. Dr. Geo. Wix, manager. Cost, about \$100,000. Bids will probably be taken by owner.

## Westchester.

## APARTMENTS, FLATS &amp; TENEMENTS.

BRONXVILLE, N. Y.—Foundations have been completed for two 2½-sty frame and stucco apartments on Gramatan av, for The Residence Co. of Lawrence Park, 542 5th av, Manhattan. Bates & How, 542 5th av, Manhattan, architects.

TARRYTOWN, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans and will take estimates on the general contract for a 2½-sty frame and stucco residence at Phillips Manor, for William S. Dumsbaugh, this place. Cost, about \$15,000.

## DWELLINGS.

RYE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty frame residence for Simeon Ford, care of architects, to cost about \$17,000.

## HOSPITALS &amp; ASYLUMS.

MT. PLEASANT, N. Y.—James Brite, 18 East 41st st, Manhattan, has been commissioned to prepare plans for a hospital here for the Board of Supervisors of Westchester County.

## MUNICIPAL WORK.

MOUNT PLEASANT, N. Y.—Alfred E. Hopkins, 101 Park av, Manhattan, is preparing sketches for a penitentiary for the Board of Supervisors of Westchester County, E. P. Barrett, chairman.

## SCHOOLS &amp; COLLEGES.

HARTSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a grammar school on Huntington av, for the Board of Education of Scarsdale, Thos. F. Burgess, president. Cost, about \$28,000.

SCARSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a high school on the west side of New York Post rd, north of Sherbrooke rd, for the Board of Education of Scarsdale, Thos. F. Burgess, president. Cost, about \$64,000.

## STORES, OFFICES &amp; LOFTS.

YONKERS, N. Y.—E. C. Heald, 2 Hudson st, is preparing plans for a 3-sty brick store and office building, 120x100 ft, at the northeast corner of Palisade av and New Main st, for the Ethan Flagg Estate, Chas. M. Butler, manager, 2 Hudson st. George Howard Chamberlin, 18 South Broadway, consulting architect. Cost, about \$110,000.

TARRYTOWN, N. Y.—B. S. Russell, Main st, has about completed plans for a 3-sty store and office building at 17 North Broadway, for Henry F. Fulling, Tuckahoe, to cost about \$25,000.

TARRYTOWN, N. Y.—Benton Russell, Main st, has about completed plans for a 3-sty store and office building at the southeast corner of Main st and Depot sq, for George Brown, 51 Chambers st, Manhattan. Cost, about \$15,000.

## New Jersey.

## APARTMENTS, FLATS &amp; TENEMENTS.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, is preparing plans for a 4-sty apartment, 57x90 ft, in the north side of Gouveneur st, between Broad st and Belleville av, for V. Frey, care of architect. Cost, about \$40,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has nearly completed plans for a 4-sty apartment, 50x107 ft, at 640-42 High st, for the Modern Homes Construction Co., Union Building, Newark, owner and builder. Cost, about \$45,000.

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NEWARK, N. J.—O. C. Gonnelli, 800 Broad st, has completed plans for a 4-sty flat, 27x73 ft, at 144 Norfolk st, for Mrs. Pasquale Coppola and Vincenzo Padalino, 123 Warren st. Cost, about \$14,000.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans and will take bids about May 15 for a 5-sty apartment, 110x119 ft, at the northeast corner of Park av and Prospect st, for the Park Construction Co., care of architect. Cost, about \$100,000.

KEARNY, N. J.—J. E. Warren, Essex Building, Newark, architect, is taking bids for two 2-sty flats, 34x59 ft each, at the southwest corner of David and Quincy avs, for H. Waldheim, corner of Midland av and Forest st, Arlington. Cost, about \$6,500 each.

CHURCHES.

NETCONG, N. J.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for a brick and stone church for the Baptist Church of Netcong, F. W. Overheiser, pastor and chairman.

DWELLINGS.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan, are preparing plans for a 2½-sty brick, frame and stucco residence, 37x65 ft, and garage at the corner of Montrose av and Halsey pl, for Robert A. Watson, care of architects.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, has completed plans for a 2½-sty frame and stucco residence, 30x45 ft, for C. O. Hartsman, 1 Christopher st, owner and builder. Cost, about \$9,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for a 1-sty frame shingle and brick veneer residence at Harrison and Gates av, for the Montclair Realty & Construction Co., 27 Spring st, owner and builder. Cost, about \$16,000.

HOHOKUS, N. J.—Plans have been prepared privately for a 2½-sty frame residence in Fairmount st, for Andrew Phelps, 66 Lenox av, Ridgewood, N. J. J. L. Brown, this place, general contractor. Cost, about \$4,500.

UNION HILL, N. J.—Joseph Lugosch, 408 Kossuth st, has completed plans for a 2½-sty residence, 26x51 ft, on Union pl, for William H. Kuhlmann, on premises. Cost, about \$3,000.

FACTORIES & WAREHOUSES.

NEWARK, N. J.—Frank Hill Smith, engineer, care of owner, has completed plans for a 4-sty reinforced concrete factory, 95 x175 ft, at 370-386 Orange st, for Jas. A. Bannister, 185 Washington st. Cost, about \$125,000. Bids on all subs will be taken by the engineer.

HALLS & CLUBS.

PLAINFIELD, N. J.—George H. Fisher, 224 Manson pl, has completed plans for a 2-sty hollow tile and stucco clubhouse in West 4th st, for St. Mary's T. A. B. Society. Cost, about \$8,000.

MUNICIPAL WORK.

SAYBROOK, N. J.—C. Godfrey Poggi, 2 Julian Place, Elizabeth, N. J., has completed plans for a 1-sty frame fire house for the Hillside Volunteer Fire Department, 16 West Jersey st, Elizabeth. Cost, about \$4,000.

STORES, OFFICES & LOFTS.

SOUTH RIVER, N. J.—William H. Boylan, National Bank Building, New Brunswick, has completed plans for a 2-sty brick and terra cotta bake shop store and apartment in William st, for F. Ankowitz & Bros., this place. Cost, about \$8,000.

MISCELLANEOUS.

RIDGEWOOD, N. J.—Company "C" of Ridgewood, J. J. Smith, captain, Prospect st, will soon receive bids on general contract for the 1 or 2-sty brick armory, 75x100 ft, in Irving st, near East Franklin st, from plans by C. S. Keyser, 75 Hermandance pl. Appropriation of \$25,000 has been granted.

Other Cities.

BANKS.

MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, is preparing preliminary plans for a 5-sty bank and office building at the northwest corner of North and King sts, for the Merchants' National Bank, G. T. Townsend, president. Cost, about \$100,000.

CORTLAND, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have about completed plans and will take bids on general contract about May 11, for the National Bank of Cortland, S. S. Knox, 55 Main st, president. Cost, about \$40,000.

FACTORIES & WAREHOUSES.

BEACON, N. Y.—Plans are being prepared privately for a grain elevator, about 50x250 ft, in Main st, for Thos. J. Cunningham, 15-21 East Main st.

SCHOOLS AND COLLEGES.

TROY, N. Y.—Lawlor & Haase, 59 Wall st, Manhattan, are preparing plans for a dining hall and dormitories at 15th av,

Av D and The Campus, for Rensselaer Polytechnic Institute, Dr. Palmer C. Ricketts, president. Cost, \$50,000 to \$60,000.

STABLES & GARAGES.

SUFFERN, N. Y.—Ross & McNeil, 39 East 42d st, Manhattan, are preparing plans for 1 and 2-sty local stone farm buildings for Henry P. McKenney, Esq., care of architects. Plans will be completed about May 19.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—J. K. Turton, 101 Park av, Manhattan, has received the general contract to erect the 9-sty apartment at 743 5th av, for the Estate of Mary Mason Jones, care of W. Kintzing Post, 16 Exchange pl. Hazzard & Erskine, 437 5th av, architects. Cost, about \$80,000.

BROOKLYN.—F. W. Stork, 7416 3d av, has received the general contract to erect

a 4-sty brick apartment, 30x90 ft, on 6th av, near Lincoln av, for L. W. Mackey, care of general contractor. Cost, about \$15,000.

JERSEY CITY, N. J.—George C. Simon, 170 Jackson av, has received the general contract to erect two 3-sty flats, 29x67 ft, at 117-119 Bostwick av, for Catherine Simon, 185 Railroad av, Bayonne, N. J. A. Schule, 360 Av C, Bayonne, architect. Cost, about \$9,000 each.

CHURCHES.

BROOKLYN.—Reinhard Hall, 1655 42d st, has received the general contract to erect a church in the north side of 44th st, 250 ft east of 7th av, for the Norwegian Evangelist Lutheran Free Church, Rev. O. Thompson, 744 44th st, pastor. B. F. Hudson, 319 9th st, architect. Cost, about \$13,000.

YONKERS, N. Y.—Hoyt Miles, this place, has received the general contract to erect a 1½-sty brick church in Jackson st, for the Hungarian Presbyterian Church, Andrew Szilsgyl, 62 Hawthorne av. H. Lansing Quick, 18 South Broadway, architect. Cost, about \$8,500.

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### Contracts Awarded—Continued.

#### DWELLINGS.

**BROOKLYN.**—Charles Wuttke, 15 Hull st, has received the general contract to erect two 2-sty residences, 20x55 ft, on the east side of Railroad av, 100 ft south of Liberty av, for Henry Sandman, on premises. Chas. Infanger, 2634 Atlantic av, architect. Cost, about \$9,000.

**BAY HEAD, N. J.**—Frank Ferry, Jr., Bay Head, has received the general contract to erect a 1½-sty frame bungalow for Dr. Ulamor Allen, 401 Ogden av, Jersey City, N. J. Robert C. Dixon, Jr., 148 Park av, Weehawken, N. J., architect. Cost, about \$4,000.

**MAPLEWOOD, N. J.**—(sub.)—Vreeland & Kolster, 532 4th st, Newark, have received the mason work for the 2½-sty hollow tile and stucco residence for W. G. & Eleanor P. Bartindale, 49 Oakview av. Lucius Clark Main, 1 Mountain av, architect. Cost, about \$10,000.

**HASTINGS, N. Y.**—Hoyt & Miles, 222 Roberts av, Yonkers, have received the general contract to erect a 2½-sty residence, 30x40 ft, at Riverview Manor, for John O. Hall, care of architect, Lester Kintzing, Room 4735 Grand Central Terminal, Manhattan. Cost, about \$8,000.

**LEONIA, N. J.**—Arthur Waldron, 647 Palisade av, Yonkers, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 25x29 ft, on Sylvan av, for Mrs. Sarah B. Allison, 248 Sherman av, Manhattan. Frank A. Rooke, 489 5th av, Manhattan, architect. Cost, about \$5,000.

**MONTCLAIR, N. J.**—J. S. Carlson, 58 Montclair av, has received the general contract to erect a 2-sty residence on Prospect av, for H. W. Johnston. Wallis & Goodwillie, 56 West 45th st, Manhattan, architects. Cost, about \$10,000.

**SUMMIT, N. J.**—(sub.)—N. H. Thatcher, 164 Alden st, Orange, has received the mason work for the frame residence and garage on Essex rd, for G. Herbert Smith, 154 Nassau st, Manhattan. E. V. White, 110 East 23d st, Manhattan, architect.

#### FACTORIES & WAREHOUSES.

**STAMFORD, CONN.**—The O'Connor Concrete Construction Co., 1 Bank st, has received the general contract to erect a 1-sty brick factory building on Fairfield av, for Baer Bros., 700 Canal st. Henry Marvin, 10 Burlington Arcade, architect. John Hankin & Bro., 550-52 West 25th st, Manhattan, engineers.

**BAYONNE, N. J.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for six buildings for the Vacuum Oil Co. E. B. Van Leuvan, engineer. Work will be undertaken at once.

**LONG ISLAND CITY.**—The Turner Construction Co., 11 Broadway, Manhattan, has the contract for the manufacturing building at Annabel and Gossman avs, for the Courtney Development Co., 1123 Broadway, Manhattan. G. Schirmer, Inc., lessee. Timmis & Chapman, 315 5th av, Manhattan, architects and engineers.

**YONKERS, N. Y.**—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty reinforced concrete addition to the cold storage building at 44 School st, for Harry Steinmetz, 44 School st, Jas. A. Watson, Reeves Building, architect. Cost, about \$35,000.

**JERSEY CITY, N. J.**—(sub.)—Thomas Iwen, 504 Hudson av, Weehawken, has received the mason work, and Chas. Eicholz, 310 5th st, Union Hill, the carpentry, for the 1-sty brick factory, 25x70 ft, at 124 Leonard st, for the Hudson Reed & Harness Co., Irving st. Wm. Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about \$4,000.

#### HOSPITALS & ASYLUMS.

**MANHATTAN.**—Harby, Abrons & Melius, Inc., 30 East 42d st, has received the general contract to erect a 7-sty reinforced concrete and stucco medical staff house and nurses' home at the foot of East 16th st, for the Department of Health, Centre and Walker sts. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about \$260,000.

**HUDSON, N. Y.**—Simon Russek, Inc., 261 Broadway, Manhattan, has the general contract to erect the main hospital building at the State Training School for Girls, Miss Mary Hinkler in charge of bids. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about \$65,000.

**MT. MCGREGOR, N. Y.**—Jacob & Youngs, 116 West 32d st, Manhattan, have received the general contract to erect a 3½-sty sanitarium, 51x93 ft, for the Metropolitan Life Insurance Co., John R. Hegeman, president. D. Everett Waid, 1 Madison av, Manhattan, architect. Cost, about \$50,000.

#### PUBLIC BUILDINGS.

**ALBANY, N. Y.**—(sub.)—Peter Keeler Building Co., 427 Orange st, Albany, has received the contract for finish of special rooms at the County Court House at Eagle, Columbus, Steuben and Lodge sts, for the City of Albany. Cost, \$1,000,000.

#### STABLES & GARAGE.

**MT. VERNON, N. Y.**—Cornelius J. Hogan, 934 Ogden av, Manhattan, has received the general contract to erect a 1-sty garage, 25x50 ft, on the east side of 5th av, 150 ft south of 6th st, for the Westchester Elec. R. R. Co., Frederick W. Whitridge, president, 2396 3d av, Manhattan. Cost, about \$4,000.

**MANHATTAN.**—W. L. & G. H. O'Shea, 29 Broadway, have received the general contract to erect a 4-sty brick garage, 75 x100 ft, at 110-114 West End av, for Louis Richards, 110 West End av. Elliott J. Lynch, 347 5th av, architect.

#### STORES, OFFICES & LOFTS.

**MANHATTAN.**—Frank Seery, 30 East 42d st, has received the general contract to erect a 7-sty store and office building at 1579 3d av, for John A. Kelly, care of architect, Otto L. Spannake, 233 East 78th st. Cost, about \$6,000.

**NEWARK, N. J.**—Vincenzo Altieri, 395 Chestnut st, has received the general contract to make alterations and additions to five stores and three apartments at the southwest corner of 7th av and Garside st, for Dr. Frank A. and Edward Caruso, 35 6th av. O. C. Gonnelli, 800 Broad st, architect. Cost, about \$4,500.

#### THEATRES.

**JERSEY CITY, N. J.**—(sub.)—The Fagan Iron Works, 14th st, has received the structural and ornamental iron work for the 1-sty brick moving picture theatre building on the east side of Fairmount av, 102 ft south of Bergen av, for the Aeolian Amusement Co., Benj. Berkowitz, president, 102 Mercer st. The Tremont Architectural Co., 401 East Tremont av, Manhattan, architect. Jersey City Engineering & Construction Co., 75 Montgomery st, general contractor. Cost, about \$10,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

**APARTMENTS, FLATS AND TENEMENTS.**  
152D ST., 464 West, 5-sty brick apartment house, 50x87.11; cost, \$40,000; owner, Daniel F. Mahoney, 102 West 42d st; architect, Edmund L. Ellis, 3 West 29th st. Plan No. 161.

**BROADWAY, 2400-4-6, n e cor West 88th st,** 12-sty fireproof stores and tenement, 100x164; cost, \$500,000; owner, Eighty-ninth Construction Corp., 200 West 72d st, Pres., Jacob Axelrod, Sec., Herman Axelrod; architect, George Fred Pelham, 30 East 42d st. Plan No. 160.

**VERMILYEA AV, n s, 150 e of Academy st,** 5-sty brick tenement, 75x118; cost, \$75,000; owner, Bendheim Construction Co., 128 Broadway, Pres., Edwin Bendheim; architects, George & Edward Blum, 505 5th av. Plan No. 159.

#### STORES, OFFICES AND LOFTS.

**38TH ST, 223-231 West,** 12-sty fireproof store and lofts (for publishers), 102.10x94.9; cost, \$400,000; owner, Birwin Realty Corporation, 1133 Broadway; Pres., William H. Birkmire; Sec., Andrew J. Kerwin, Jr.; architect, William H. Birkmire, 1133 Broadway. Plan No. 162.

#### THEATRES.

**BROADWAY, 1614-16, e s, 25 n of 49th st,** moving picture theatre (open air), 50x143; cost, \$750; owner, Barney Estate, 61 Broadway; Pres., Ashbel Barney; architect, Charles C. Hartman, 9 East 40th st. Plan No. 163.

#### MISCELLANEOUS.

**50TH ST, East, 30 e Park av,** Grand Central Terminal Yard, 1-sty brick tool house, 5.5x9.8; cost, \$800; owner, The New York Central Railroad Co.; Pres., Alfred H. Smith, Grand Central Station; architect, James G. Wise, 70 East 45th st. Plan No. 164.

#### Bronx.

#### CHURCHES.

**138TH ST, n s, 525 e St. Ann's av,** 1-sty brick church, slate roof, 92.3x151.4; cost, \$100,000; owner, R. C. Church of St. Luke, Rev. John J. Boyle, 625 East 138th st, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 241.

#### DWELLINGS.

**DEAN AV, e s, 100 n Barkley av,** 2½-sty brick dwelling, slate roof, 21x45; cost, \$3,500; owner, Dennis Fenton, 2080 Daly av; architects, Toelberg & Son, 1167 Fox st. Plan No. 233.

**218TH ST, n s, 280 e Bronxwood av,** 2-sty frame dwelling, tin roof, 22x28; cost, \$2,500; owner, Louis Satirano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 247.

**MIDDLETOWN RD, n s, 75 w Edison av,** 2-sty frame dwelling, tin roof, 23x33.6; cost, \$5,000; owner, Wellman Finance & Realty Co., Dortha Hein, 120 Westchester sq. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 248.

**HAVILAND AV, n s, 191.36 e Pugsby av,** 1½-sty frame dwelling, shingle roof, 19x26; cost, \$3,500; owner, Mink Const. Co.; Adam Mink,

2135 Gleason av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 255.

NEWMAN AV, w s, 250 n O'Brien av, 2 1/2-sty frame dwelling, shingle roof, 19x34; cost, \$3,200; owner, Phillip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 256.

**STABLES AND GARAGES.**

183D ST, n w cor Tiebout av, 1-sty brick garage, slag roof, 12.8x23; cost, \$100; owner, Wicklow Bldg. Co., P. J. Dwyer, 1879 Southern boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 246.

**STORES, OFFICES AND LOFTS.**

WEBSTER AV, w s, 154.80 n Fordham rd, 2-sty brick stores and offices, plastic slate roof, 125x95.9; cost, \$60,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 257.

PELHAM PARKWAY, s e cor Bronx Park East, 1-sty brick office, sheet steel roof, 10x15; cost, \$300; owner, Bonivesta Garage Co., 254 West 109th st; architect, The Texas Co., 17 Battery pl. Plan No. 243.

**STORES AND TENEMENTS.**

ELSMERE PL, s w cor Daly av, 6-sty brick tenement, 25.3x91.7, slag roof; cost, \$25,000; owner, Norcorth Realty Co., Albert E. Hartcorn, 20 Nassau st, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 237.

172D ST, w s, 100 s Boston rd, 5-sty brick tenement, plastic slate roof, 50x87.10; cost, \$50,000; owner, Cedar Const. Co., Jos. J. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 236.

CRESTON AV, s w cor Field pl, 5-sty brick tenement, plastic slate roof, 57.6x90; cost, \$60,000; owner, 2333 Creston Av. Co., Inc., Archibald Hamilton, 165 Broadway, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 234.

CRESTON AV, e s, 433.3 n Fordham rd, five 5-sty brick tenements, 40.7x76, slag roof; cost, \$120,000; owners, The Gaines Roberts Co., Furman V. Gaines, Grand blvd and Fordham rd, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 245.

GRAND BLVD, w s, 306.4 n Fordham rd, five 5-sty brick tenements, 40.6x75.2, slag roof; cost, \$120,000; owners, The Gaines Roberts Co., Furman V. Gaines, Grand blvd and Fordham rd, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 244.

HULL AV, n e cor Mosholu pkwy, three 5-sty brick tenements, 40x93, 70.7x59.7, 70.7x83.10, slag roof; cost, \$130,000; owners, Hubbard Realty Co., Mark Levy, 4387 3d av, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 246.

UNIVERSITY AV, e s, 773.8 n 183d st, 5-sty brick tenement, slag roof, 90x91; cost, \$80,000; owner, Wm. Evans, 2340 University av; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 242.

MORRIS AV, e s, from 177th st to Mt. Hope pl, four 5-sty brick tenements, plastic slate roof, 60x85.6, 65x83; cost, \$180,000; owner, John W. Cornish Const. Co., John W. Cornish, 805 Tremont av, Pres.; architect, Frank J. Schefcik, 4168 Park av. Plan No. 250.

SOUTHERN BOULEVARD, w s, 175 n 172d st, two 5-sty brick tenements, plastic slate roof, 50x87.10; cost, \$100,000; owner, Cedar Const. Co., Jos. J. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 252.

182D ST, n s, 75.6 w Prospect av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$45,000; owner, Nivarb Realty Co., Harry Lisman, 232 East 111th st, Pres., architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 254.

BRIGGS AV, w s, 250 n Bedford Park Boulevard, two 5-sty brick tenements, slag roof, 50x90; cost, \$90,000; owner, Briggs Bldg., Inc., Patrick J. Mitchell, 1979 Webster av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 258.

DECATUR AV, e s, 80.34 s 197th st, three 5-sty brick tenements, plastic slate roof, 56.7x85.10, 56.11x85.10; cost, \$150,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 153d st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 251.

**MISCELLANEOUS.**

167TH ST, n s, 108 e Park av, 1-sty frame shed, 22x51.6; cost, \$500; owner, Frank Nicoletti, 451 East 167th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 240.

EASTERN BOULEVARD, s w cor Fort Schuyler rd, 1-sty frame shed, 50x150; cost, \$700; owner, Ebling Brew Co., 156th st and St. Ann's av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 253.

**Brooklyn.**

**DWELLINGS.**

COLERIDGE ST, w s, 140 s Oriental blvd, 2-sty frame dwelling, 32x53, tile roof, 1 family; cost, \$6,000; owner, Wm. H. Tanner, 804 East 19th st; architects, Lindsay Architectural Co., Sikeston, Mo. Plan No. 3147.

WEST 30TH ST, e s, 320 s Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$8,000; owner, Max Wexler, 113 St. Mark's pl, Manhattan; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 3184.

WEST 20TH ST, e s, 80 n Mermaid av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,000; owner, Adolf Germaise, West 17th st and Mermaid av; architect, Wm. Richter, 441 18th av. Plan No. 3092.

EAST 38TH ST, w s, 137.6 n Av I, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, \$7,000; owner, John E. Reynolds, 418 East 28th st; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 3113.

7TH ST, n s, 200 w 19th av, three 2-sty brick dwellings, 20x42.6, gravel roof, 1 family each; total cost, \$6,000; owner, Buck Eye Inv. Co., 1701 7th st; architect, Karl F. J. Seifert, 104 West 42d st, Manhattan. Plan No. 3111.

SCHENECTADY AV, e s, 100 s Av R, four 2-sty brick dwellings, 20x51.7, slag roof, 2 families each; total cost, \$18,000; owners and architects, Dinchil Bros., 200 5th av. Plan No. 3116.

JEROME ST, e s, 140 n Hegeman av, 2-sty brick dwelling, 20x45, gravel roof, 2 families; cost, \$3,000; owner, Anna M. Devito, 320 Rockaway av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3212.

49TH ST, n s, 100 e 15th av, 3-sty frame dwelling, 24x44.6, shingle roof, 1 family; cost, \$6,000; owner, Saml. Goldstein, 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3220.

ALBEMARLE RD, s w cor Westminster rd, 2-sty frame dwelling, 33x53, shingle roof, 1 family; cost, \$15,000; owner, Ascunty Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 3211.

CARROLL ST, s s, 320 e Brooklyn av, two 3-sty brick dwellings, 20x75.4, slag roof, 1 family each; total cost, \$17,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3251.

PENNSYLVANIA AV, w s, 312.8 s New Lots rd, two 2-sty brick dwellings, 19.6x55, gravel roof, 2 families each; total cost, \$7,600; owner, Talorisky Bros., 63 Louisiana av; architect, Morris Rothstein, 691 Sutter av. Plan No. 3252.

47TH ST, n s, 280 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 4706 13th av;

architect, F. W. Eisenla, 16 Court st. Plan No. 3271.

47TH ST, s s, 300 e 13th av, four 2-sty frame dwellings, 17x50, shingle roof, 1 family each; total cost, \$3,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3272.

78TH ST, s s, 220 w 19th av, seven 2-sty brick dwellings, 17x47, slag roof, 1 family each; total cost, \$21,000; owner, Cervesoro Const. Co., 540 St. Marks av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 3264.

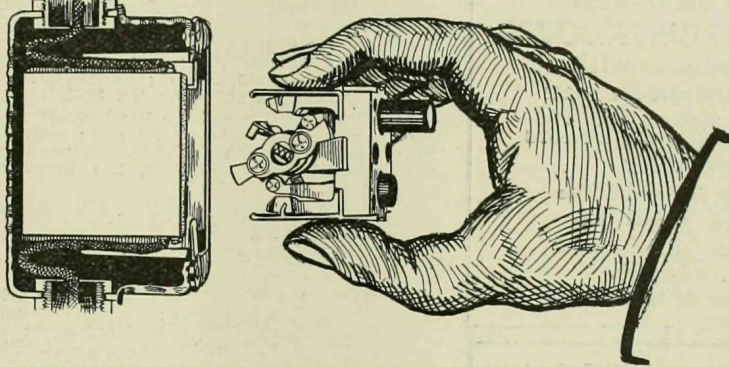
18TH AV, n e cor 62d st, 1-sty brick store and dwelling, 40x75, slag roof, 1 family; cost, \$4,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3292.

**FACTORIES AND WAREHOUSES.**

GATES AV, n s, 300 w Sumner av, 1-sty brick storage, 20x100, slag roof; cost, \$3,500; owner, Kath. Horn, 632 Gates av; architect Hy Holder, Jr., 242 Franklin av. Plan No. 3193.

CEDAR ST, s s, 126.3 w Evergreen av, 1-sty brick storage, 25x24, slag roof; cost, \$900; owner, Julius J. Carle, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 3225.

WEST 17TH ST, e s, 346.8 n Neptune av, 1-sty frame shop, 15x35.6, gravel roof; cost, \$550; owner, Paul Muro, 2737 West 17th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3228.



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## Plans Filed, Brooklyn, Continued.

DEGRAW ST, s s, 217.10 e 3d av, 2-sty brick factory, 55x98, slag roof; cost, \$10,000; owner, T. C. Raines Co., 58 Harrison st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3290.

STABLES AND GARAGES.  
14TH AV, n w cor 55th st, 1-sty brick stable, 17x23, slag roof; cost, \$500; owner, Edw. Spiegel, on premises; architect, G. I. Prowler, 167 Van Buren st. Plan No. 3115.

TENNIS CT, n s, 36.7 n Ocean av, 1-sty frame garage, 21x20, shingle roof; cost, \$300; owner, Jas. J. Cochran, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3118.

BUSHWICK AV, e s, 49.2 s Suydam st, 1-sty brick garage, 12x16.9, slag roof; cost, \$500; owner, John G. Paul, 29 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3130.

COLERIDGE ST, w s, 140 s Oriental blvd, 1-sty frame garage, 12x18, tile roof; cost, \$500; owner, Wm. H. Tanner, 804 East 19th st; architects, Lindsay Architectural Co., Sikeston, Mo. Plan No. 3148.

DALGREN PL, e s, 300 n 92d st, 1-sty frame stable, 16x20, gravel roof; cost, \$300; owner, Andrea Vitolo, on premises; architect, Olaf B. Almgren, 230 90th st. Plan No. 3173.

EAST 22D ST, n e cor Av N, 2-sty frame garage, 25x25, shingle roof; cost, \$1,600; owner, Saml. Hildreth, Neck rd and East 22d st; architect, Michael M. Foley, 2160 East 13th st. Plan No. 3155.

49TH ST, n s, 100 e 15th av, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, Saml Goldstein, 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3221.

DICKINSON ST, s s, 192 e Vandervoort st, 1-sty brick stable, 103x42, gravel roof; cost, \$3,000; owner, Chapman Dock Co., on premises; architect, Richard A. Wright, 233 Broadway, Manhattan. Plan No. 3261.

CORTELYOU RD, s e cor East 15th st, 1-sty brick garage, 26.9x21, gravel roof; cost, \$1,000; owner, Ferdinand Schmidt, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3253.

DITMAS AV, s w cor East 17th st, 1-sty brick garage, 17.4x20, shingle roof; cost, \$600; owner, Wm. G. Heath, 5 Nassau st, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3242.

VIENNA AV, s s, 42.6 w Alabama av, 1-sty frame stable, 20x15, gravel roof; cost, \$300; owner, Isidor Weiss, on premises; architect, Morris Rothstein, 601 Sutter av. Plan No. 3254.

15TH AV, w s, 40 s 46th st, 1-sty brick garage, 10x20, shingle roof; cost, \$500; owner, Jacob Harris, 4612 15th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3255.

NORWOOD AV, e s, 153 n Fulton st, 1-sty brick garage, 64.8x20, slag roof; cost, \$500; owners, B. Schuler & Son, 155 Jamaica av; architects, B. Schuler & Son, 155 Jamaica av. Plan No. 3301.

## STORES AND DWELLINGS.

FRANKLIN AV, w s, 39 n Prospect pl, two 3-sty brick store and dwellings, 17.6x55, slag roof, 2 families each; total cost, \$8,000; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3190.

NOSTRAND AV, e s, 140 s Clarendon rd, six 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$60,000; owner, Rose Bldg. Co., 4819 14th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3249.

STERLING PL, n e cor Rogers av, 2-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 3268.

ALBANY AV, n e cor Union st, 2-sty brick store and dwelling, 19.7x80, slag roof, 2 families; cost, \$8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 3270.

ALBANY AV, w s, 19.7 n Union st, three 3-sty brick stores and dwellings, 19.6x55, slag roof, 2 families each; total cost, \$24,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 3269.

FLATBUSH AV, w s, 384 n Albermarle rd, two 3-sty brick stores and dwellings, 20.2x80, gravel roof, 2 families each; total cost, \$12,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3289.

ROGERS AV, e s, 20 n Sterling pl, four 2-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$32,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architect, Shampman & Shampman, 772 Broadway. Plan No. 3267.

18TH AV, e s, 40 n 62d st, two 1-sty brick stores and dwellings, 30x72, slag roof, 2 families each; total cost, \$8,000; owner, Lancashire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3291.

## STORES AND TENEMENTS.

CATON AV, s s, 529.4 e East 21st st, 4-sty brick tenement, 79x98, gravel roof, 23 families; cost, \$60,000; owners, Ginsberg & Moss Realty Co., 117 Pennsylvania av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3094.

OCEAN AV, n s, 124.9 s Foster av, 4-sty brick tenement, 50x88, gravel roof, 16 families; cost, \$25,000; owner, Effenar Const. Co., 500 Willoughby av; architects, Cohn Bros., 361 Stone av. Plan No. 3102.

WOODRUFF AV, n e cor St. Paul's pl, 4-sty brick tenement, 70.7x87, gravel roof, 20 families; cost, \$30,000; owner, Miller Bergs Realty Co., 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 3099.

PROSPECT PL, n s, 80 w Franklin av, 4-sty brick tenement, 48x96, — roof, 20 families; cost, \$75,000; owner, Cornfeld, Inc., 127 Bristol

st; architects, Cohn Bros., 361 Stone av. Plan No. 3119.

STERLING PL s s, 271 w Utica av, two 4-sty brick tenements, 50x89.7, gravel roof, 20 families each; total cost, \$60,000; owner, Aaron Const. Co., 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3122.

FLATBUSH AV, s w cor Stephens ct, 3-sty brick store and tenement, 20x83.9, gravel roof, 5 families; cost, \$12,000; owner, Arthur Benninger, 7403 3d av; architect, W. H. Harrington, 510 5th st. Plan No. 3136.

LINDEN AV, s s, 272.5 e Flatbush av, 5-sty brick tenement, 100x108.3, slag roof, 36 families; cost, \$125,000; owners, Baker Bros., 330 Westminster rd; architects, Shampman & Shampman 772 Broadway. Plan No. 3121.

39TH ST, n s, 325 e 4th av, 3-sty brick tenement, 25x69.6, gravel roof, 6 families; cost, \$7,000; owner, Jacob Braun, 359 82d st; architect, F. W. Eisenla, 16 Court st. Plan No. 3142.

GEORGIA AV, e s, 68 n Sutter av, 3-sty brick tenement, 24.11x78, — roof, 6 families; cost, \$7,500; owner, Wm. Steuer, 187 Washington av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3174.

SOUTH 4TH ST, s s, 118.7 w Marcy av, 6-sty brick tenement, 44.8x83.7, slate roof, 30 families; cost, \$30,000; owner, Jacob Fish, 105 West 112th st, Manhattan; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3231.

SOUTH 4TH ST, s s, 163.4 w Marcy av, 6-sty brick store and tenement, 52.6x88.4, slate roof, 34 families; cost, \$45,000; owner, Jacob Fish, 105 West 112th st, Manhattan; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3230.

BAY 16TH ST, e s, 58 n Bath av, 4-sty brick tenement, 42x85.2, gravel roof, 16 families; cost, \$28,000; owner, F. & H. Const. Co., 8611 16th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3250.

HINSDALE ST, n e cor Riverdale av, 4-sty brick tenement, 32.6x90, gravel roof, 14 families; cost, \$20,000; owners, Simon Halperin & ano, 1409 Lincoln pl; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3284.

HINSDALE ST, e s, 37.6 n Riverdale av, seven 3-sty brick tenements, 24x68, gravel roof, 6 families each; total cost, \$70,000; owners, Simon Halperin & ano, 1409 Lincoln pl; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3285.

## THEATRES.

75TH ST, s e cor New Utrecht av, 1-sty frame open air theatre, 34.8x22.8, — roof; cost, \$400; owner, Sherman W. Reardon, 525 5th st; architect, John C. Wandell, 4 Court sq. Plan No. 3288.

DUMONT AV, s w cor Snediker av, moving picture booth, 10x2, concrete roof; cost, \$1,500; owner, Saml. Silver, 496 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3126.

## STORES, OFFICES AND LOFTS.

R. R. AV, s s, 690 e Ocean pkway, 1-sty frame store, 24x30, slag roof; cost, \$500; owner, Brighton by the Sea Co., Sea Breeze av, C. I.; architect, Wm. Richter, 4411 18th av. Plan No. 3154.

ROCKAWAY AV, es, 119 s Av G, 1-sty frame store, 25x60, slag roof; cost, \$2,000; owner, Philip Ketchum, 82 6th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3106.

## MISCELLANEOUS.

SURF AV, n s, 40 e West 17th st, 1-sty brick shooting gallery, 20x30, gravel roof; cost, \$150; owner, Hy. McCollough, 2847 West 19th st; architect, A. D. Hinsdale, Jones walk and Surf av. Plan No. 3120.

MORGAN AV, s e cor Division pl, 1-sty brick shed, 8x40, iron roof; cost, \$450; owner, Richard Young, on premises; architect, Chi Bauer, 861 Manhattan av. Plan No. 3169.

ROCKAWAY AV, w s, 300 s Schenck av, 1-sty frame sleeping room, 18x24, slag roof; cost, \$400; owners, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, Wm. Richter, 4411 18th av. Plan No. 3205.

## Queens.

## DWELLINGS.

COLLEGE POINT.—Victoria pl, n s, 70 e S-uth 10th st, three 1-sty frame bungalows, 12x18, shingle roof; cost, \$300; owner and architect, H. D. Grant, College Point. Plan Nos. 1417-18-19

EDGEEMERE.—43d st, w s, 1,100 n Boulevard, 1-sty frame dwelling, 16x53, shingle roof, 1 family; cost, \$600; owner, Max Cohen, 1989 Fulton av, Bronx; architect, J. N. Smith, Woodmere. Plan No. 1412.

EDGEEMERE.—Lucia av, w s, 1,160 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$800; owner, Mrs. M. McCracken, 183 Carlton av, Brooklyn; architect, A. H. Knoll, Rockaway Beach. Plan No. 1407.

ELMHURST.—Ithaca av, n s, 100 w Shell rd, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$5,200; owner, Frank Marrill, 81 Ithaca av, Elmhurst; architect, E. Leo McCracken, Manhattan st, College Point. Plan No. 1422.

ELMHURST.—Cook av, n s, 50 w Toledo av, three 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, \$9,600; owner, Jos. Kenyon, Elmhurst; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 1411.

FAR ROCKAWAY.—Millbroke court, s s, 52 w Broadway, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, \$4,500; owner, E. Muhlbach, Far Rockaway; architect, J. Muhlbach, Far Rockaway. Plan No. 1405.

FAR ROCKAWAY.—41st st, n s, 110 e Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,250; owner, Luther Ruelberg, Far Rockaway; architect, P. J. Jargon, 100 Bushwick av, Brooklyn. Plan No. 1425.

JAMAICA.—Martha av, w s, 260 n Baisley st, 2-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$1,750; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, S. G. Ryder, East Rockaway. Plan No. 1406.

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JAMAICA.—Flushing av, e s, 80 s Lathrop av, 2-sty frame dwelling, 20x39, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Michael Zewetkin, 128 Willet st, Jamaica; architects, Farber & Markwitz, 189 Montague st, Brooklyn. Plan No. 1410.

MASPEETH.—Jay av, n s, 375 e Clermont av, 2-sty frame dwelling, 22x38, tin roof, 2 families; cost, \$1,700; owner, Geo. Zatorga, 27 Jay av, Maspeeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1424.

RICHMOND HILL CIRCLE.—Whitson av, w s, 760 s Bergen Landing rd, 2-sty frame dwelling, 14x35, tin roof; cost, \$400; owner, M. Brand, 465 Crescent ct, Brooklyn; architect, H. Murch, Richmond Hill Circle. Plan No. 1421.

WOODHAVEN.—Ferry st, e s, 139 s Ashland av, two 2½-sty frame dwellings, 24x32, shingle roof, 1 family, steam heat; cost, \$10,000; owners, Gutting Bros., Inc., 3918 Ashland av, Woodhaven; architect, C. W. Ross, Benedict av, Woodhaven. Plan Nos. 1415-16.

EDGEEMERE.—McKinley av, s s, 85 n Maple av, three 2-sty frame dwellings, 22x33 shingle roof, 1 family; cost, \$6,000; owner, Interboro Improvement Co., Woodhaven; architect, J. H. Cornell, Far Rockaway. Plan Nos. 1432-33-34.

FLUSHING.—Percy st, n e cor Beech st, three 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$10,500; owners, Miller & Rubin, Nebraska av, Dunton; architect, Louis Dananacher, Fulton st, Jamaica. Plan Nos. 1440-41-42.

FLUSHING.—Cypress Av, n s, 193 e Parsons av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Max Frankel, Bandamn av, Jamaica; architect, Louis Dananacher, Fulton st, Jamaica. Plan No. 1439.

FLUSHING.—Parsons av, n e cor Cypress av, 2½-sty frame dwelling, 40x26, shingle roof, 1 family, steam heat; cost, \$7,000; owner, W. F. Donaldson, 164 Percy st, Flushing; architect, I. B. Ellis, 47 West 34th st, Manhattan. Plan No. 1437.

FOREST HILLS.—Ascan av, e s, 66 s Seasonwood rd, nine 2½-sty tile dwellings, 17x41 (over all), tile roof, 1 family, steam heat; cost, \$63,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1428.

GLEN MORRIS.—Briggs av, e s, 320 s Sutter av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, Arnold J. Zachow, 1345 Briggs av, Brooklyn. Plan No. 1435.

KEW.—Beverly rd, n s, 270 w Willow st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner, L. G. N. Cardeza, 27 William st, Manhattan; architect, C. L. Otto, 45 Broadway, Manhattan. Plan No. 1454.

MALBA.—4th av, e s, 250 n Boulevard, two 2-sty frame dwellings, 26x33, shingle roof, 1 family, steam heat; cost, \$8,500; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan Nos. 1452-3.

MALBA.—North dr, n s, 195 w Malba dr, 2-sty brick dwelling, 35x30, tile roof, 1 family, steam heat; cost, \$6,000; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1451.

MIDDLE VILLAGE.—Washington av, n e cor Steuben st, two 2-sty frame dwellings, 22x49, tin roof, 2 families; cost, \$6,400; owner, Chas. Dietus, 35 Dry Harbor rd, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 1429.

MORRIS PARK.—Belmont av, n w cor Briggs av, seven 2½-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$24,500; owner, Hillside Realty Co., 149 Stone av, Brooklyn; architect, L. Dananacher, Fulton st, Jamaica. Plan Nos. 1443-4-5-6-7-8-9.

RICHMOND HILL.—Lefferts av, n w cor Central av, 2-sty frame dwelling, 35x32, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Mrs. Parson Price, Ozone Park; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1427.

RICHMOND HILL.—Willow st, w s, 100 s Central av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner, Arthur B. Weucierz, Lafayette av, Suffern, N. Y.; architect, H. J. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1438.

ROCKAWAY PARK.—Washington av, n s, 100 e 5th av, 1-sty frame dwelling, 19x20, tin roof; cost, \$300; owner, Barsch Realty Co., Rockaway Park; architect, J. B. Smith, Rockaway Beach. Plan No. 1436.

KEW.—Austin st, s w cor Mowbray av, 3-sty brick dwelling, 38x23, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Century Homes Co., 1328 Broadway, Manhattan; architect, Walter McQuade, 1328 Broadway, Manhattan. Plan No. 1455.

RIDGEWOOD.—Emma st, s s, 202 n Metropolitan av, three 2-sty brick dwellings, 16x27, shingle roof, 1 family; cost, \$8,250; and Metropolitan av, n s, 487 w Emma st, two 2-sty brick dwellings, 20x32, tin roof, 2 families; cost, \$9,000; owner, Lincoln Park Construction Co., 50 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1456-7.

WOODHAVEN.—Shipley st, n s, 175 w Vandever av, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mrs. Lena Rubsamm, 3 Centre st, Union Course; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1462.

ELMHURST.—11th st, w s, 175 n Lamont av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$3,500; owners, Johnston & Gundry, Kingsland av, Elmhurst. Plan No. 1467.

FLUSHING.—28th st, e s, 200 s State st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Broadway Flushing Homes Co., 256 Broadway, Manhattan; architect, B. F. Hudson, 319 9th st, Brooklyn. Plan No. 1490.

OZONE PARK.—Beaufort st, n e cor Lawn av, three 2-sty frame dwellings, 16x55, tin roof, 2 families; cost, \$6,200; owner, C. Viola, premises; architect, Jos. Monda, 3938 Broadway, Woodhaven. Plan Nos. 1465-66.

RICHMOND HILL.—Willow st, w s, 125 s Central av, 2-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Arthur Wenciez, Jefferson, N. Y.; architect, H. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1489.

ST. ALBANS.—Rutland st, s e cor Herkimer st, 2-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, I. B. Ellis, 47 West 34th st, Manhattan. Plan No. 1471.

WOODHAVEN.—Legget av, e s, n w cor Charles pl, ten 2½-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, \$25,000; owner, Frank Gertler, 324 Jerome av, Brooklyn; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 1472 to 1481.

WOODHAVEN.—Snediker av, w s, 128 s Clinton pl, fourteen 2-sty frame dwellings, 16x29, tin roof, 2 families; cost, \$21,000; owner and architect, Dickel Construction Co., 73 Dennington st, Woodhaven. Plan Nos. 1468-69.

WOODHAVEN.—Summit st, s s, 80 e Legget av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Frank Gertler, 324 Jerome av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1483.

WOODHAVEN.—Charles st, n s, 80 e Legget av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Frank Gertler, 324 Jerome av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1482.

WOODHAVEN.—Yarmouth st, e s, 95 n Jamaica av, eight 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$28,000; owner, Henry Bieg, 185 Etna st, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1484-5-6-7.

ARVERNE.—Meredith av, w s, 282 s Boulevard, 1-sty frame dwelling, 16x16, shingle roof, 1 family; cost, \$500; owner, H. E. Pierson, 106 Gaston av, Arverne. Plan No. 1500.

FLUSHING.—Franklin pl, s s, 220 e Colden av, 2½-sty frame dwelling, 28x35, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Lytle J. Hunter, 11 Franklin pl, Flushing; architect, owner. Plan No. 1497.

STABLES AND GARAGES.

RICHMOND HILL.—Greenwood av, 1243, 1-sty steel garage, 10x14; cost, \$140; owner, E. P. Bryrhan, premises. Plan No. 1420.

GLEN MORRIS.—Rockaway rd, n s, 100 e Lefferts av, 1-sty concrete garage, 40x60, slag roof; cost, \$3,000; owner, John Connell, Glen Morris; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1426.

COLLEGE POINT.—12th st, 130, 1-sty steel garage, 12x18; cost, \$200; owner, L. Engel, on premises. Plan No. 1458.

WOODHAVEN.—Shipley st, n s, 175 w Vandever av, 1-sty brick garage, 18x18, tin roof; cost, \$300; owner, Mrs. Lena Rubsamm, 3 Centre st, Union Course. Plan No. 1460.

JAMAICA.—Felton av, w s, 230 n Southern boulevard, 1-sty frame stable, 20x16, tin roof; cost, \$150; owner, F. Mezzaepo, premises. Plan No. 1488.

L. I. CITY.—Jackson av, s s, 406 e Honeywell st, 5-sty brick garages, 50x100, slag roof; cost, \$45,000; owner, Auto. Spec. Equipment Co., 594 Jackson av, L. I. City; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 1470.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, n w cor Lincoln av, two 3-sty brick stores and dwellings, 20x38, tin roof, 2 families; cost, \$12,000; owner, Alvin Const. Co., 1957 86th st, Brooklyn; architect, Fredk. W. Eisenla, 16 Court st, Brooklyn. Plan Nos. 1413-1414.

RIDGEWOOD.—Yale av, n e cor Glasser st, 3-sty brick store and dwelling, 22x80, slag roof, 6 families; cost, \$9,500; and Yale av, e s, 22 n Glasser st, 3-sty brick tenement, 28x67, slag roof, 6 families; cost, \$7,500; owner, Nicholas Bach, 2 Sloocum st, Ridgewood; architect, Louis Amendinger, 926 Manhattan av, Brooklyn. Plan Nos. 1408-9.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Steinway av, w s, 307 n Jamaica av, 1-sty brick store, 75x50, slag roof; cost, \$5,000; owner, Rose Beneoff, 120 Lee av, Yonkers, N. Y.; architect, Thos. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1430.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Seneca av, e s, 48 s Stephen st, four 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$32,000; and Seneca av, e s, 20 s Stephen st, 3-sty brick tenement, 28x77, slag roof, 6 families; cost, \$8,000; and Seneca av, s e cor Stephen st, 3-sty brick store and tenement, 20x89, slag roof, 4 families; cost, \$10,000; and Seneca av, n e cor Norman st, 3-sty brick store and tenement, 20x89, slag roof, 4 families; cost, \$10,000; and Seneca av, e s, 20 n Norman st, 3-sty brick tenement, 20x61, slag roof, 3 families; cost, \$6,000; owner, Killian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1491 to 1495.

MISCELLANEOUS.

ELMHURST.—Trotting Course lane, w s, 702 w Dry Harbor rd, 1-sty frame shed, 60x20; cost, \$250; owner, L. Lachter, premises. Plan No. 1423.

FOREST HILLS.—Queens boulevard, e s, 800 n Union turnpike, frame signboard, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1431.

HOLLIS.—Hillside av, s s, 1525 e Carpenter av, frame sign, 50x12; cost, \$100; owner, L. Brutner, premises. Plan No. 1450.

FLUSHING.—Locust st, n s, 140 e Main st, 2-sty brick lodge room, 30x90, slag roof; cost, \$10,000; owner, Pacific Lodge, I. O. O. F., Flushing; architect, Fred Johnson, 46 Prospect av, Flushing. Plan No. 1461.

RAMBLERSVILLE.—Boardwalk, w s, 400 s Flynn av, 1-sty frame boat house, 12x20, tin roof; cost, \$100; owner, J. Harder, on premises. Plan No. 1459.

L. I. CITY.—Broadway, n s, 30 w Van Alst av, 1-sty steel shed, 12x20; cost, \$75; owner, H. Bothino, premises. Plan No. 1464.

JAMAICA CREEK.—Bay av, w s, 1,880 s Kissan lane, 1-sty frame boat house, 11x30, tin roof; cost, \$150; owner, Mrs. J. M. Rool, 1144 DeKalb av, Brooklyn. Plan No. 1498.

JAMAICA CREEK.—Bay av, w s, 1,026 s Kissan lane, 1-sty frame boat house, 20x24, tin roof; cost, \$175; owner, Chas. Foss, 64 Stagg st, Brooklyn. Plan No. 1499.

ROCKAWAY BEACH.—Seaside av, w s, 100 n Remsen st, 1-sty frame restaurant, 27x85, tin roof; cost, \$2,000; owners, Egert & Wheeler, Rockaway Beach; architect, J. H. Cornell, Rockaway Beach. Plan No. 1496.

Richmond.

DWELLINGS.

BOND ST, s e cor West Arden rd, Eltingville, 1-sty frame dwelling, 28x27; cost, \$3,700; owner, John Linley, 130 West 44th st, Manhattan; architect, Jos. Whitford, Tompkinsville; builder, S. H. Collins, Mariners Harbor. Plan No. 360.

SAND ST, e s, 225 s Ennis st, Port Richmond, 2½-sty frame dwelling, 19x40; cost, \$2,500; owner, L. Pratinick, 110 Elm st, Port Richmond; architect, O. O. Odegoarde, 210 Elm st, Port Richmond. Plan No. 376.

3D ST, s s, 126 w Bayview pl, New Brighton, 2-sty frame dwelling, 22x22; cost, \$1,900; owner, Mary A. Phillips, 300 West 49th st, Manhattan; architect, Dominic Buffa, Tompkinsville. Plan No. 356.

BRADLEY AV, w s, 300 s Willowbrook rd, Willowdale, 2-sty brick dwelling, 25x30; cost, \$3,000; owner, Antonio Guadagnino, 334 East 107th st, Manhattan; architect, L. Pisciotta, 391 East 149th st, Bronx. Plan No. 374.

FAIRVIEW AV, e s, 148 s Potter av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, \$5,000; owner, Standard Construction Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 363.

FAIRVIEW AV, w s, 408 s Potter av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, \$5,000; owner, Standard Construction Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 365.

OAKLAND AV, w s, 300 n Castel av, West New Brighton, 2-sty frame dwelling, 24x30; cost, \$4,000; owner, C. W. Petler, Taylor st, West New Brighton; architect, W. H. Curry, 1119 Castleton av. Plan No. 390.

PALMER AV, s s, 277 w Heberton av, Port Richmond, 2-sty frame dwelling, 24x26; cost, \$3,200; owner, Geter, Prospect st, West Brighton; architect, J. P. Frone, 234 Charles av, Port Richmond. Plan No. 397.

POTTER AV, n s, opp Fairview av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, \$5,000; owner, Standard Contracting Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 364.

RICHMOND RD, s e, 25 n e Delaware av, Dongan Hill, 2-sty frame dwelling, 22x46; cost, \$3,200; owner, John Shvatkore, Castleton Corners, West New Brighton; architect, C. Doroskook, Castleton Corners. Plan No. 391.

STANLEY AV, n s, 221 w Pain st, New Brighton, two 2-sty frame dwellings, 42x46; cost, \$5,000; owner, Jos. Goldberg, 857 Stebbins av, Bronx; architect, Jos. Keenan, 400 Jersey st, New Brighton. Plan No. 366.

VANNAME AV, w s, 146 n Railroad av, Manner Harbor, 1-sty frame dwelling, 28x36; cost, \$2,800; owner, Ray Lock, Vanname av, Manner Harbor; architect, O. H. Lee, 231 Nicholas av, Port Richmond. Plan No. 358.

12TH AV, s w, 80 n w Richmond turnpike, Linoeumville, 2-sty frame dwelling, 20x40; cost, \$1,600; owner, Eliz. Lower, Linoeumville; architect, W. J. Zakowski, P. O. Box 216, Linoeumville. Plan No. 387.

STABLES AND GARAGES.

CARROLL PL, e s, 150 n Westervelt av, New Brighton, 1-sty frame garage, 30x30; cost, \$1,000; owner, Dr. A. H. Thomas, Westervelt av, New Brighton; architect, A. T. Cummings, Jr., 60 Metcalf st, Stapleton. Plan No. 395.

RICHMOND TURNPIKE, s s, opp Lexington av, Linoeumville, 2-sty frame barn, 24x29; cost, \$1,500; owner, Fred Schopman, Whitepot, S. I.; architect, Frank J. Hahn, 2112 Metropolitan av; builder, Albert Coors, Elmhurst, L. I. Plan No. 380.

MISCELLANEOUS.

RICHMOND TERRACE, s s, 50 w Central av, Port Richmond, 1-sty frame store, 18x38; cost, \$1,000; owner, E. L. Jones, Van Pelt Harbor, Port Richmond; architect, A. Ellis, Jr., 33 Union av, Port Richmond. Plan No. 386.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 318, remove front of building and rebuild to 4-sty brick store and loft; cost, \$400; owner, Lawyers' Mortgage Co., 431 West 14th st; Pres., Richard M. Hurd, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 1063.

CEDAR ST, 48-56, s s, bet Nassau and William sts, connect 4-sty to next building, fireproof stairs, S. C. door to two 7-sty and 14-sty fireproof offices; cost, \$800; owner, The Mutual Life Insurance Company of New York, 32 Nassau st; Pres., Chas. E. Peabody; and Continental Insurance Co., 80 Maiden lane; Pres., Henry Evens; architects, Clinton & Russell, 32 Nassau st. Plan No. 1025.

CHRYSTIE ST, 5, w s, 71 n Division st, remove show window, new show window to 5-sty

## Alterations (Continued).

- brick tenement; cost, \$200; owner, Jacob Kalman, 853 Tremont av, Bronx; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 998.
- CROSBY ST, 53, increasing capacity of floor to 6-sty brick lofts; cost, \$600; owner, George G. Williams Estate, 270 Broadway; trustee, Frank B. Keech, Tuxedo, N. Y.; architect, Edward McCormick, of Peter McCormick & Sons, 83 East 52d st. Plan No. 1014.
- GOERCK ST, 59-65, new fireproof partitions and extend stairs to 4-sty brick loft; cost, \$500; owner, William Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1037.
- GRAND ST, 319-21, s w cor Orchard st, fireproof partitions, new stairways, bulkhead and rearrange fire-escapes to 5-sty brick lofts; cost, \$750; owner, Pincus Malzman, 75 Allen st; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 1024.
- NASSAU ST, 100, block from 40 Ann st to 129 Fulton st, remove wall, new steel floor beams to 6-sty brick stores and lofts; cost, \$200; owner, John Raymond, 94 Nassau st; architect, Jas. McKillop, Jr., 154 India st. Plan No. 1028.
- RIVINGTON ST, 34, n w cor Forsyth st, new steel stairs, partitions and windows to 5-sty brick stores and tenement; cost, \$300; owner, Irving Baum, 170 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 1030.
- RIVINGTON ST, 134, n s, 34 e Norfolk st, remove partitions and store front and stoop, new partitions, store fronts and excavate cellar to 4-sty brick store, storage and dwelling; cost, \$1,800; owner, Mrs. Minnie Edelstein, 132 Norfolk st; architect, Lew Koen, 27 Graham av, Brooklyn. Plan No. 1017.
- ROOSEVELT ST, 133, s w cor Front st, alter hoistway, new pent house (g. i.), doors (kalamain), pilaster and show window to 4-sty brick and frame storage; cost, \$3,000; owner, Amos F. Eno, 32 5th av; architect, Harold B. Roberts, 103 Park av. Plan No. 975.
- SOUTH WILLIAM ST, 26, n s, 153.10 e of Broad st, erect fireproof elevator enclosure, fireproof doors, galvanized iron skylights to 4-sty brick lofts; cost, \$1,000; owner, John A. Brown, Jr., 21 Liberty st; architect, Harry N. Paradis, 231 West 18th st. Plan No. 1018.
- SUFFOLK ST, 11, w s, 75 n Hester st, remove walls, tier beams, new partitions, stairs, tier beams, show windows and new extension to 4-sty brick store, synagogue and dwelling; cost, \$3,000; owner, Morris Lowenstein, 20 West Houston st; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 1023.
- VARICK ST, 54-56, s s, s e cor Lighth st, demolish building and erect new brick walls to 6-sty brick factory; cost, \$30,000; owner, August D. Juilliard, 70 Wall st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 976.
- WASHINGTON SQ, 33-34 West, s w cor West Washington pl, remove part of attic and roof and stairs, chimney breasts, plumbing, plastering and studding, all new lay out to (6) 3-sty brick hotel; cost, \$50,000; owner, Frederick D. Fricke, 108 West 12th st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 1012.
- WOOSTER ST, 69, 71, 73 and 75, w s, and 383-87-89 West Broadway, new door openings and doors to two 5 and 6-sty brick stores and lofts; cost, \$150; owner, Lawrence Holding Co., 223 Wooster st, Morris Golde, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1016.
- 2D ST, 295 East, s w cor Sheriff st, new partitions and stairway, new fireproofing in cellar (4" terra cotta b.), fire-escapes and bulkhead to 6-sty brick stores and lofts; cost, \$5,000; owners, Isaac Bleicker et al, 147 West 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 977.
- 7TH ST, 79 East, n s, 125 w 1st av, remove partitions, etc., construct partition, 4" terra cotta shaft and boiler room to 4-sty brick store and tenement; cost, \$3,500; owner, Harry German, 182 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 996.
- 13TH ST, 323 East, n s, 284 e 2d av, remove pier, new store front and doors to 4-sty brick tenement; cost, \$300; owner, Anna Mestel, 35 Av A; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1009.
- 14TH ST, 251 West, remove partitions, new partitions and two skylights to 4-sty brick dwelling and home for girls; cost, \$800; owner, Mrs. Maria A. Lopez, 251 West 14th st; architect, Jacques L. de Mesquita, 307 West 36th st. Plan No. 1029.
- 14TH ST, 347 E, n s, 101 w 1st av, remove encumbrances, stoop, etc., new entrance, doors and window to 4-sty brick immigrant home; cost, \$500; owner, Russian Immigrant Home, 347 East 14th st; president, Bishop Alexander Nemelowsky; secretary, Rev. John Cheppelemm; architect, Morris Inkelas, 206 East 78th st. Plan No. 1041.
- 16TH ST, 420 East, s s, 294 e of 1st av, remove wood floor, new concrete floor, fireproof S. C. doors, portable steel smoke house, boiler room, boiler and new fireproof ceiling to 5-sty brick tenement; cost, \$1,000; owner, Mrs. Cora Martin, Monticello, N. Y.; architect, Henry Regelman, 133 7th st. Plan No. 1015.
- 20TH ST, 6-8 East, s s, 125 e 5th av, erect balcony, brick up openings, new stairs and bulkhead to 5-sty brick store and lofts; cost, \$12,000; owner, James A. Roosevelt estate, executor and trustees, George E. and W. Emlen Roosevelt, 30 Pine st; architect, Chas H. Richter, 68 Broad st. Plan No. 1007.
- 20TH ST, 20-24 E, s s, 125.7 East Broadway, extend stairs, bulkhead and skylight to 6-sty fireproof store and lofts; cost, \$300; owner, Almy G. Gallatin, 141 Broadway; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 1044.
- 22D ST, 9-19 W, n s, 202 w 5th av, remove show windows, new marquee, front and columns to 12-sty fireproof store and lofts; cost, \$500; owner, Louis Stern, 9-19 West 22d st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1043.
- 22D ST, 150-152 West, remove skylight and roof slab and beams, erect two studio skylights (book tile and angle iron) to 12-sty fireproof office and lofts; cost, \$200; owner, John J. Sheindler, 56 West 45th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 1031.
- 23D ST, 71 West, n e cor 6th av, erect three fireproof vaults, vent ducts and partitions to 19-sty fireproof stores and lofts; cost, \$3,500; owners, Trustees Masonic Hall and Asylum Fund, 46 West 24th st, Pres., Geo. J. Jackson; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 986.
- 26TH ST, 32 E, s e cor Madison av, rearrange partitions, new plumbing, steel frame work and terra cotta blocks to 4-6-sty brick club house; cost, \$25,000; owner, the Manhattan Club, president, Phillip J. Britt, 27 William st; architects, Hoppin & Koen, 244 5th av. Plan No. 1040.
- 30TH ST, 48-52 East, s w cor 4th av, erect four fireproof vaults, vent ducts to 16-sty fireproof stores and lofts; cost, \$3,500; owner, 440 4th Av. Co., 49 Wall st, Pres., Irving Swan Brown, Sec., Robert C. Kwapp; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 987.
- 33D ST, 217 West, n s, 180 w 7th av, remove stoop and change entrance, new bathrooms, closets, steam heating and electric lighting systems, new vent duct and repairs throughout to 3-sty brick dwelling; cost, \$5,000; owner, William Lustgarten & Co., Inc., 65 William st, Pres., William Lustgarten; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 984.
- 34TH ST, 631 West, n s, about 160 w of 11th av, new water closet compartments to 2-sty brick loft; cost, \$200; owner, New York Central and Hudson River Railroad Co., 42d st and Madison av, Grand Central Station; Pres., Alfred H. Smith; architect, Robert A. Fash, 163 West 20th st. Plan No. 1021.
- 39TH ST, 342 West, s s, 200 e of 9th av, remove wall (rear of cellar), new bake oven and windows to 5-sty brick store and tenement; cost, \$500; owner, Charles Fessler Estate, 44 East 87th st; manager, Julia Muller; exr., Charles Rohe 527 West 36th st; architect, Adolph E. Nast, 546 5th av. Plan No. 983.
- 41ST ST, 120-22 West, erect small mezzanine balcony to 5-sty fireproof store and lofts; cost, \$700; owner, Phillip Lewishon, 119 West 40th st; architect, Henry Erkins, 110 West 40th st. Plan No. 1035.
- 48TH ST, 162 West, s s, 157 e of 7th av, remove front and rear walls, new partitions, walls, fireproof shaft, steel girders, fire-escapes, skylights and stairs to 4-sty brick store and bachelor apartments; cost, \$4,800; owner, Josephine Underwood, 409 East 18th st; architect, Max Muller, 115 Nassau st. Plan No. 1022.
- 46TH ST, 126-32 West, erect partition film vault, examining room and distribution room to 12-sty fireproof office and storage, etc.; cost, \$500; owner, Leavitt Realty Co., 126-32 West 46th st; Pres., Louis Leavitt; architect, Abraham L. Libman, 126-32 West 46th st. Plan No. 1001.
- 48TH ST, 212-216 West, n w cor Broadway, install studio skylights, remove front wall to 5-sty brick store and lofts; cost, \$500; owner, Mitchell Marks, 212-216 West 48th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1000.
- 53D ST, 136 West, s s, 324 e 7th av, new partitions, sink and tubs and new bathroom fixtures and skylights to 3-sty brick dwelling; cost, \$800; owners, G. & J. Cobban, 857 6th av; Pres., George W. Cobban; architect, Wilfrid C. Reid, 1023 Summit av. Plan No. 1010.
- 65TH ST, 214-16 West, s s, 200 w of Amsterdam av, new 2" concrete floor to 6-sty brick garage; cost, \$3,000; owner, Katherine Highland, 101 West 66th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 997.
- 78TH ST, 134 E, s s, 38.4 w Lexington av, build extension (rear) to 3-sty brick dwelling; cost, \$500; owner, Samuel R. Auerbridge, 136 East 78th st; architect, Will H. Erler, 345 5th av. Plan No. 1039.
- 85TH ST, 234-36 East, s s, 120 w 2d av, new partitions, wall and fireproof doors, remove cellar stairs to 4-sty brick tenement; cost, \$6,000; owner, Anna Schmidt, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 995.
- 103D ST, 201-203 W, n w cor Amsterdam av, remove show window, new flush front, marquee, doors and columns, repair grating and railing to 6-sty brick store and tenement; cost, \$500; owner, Sadie V. Levy, 600 West End av; architect, George Hof, Jr., 371 East 158th st. Plan No. 1042.
- 104TH ST, 101-103 West, n w cor Columbus av, cut new doorway, new S. C. fireproof doors and steps and wall to 5-sty brick tenement; cost, \$500; owner, Daniel Buckley, 103 West 104th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1005.
- 112TH ST, 118 East, s s, 233 w Lexington av, remove partitions, new skylights, plumbing fixtures, partitions to 3-sty brick stores and dwelling; cost, \$1,000; owner, Emily McCoy, 2049 5th av; architect, Samuel Cohen, 503 5th av. Plan No. 1033.
- 118TH ST, 301 West, n w cor 8th av, install 5 stores, remove front wall to 5-sty brick stores and tenement; cost, \$2,000; owner, Daniel Hennessy, 799 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 999.
- 145TH ST, 355 West, n e cor St. Nicholas av, remove wall, new iron beams to 7-sty brick apartment house; cost, \$175; owner, William C. Lester, 40 Hamilton terrace, & A. Edward Lester, 111 West 70th st; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1013.
- 209TH ST, n e side, 100 nw from cor of Columbus av, alter boiler pit and coal storage, erect steam drying room, terra cotta partitions, iron beams and reinforced concrete roof, new skylights and openings to 1-sty brick cleaning and dyeing establishment; cost, \$1,500; owner, Paul Schmalz, 1747 Amsterdam av; architect, Frederick Jaeger, 441 Tremont av, Bronx. Plan No. 1027.
- AV B, 25, e s, 84 n 2d st, remove wall and erect new piers and brick walls and new partitions to 4-sty brick store and tenement; cost, \$2,000; owner, Adolph Blum, 56 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 1002.
- AMSTERDAM AV, 3860-70, n w cor 207th st, alter show windows, new toilet and storage room, omit partitions and bathroom to 1-sty, 18 ft. brick stores and dwelling; cost, \$800; owner, Thomas Walker, 141 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1011.
- AMSTERDAM AV, 2360-62, n w cor 177th st, erect moving picture booth (angle iron and asbestos board) to 1-sty brick moving picture theatre, store and office; cost, \$500; owner, Charles M. Rosenthal, 160 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1020.
- BOWERY, 318, s w cor Bleeker st, remove portion of wall and partitions, new columns and girders to 4-sty brick loft building; cost, \$500; owner, Jacob H. Schiff, 52 William st; architect, E. H. Janes, 124 West 45th st. Plan No. 979.
- BROADWAY, 549-555, raise elevator shaft roof 23 ft to 10 and 12-sty fireproof wholesale department store; cost, \$500; owner, Peter W. Rouss, 320 Garfield pl, Brooklyn; architects, Low-Parker Engineering Co., Pres. George E. Low, 57 Ridgewood rd, South Orange, N. J. Plan No. 982.
- BROADWAY, 2281-90, and 82d st, 247 West, erect balcony in store, new stairway beams and girders to 2-sty brick stores, offices and moving picture theatre; cost, \$1,000; owner, Lansing Realty Holding Co., 71 Broadway, Sec., William B. Reid; architect, Jacob Fisher, 25 Av A. Plan No. 980.
- BROADWAY, 1190-98, s e cor West 29th st, new partitions, entrance door and toilet fixtures, rearrangement of heating, plumbing, drainage and electric wiring, rearrangement of barber shop and restaurant to 12-sty fireproof hotel; cost, \$7,000; owner, Hotel Operating Associates, Pres., Wilbur S. Kinnear, 111 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 1008.
- BROADWAY, 253-55, n w cor Murray st, erect wood water tank, steel support to 13-sty fireproof offices; cost, \$600; owner, Postal Telegraph Building Co., 253 Broadway; Vice-Pres., George G. Ward; architects, Howell, Field & Goddard, Review av, Long Island City. Plan No. 1019.
- BROADWAY, 287, s w cor Reade st, remove c. i. projections, columns and posts, new show windows, girders, posts and store entrance to 5-sty brick store and offices; cost, \$1,750; owner, Thomas Storm Estate, 555 Park av; ext., Sarah M. Arvis; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1032.
- BROADWAY, 3562-68, n e cor 146th st, new fireproof partitions to 3-sty brick stores and dance hall; cost, \$200; owner, Bradhurst Amusement Co., 701 7th av; Pres., Benjamin R. Moss; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1038.
- LENOX AV, 409-411, w s, 48.8 s of 131st st, extend building to building line, new walls and partitions to 3-sty brick and frame stores and dwelling; cost, \$2,000; owner, Max Meyers, 151 West 26th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 988.
- MANHATTAN AV, 448, n e cor 119th st, remove stairs and dumbwaiter to 5-sty brick tenement; cost, \$300; owner, Morris Hankin, 126 West 100th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1034.
- WASHINGTON AV, 205, s e cor Vesey st, 81, new awning and two skylights to 5-sty brick store and offices; cost, \$300; owner, Thomas McNeil, 106 West 75th st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 990.
- 3D AV, 1888, w s, 50 n 104th st, remove wall and stairs and raise balcony, new stairs, steel girders and partitions to 2-sty brick moving picture theatre; cost, \$3,000; owner, Atlas Theatre Co., 1888 3d av, Pres., Lieb Zimmerman; architect, Louis A. Sheinart, 194 Bowery. Plan No. 992.
- 3D AV, 1890, w s, 75 n of East 104th st, remove rear portion of building, new walls, fireproof ceiling and floor, new extension at rear and show windows to 3-sty brick store, photograph gallery and moving picture theatre; cost, \$5,000; owner, Mathilda White, 220 West 98th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 993.
- 3D AV, 660-62 n w cor 42d st, remove walls, new steel girders and columns, new fireproof partition, cut new openings and well holes to 2-sty brick stores, loft and dwelling; cost, \$5,000; owner, Anna M. Rothman Estate, 660 3d av; Otto Stoats, trustee; architect, George Hof, Jr., 371 East 158th st. Plan No. 1006.
- 4TH AV, 234, n w cor 19th st, East, alter entrance, fireproof partitions to 4-sty brick saloon and lofts; cost, \$500; owner, Albert Eckelmann, 234 4th av; architect, George J. Froehlich 690 Whitelock av. Plan No. 994.
- 5TH AV, 129-131, and 20th st, 4-8 East, increase height of bulkhead, new g. i. skylights to 5-sty brick department store (vacant); cost, \$100; owner, J. K. Roosevelt Estate, 30 Pine st; exr., W. Emlen Roosevelt; architect, Harry N. Paradis, 231 West 18th st. Plan No. 989.
- 5TH AV, 557, new store fronts, partitions, columns and girders (remove store fronts and show windows) to 5-sty brick stores and lofts; cost, \$1,000; owner, 557 5th Av. Corporation, 30 East 42d st, Pres., Benjamin Mordecai; architects, William L. Rouse & Lafayette Goldstone, 38 West 32d st. Plan No. 981.
- 5TH AV, 572, 75.6 s of 47th st, remove front, new iron columns and beams, new store front backed with brick, false roof (tile and g. i. partitions), elevator pit, new motor room and toilets, new iron stairs, bulkhead and fireproof S. C. doors to 5-sty brick shop; cost, \$16,000; owner, Henry A. Budd, 572 5th av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1026.

6TH AV, 446, n e cor West 27th st, erect iron glass marquee to 4-sty brick saloon and lofts; cost, \$75; owner, Townsend Underhill, Esq., care Mr. Schrag, 142 West 23d st; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 991.

### Bronx.

161ST ST, n w cor Forest av, 1-sty brick extension, 41.4x28, to 3-sty brick store and dwelling; cost, \$3,000; owner, Carolina Zucke, Bloomfield, N. J.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 173.

170TH ST, 881, new columns, new girders, new store front to 5-sty brick stores and tenement; cost, \$1,500; owner, Michael Ticotzky, on premises; architect, N. Langer, 81 East 125th st. Plan No. 181.

216TH ST, n e cor Bronx boulevard, new tank to 2-sty brick factory; cost, \$750; owner, Vari Lace Mfg. Co., 260 4th av; architect, L. G. House Eng. Co., 143 West 40th st. Plan No. 176.

BARNES AV, e s, 92.3 s 228th st, 1-sty frame extension, 13x11.2 to 2-sty frame dwelling; cost, \$200; owner, Adela Riccardi, on premises; architect, Otto A. Eblinghaus, 752 East 220th st. Plan No. 177.

BATHGATE AV, e s, 20 n 172d st, 1-sty brick extension, 12x20.2, to 2-sty frame store and dwelling; cost, \$1,000; owners, Wattenberg, Cohn & Pittman, 406 East 149th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 180.

BROOK AV, 1265, new windows, new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Louis Levy, 2275 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 179.

MORRIS PARK AV, n s, 45 w Wallace av, 1-sty frame extension, 4.8x30, to 3-sty frame store and dwelling; cost, \$200; owner, Jacob Lang, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 175.

MULINER AV, 1840, new brick walls to 2-sty frame dwelling; cost, \$100; owner, Marie Costello, on premises; architect, Philip Bardes, 122 Bowery. Plan No. 178.

RIVERDALE AV, e s, 135.4 s 259th st, new windows, new partitions to 3-sty frame store and dwelling; cost, \$750; owner, H. C. Demarest, 15 East 14th st; architect, John J. Lawler, 360 West 23d st. Plan No. 183.

TREMONT AV, 463, 3-sty brick extension, 22.48x5.9, to 2-sty brick store and offices; cost, \$1,500; owner, W. E. Andrews, on premises; architect, Edw. J. L. Raldiris, 1104 Findlay av. Plan No. 184.

VAN NEST AV, n w cor Melville st, raise to grade 2-sty frame dwelling; cost, \$500; owner, Geo. Ringler & Co., 92d st and 3d av; architect, H. Nordheim, 1087 Tremont av. Plan No. 182.

WASHINGTON AV, n e cor 176th st, 2-sty brick extension, 15x69.14, to 2-sty brick library; cost, \$20,000; owner, City of New York; architects, Carrere & Hastings, 225 5th av. Plan No. 174.

### Brooklyn.

BOERUM ST, 5, interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Morris Walzer, 46 Graham av; architects, Garman & Schwartz, 367 Fulton st. Plan No. 3139.

BUTLER ST, 239, interior alterations to 4-sty factory; cost, \$900; owner, R. G. Dun Co., 290 Broadway, Manhattan; architect, R. J. Mansfield, 135 William st, Manhattan. Plan No. 3157.

COURT ST, 10, interior alterations to 8-sty office building; cost, \$250; owner, Continental Ins. Co., 80 Maiden lane, Manhattan; architect, W. T. Williams, 963 Washington av, Bronx. Plan No. 3280.

DOUGLAS ST, 40, plumbing to 2-sty dwelling; cost, \$300; owner, Julia Heyman, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3197.

FT. GREENE PL, 171, exterior alterations to 3-sty store and dwelling; cost, \$1,100; owner, Mr. Klulich, 391 Fulton st; architect, C. M. Dettlerson, 6 Sullivan st. Plan No. 3263.

FULTON ST, 1371, erect marquee to 3-sty cafe and dwelling; cost, \$125; owner, Anna Schoonmaker, on premises; architect, A. Meyersburg, 902 Eagle av, Bronx. Plan No. 3226.

HENRY ST, 478, interior alterations to 3-sty tenement; cost, \$600; owner, Jas. Martincano, 201 Columbia st; architect, John Burke, 370 Union st. Plan No. 3105.

HENRY ST, 518, exterior alterations to 4-sty tenement; cost, \$500; owner, Saml. T. Munson, 44 Court st; architect, W. J. Conway, 400 Union st. Plan No. 3248.

LOGAN ST, 398, extension to 2-sty dwelling; cost, \$200; owner, Geo. L. Becker, 398 Logan st; architect, E. Dennis, 241 Schenck av. Plan No. 3110.

NORTH ELLIOTT PL, 137, interior alterations to 3-sty tenement; cost, \$100; owner, Libero Palladino, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 3101.

PEARL ST, 121, exterior alterations to 9-sty factory; cost, \$125; owner, Cavanagh Co., on premises; architect, The Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 3167.

POPLAR ST, 64, extension to 3-sty dwelling; cost, \$3,000; owner, New Skin Co., 98 Grand av; architects, Slee & Bryson, 154 Montague st. Plan No. 3196.

SEIGEL ST, 26, extension to 3-sty bath and dwelling; cost, \$350; owner, Abe Brounstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3308.

SKILLMAN ST, 69, extension to 2-sty dwelling; cost, \$1,200; owner, Raffaele Carcano, 108 Skillman st; architect, D. Salvati, 525 Grand st. Plan No. 3128.

STERLING PL, 217, interior alterations to 4-sty home; cost, \$700; owner, Brooklyn Industrial School Assn., on premises; architect, M. McNeil, 179 Garfield pl. Plan No. 3243.

THAMES ST, s e cor Vandervoort av, interior alterations to 3-sty school; cost, \$500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3287.

UNION ST, 96, interior alterations to 3-sty tenement; cost, \$200; owner, Antonio Garavanta, 455 57th st; architect, Paul De Martin, 206 Sullivan st. Plan No. 3257.

WALTON ST, 58, exterior alterations to 4-sty factory; cost, \$2,000; owner, Saml. Stein, 56 Walton st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3274.

WASHINGTON ST, 31, exterior alterations to 6-sty factory; cost, \$750; owner, Kath. F. Hardi, on premises; architect, The Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 3166.

WITHERS ST, 126, interior alterations to 3-sty tenement; cost, \$400; owner, Giovanni Zambrotto, on premises; architect, D. Salvati, 525 Grand st. Plan No. 3133.

SOUTH 1ST ST, 265, exterior alterations to 3-sty dance hall; cost, \$300; owner, Julius Miller, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3247.

SOUTH 1ST ST, 273, interior alterations to 3-sty store and tenement; cost, \$500; owners, Louis Hess & ano, 598 St. Marks av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3293.

2D ST, 80, plumbing to 2-sty dwelling; cost, \$125; owner, Jas. F. Meehan, on premises; architect, Edw. H. Scally, 527 Henry st. Plan No. 3100.

SOUTH 3D ST, 236, interior alterations to 4-sty store and tenement; cost, \$1,800; owner, Wm. G. Murphy, 149 Keap st; architect, Robt. Teichman, 22 William st, Manhattan. Plan No. 3165.

4TH ST, 76-S, interior alterations to 3-sty tenement; cost, \$450; owner, Nalalo Majorino, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3153.

NORTH 9TH ST, 259, exterior alterations to 3-sty dwelling; cost, \$200; owner, Martinelli Domenico, 255 North 9th st; architect, D. Salvati, 525 Grand st. Plan No. 3131.

WEST 17TH ST, 2733, extension to 2-sty dwelling; cost, \$350; owner, Paul Muro, 2337 West 17th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3307.

WEST 24TH ST, 2915, extension to 1-sty dwelling; cost, \$200; owner, Norman Chiz, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 3125.

46TH ST, 370, move 2-sty dwelling; cost, \$1,300; owner, Norwegian Lutheran Hospital, 46th st and 4th av; architect, Mortimer Forster, 15 West 38th st, Manhattan. Plan No. 3145.

47TH ST, 1279, extension to 2-sty dwelling; cost, \$300; owner, J. J. Lack Constn. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3222.

61ST ST, 1353, interior alterations to 3-sty dwelling; cost, \$300; owner, Frank Speciale, 156 Wyckoff st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3217.

64TH ST, 834, interior alterations to 2-sty dwelling; cost, \$200; owner, Thos. Bennett, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 3179.

ATLANTIC AV, 892, interior alterations to 3-sty tenement; cost, \$300; owner, Concetta Messina, on premises; architect, Jas. F. Boyle, 422 St. Marks av. Plan No. 3175.

ATLANTIC AV, 721, interior alterations to 3-sty dwelling; cost, \$150; owner, Dominick Ponco, 733 Atlantic av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3281.

BEDFORD AV, s w cor Church av, interior alterations to 3-sty school; cost, \$1,200; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3172.

BROADWAY, 1319, exterior alterations to 3-sty store; cost, \$800; owner, Estate of John A. Schwartz, Nostrand and Flatbush avs; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3141.

BROADWAY, 1009, exterior alterations to 3-sty store and dwelling; cost, \$350; owner, Fred Roemele, 706 Grand st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3187.

CHURCH AV, 2241-3, interior alterations to 3-sty garage; cost, \$1,500; owner, Adam F. Inerham, on premises; architect, A. E. Fischer, 862 Bushwick av. Plan No. 3168.

CLINTON AV, 29, extension to 2-sty stable; cost, \$6,000; owners, Drake Bros., 77 Clinton av; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 3279.

CORTELYOU RD, 9616, interior alterations to 3-sty store; cost, \$350; owner, H. F. Newberry, 143 Park pl; architect, F. W. Eisenla, 16 Court st. Plan No. 3107.

CORTELYOU RD, 1207, extension to 2-sty store and dwelling; cost, \$4,000; owner, Glen H. Frost, 960 East 13th st; architect, C. G. Wessell, 1118 Av J. Plan No. 3256.

DUMONT AV, s w cor Snedeker av, interior alterations to 1-sty theatre; cost, \$300; owner, Saml. Silver, 496 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3127.

DUMONT AV, 941, exterior alterations to 2-sty dwelling; cost, \$800; owner, Jacob Goldstein, 17 Av A, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3185.

EAST NEW YORK AV, 551, exterior alterations to 2-sty dwelling; cost, \$300; owner, Prospero Briganti, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 3159.

FLATBUSH AV, 142, exterior alterations to 3-sty postoffice and dwelling; cost, \$800; owner, Gabriel Schwager, 140 Flatbush av; architect, H. G. Dangler, 215 Montague st. Plan No. 3229.

FT. HAMILTON AV, s s, bet 43d and 44th sts, exterior alterations to 3-sty school; cost, \$3,600; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3171.

GRAHAM AV, 50, interior alterations to 3-sty store and tenement; cost, \$1,500; owner, Kath. Miller, 622 Hancock st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3259.

HAMBURG AV, 110, interior alterations to 3-sty tenement; cost, \$175; owner, G. Giganti, 136 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3282.

HOPKINSON AV, 638, exterior alterations to 3-sty store and tenement; cost, \$500; owner, Max Omansky, on premises; architect, Mac L. Reiser, 198 Bristol st. Plan No. 3216.

HUDSON AV, 314, plumbing to 3-sty tenement; cost, \$200; owner, Michael Santaumara, on premises; architect, Robt. Austin, 292 St. John's pl. Plan No. 3137.

KINGS HIGHWAY, 386, exterior alterations to 1-sty florist; cost, \$1,000; owners, Klugman & Schnunow, on premises; architects, S. Jacobs & Sons, 1365 Flushing av. Plan No. 3192.

MILLER AV, 163, interior alterations to 2-sty dwelling; cost, \$300; owner, Mrs. Emma Hickey, on premises; architect, W. C. Winters, 106 Van Sien av. Plan No. 3202.

MYRTLE AV, 1445, interior alterations to 1-sty store; cost, \$1,800; owner, Saml. Sanders, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 3200.

MYRTLE AV, 765, raise 3-sty store and dwelling; cost, \$1,000; owner, Bernet Fogel, on premises; architect, J. M. Debus, 329 Gates av. Plan No. 3158.

PITKIN AV, 1669, interior alterations to 4-sty dwelling; cost, \$1,000; owner, Saml. Palley, 1758 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3303.

RALPH AV, 279, interior alterations to 3-sty tenement; cost, \$400; owner, Jos. Fein, 340 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 3276.

ST. MARKS AV, 1508, interior alterations to 4-sty tenement; cost, \$400; owner, Ethel Plain, on premises; architects, Cannella & Gallo, 49 Graham av. Plan No. 3246.

THROOP AV, 38, interior alterations to 3-sty store and tenement; cost, \$250; owner, Julius Mahwitz, 168 Lorimer st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3203.

5TH AV, 4801, interior alterations to 4-sty store and tenement; cost, \$450; owner, Philip Thile, 521 48th st; architect, John G. Michel, 323 45th st. Plan No. 3283.

### Queens.

BAYSIDE.—6th st, e s, 240 s Montauk av, cesspool to dwelling; cost, \$100; owner, R. T. Tindall, premises. Plan No. 919.

COLLEGE POINT.—15th st, 221, new foundation to dwelling; cost, \$75; owner, G. Schnell, premises. Plan No. 909.

CORONA.—Orchard st, s s, 250 e Corona av, 2-sty frame extension, 22x12, rear dwelling, tin roof; cost, \$300; owner, John Vuola, 122 Orchard st, Corona; architect, A. F. Brems, Corona. Plan No. 941.

DUNTON.—Mill st, s s, 50 w Maure av, 1-sty frame extension, 14x14, rear dwelling; cost, \$150; owner, A. Ingle, premises. Plan No. 918.

EDGEMERE.—Frank av, e s, 80 n Boulevard, alter office to provide for bungalow; cost, \$150; owner, W. Reinhart, premises. Plan No. 960.

ELMHURST.—Corona av, s s, 50 w Darvell st, 1-sty frame extension, 4x13, side dwelling, tin roof; cost, \$300; owner, A. Search, premises. Plan No. 914.

EVERGREEN.—Decatur st, n s, 225 e Forest av, plumbing to dwelling; cost, \$85; owner, E. Wilson, on premises. Plan No. 932.

FAR ROCKAWAY.—John st, n e cor Central av, plumbing to dwelling; cost, \$100; owner, M. McCabe, on premises. Plan No. 939.

FLUSHING.—Broadway, n s, 100 w Linden av, plumbing to garage; cost, \$350; owner, Wm. Gilroy, on premises. Plan No. 947.

FLUSHING.—Madison av, 25, repair dwelling after fire damage; cost, \$300; owner, J. Bacheri, premises. Plan No. 925.

FOREST HILLS.—Seminole av, n e cor Gow st, interior alterations to church; cost, \$500; owner, Forest Hills Free Church, Forest Hills; architect, owner. Plan No. 955.

GLENDALE.—Tesla pl, e s, 115 s Central av, plumbing to dwelling; cost, \$190; owner, H. Marsmann, on premises. Plan No. 933.

GLENDALE.—Indiana pl, s s, 445 e Tesla pl, plumbing in dwelling; cost, \$70; owner, Wm. Opitz, premises. Plan No. 958.

JAMAICA.—Spruce st, w s, 150 s Hillside av, plumbing to dwelling; cost, \$75; owner, H. Horsted, on premises. Plan No. 944.

JAMAICA.—Briggs av, n w cor Fulton st, plumbing to dwelling; cost, \$75; J. Bedell, on premises. Plan No. 945.

JAMAICA.—Fulton st, n e cor Middleton rd, new foundation to office; cost, \$60; owner, Everett Realty Co., Jamaica. Plan No. 931.

JAMAICA.—Smith st, 112, alterations to barn; cost, \$100; owner, Emma Weige, premises. Plan No. 965.

L. I. CITY.—Steinway av, 257, 1-sty brick extension, 22x30, rear store and dwelling, tin roof; cost, \$150; owner, Nat. Friedman, 31 Borden av, L. I. City. Plan No. 968.

L. I. CITY.—4th st, 161, 3-sty frame extension, 7x8, rear tenement, new plumbing; cost, \$500; owner, John Foley, on premises; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 962.

L. I. CITY.—Newtown av, n w cor Crescent st, 1-sty brick extension, 39x68, side and rear of church, interior alterations; cost, \$20,000; owner, Our Lady of Mt. Carmel Church, premises; architects, T. H. Poole & Co., 13 West 30th st, Manhattan. Plan No. 963.

L. I. CITY.—Sherman st, e s, 152 n Paynter av, plumbing to dwelling; cost, \$75; owner, M. Brove, on premises. Plan No. 940.

## Alterations Continued.

L. I. CITY.—17th av, 200, new foundation and frame extension over present extension on rear dwelling, tin roof; cost, \$1,000; owner, Mrs. Anna Regis, 304 Grand av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 937.

L. I. CITY.—Jackson av and Honeywell st, plumbing to office building; cost, \$250; owner, Goodyear Rubber Co., on premises. Plan No. 949.

L. I. CITY.—1st av, e s, 150 s Grand av, 2-sty brick extension, 7x16, side dwelling, tin roof; interior alterations; cost, \$1,200; owner, P. Clarke, 556 1st av, L. I. City; architect, J. L. Langley, 405 Lexington av, Manhattan. Plan No. 952.

L. I. CITY.—Sherman st, w s, 75 s Washington av, plumbing in dwelling; cost, \$100; owner, J. Lutzar, premises. Plan No. 911.

L. I. CITY.—Ridge st, n s, 300 e Sherman st, interior alterations to dwelling; cost, \$500; owner, Paul Irrara, premises. Plan No. 920.

L. I. CITY.—9th av, w s, 115 n Pierce av, gas piping in ice plant; cost, \$90; owner, L. I. C. Hygeia Ice Co., premises. Plan No. 924.

MASPEH.—2d st, 15, gas piping to dwelling; cost, \$65; owner, H. Hurman, on premises. Plan No. 951.

METROPOLITAN.—Flushing av, s w cor Sophie st, 1-sty frame extension, 20x10, rear dwelling, tin roof; cost, \$225; owner, Wm. Kinning, on premises. Plan No. 946.

OZONE PARK.—Jerome av, s e cor Briggs av, plumbing to dwelling; cost, \$100; owner, Mamie Lingke, on premises. Plan No. 942.

QUEENS.—Madison av, s w cor Jericho turnpike, 2-sty frame extension, 16x20, rear dwelling, interior alterations; cost, \$1,200; owner, W. Weeks, premises. Plan No. 912.

RICHMOND HILL.—Sherman st, n e cor Hillside av, new store front to office; cost, \$250; owner, Alex Campbell Milk Co., premises. Plan No. 917.

RICHMOND HILL.—Chestnut st, s e cor St. Ann's av, plumbing in dwelling; cost, \$70; owner, M. Bruce, premises. Plan No. 922.

RICHMOND HILL.—Chestnut st, 509, plumbing in dwelling; cost, \$125; owner, F. McConnell, premises. Plan No. 956.

RIDGEWOOD.—Woodward av, 615, new store front to dwelling; cost, \$100; owner, S. Goodman, premises. Plan No. 967.

RIDGEWOOD.—Myrtle av, 2318, interior alterations to store; cost, \$150; owner, W. Schwartz, premises. Plan No. 959.

RIDGEWOOD.—Tompkins pl, 17, plumbing in dwelling; cost, \$60; owner, C. Doscher, premises. Plan No. 961.

ROCKAWAY BEACH.—Remsen av, e s, bet railroad station and Central av, electric sign on hotel; cost, \$125; owner, K. F. Ryan, 102 Columbus av, Rockaway Beach. Plan No. 964.

UNION COURSE.—Snediker av, n e cor Quogue st, new store front on dwelling; cost, \$300; owner, Dr. Emma Antonious, 101 Newell st, Brooklyn. Plan No. 957.

WINFIELD.—Hyatt av, w s, 40 n Garfield st, 2-sty frame dwelling, 20x24, rear dwelling, tin roof, interior alterations; cost, \$700; owner, Louis Renaldi, 108 East 119th st, Manhattan; architect, E. Rose, Grand st, Elmhurst. Plan No. 935.

WOODHAVEN.—Ferry st, e s, 160 s Syosset st, frame piazza to dwelling; cost, \$75; owner, A. Siegel, on premises. Plan No. 936.

## Richmond.

OCEAN TERRACE, n s, 2,000 e Todt Hill rd, Ocean Terrace, alterations to stone dwelling; cost, \$5,000; owner, Henry Decker, "Stone-heights," Ocean Terrace; architect, H. L. Walker, 103 Park av, Manhattan. Plan No. 183.

WILLIAM ST, e s, 200 s Broadway, Tottenville, alterations to frame dwelling; cost, \$800; owner, Felix Lind, 26 William st, Tottenville; architect, Jas. Whitford, Tompkinsville. Plan No. 185.

3D ST, w s, 120 s Lincoln av, Beach Park, Midland Beach, alterations to frame bungalow; cost, \$200; owner, Gladys Van Pearce, 13 3d st, Midland Beach; builder, A. Cecil, 12 5th av, Midland Beach. Plan No. 184.

5TH ST, n e cor Lincoln av, Midland Beach, alterations to frame restaurant and boarding house; cost, \$1,000; owner, E. Feline, 551-53 Lincoln av; architect, W. A. Pierson. Plan No. 186.

AMBOY RD, 4045, n s, 300 w Nelson av, Great Kills, alterations to frame dwelling cost, \$500; owner, Mrs. Chas. Greene, 4045 Amboy rd, Great Kills; builder, G. W. P. Wort, 746 Rossville av, Rossville. Plan No. 177.

BURKE AV, s s, 220 e Richmond turnpike, Linoleumville, alterations to frame dwelling; cost, \$450; owner, Stanislaw G. Lugit, Linoleumville; builder, W. J. Zokowski, Linoleumville. Plan No. 193.

CUBA AV, w s, 275 n Surf av, New Dorp, alterations to frame dwelling; cost, \$400; owner, Antonio Bionto, 141 Sullivan st, Manhattan; architect, John Carpagna, 215 West 6th st, Brooklyn. Plan No. 191.

MADA AV, s e cor Castleton av, West New Brighton, alterations to frame dwelling; cost, \$700; owner, Emily Hone, West New Brighton; architect, John Davies, Tompkinsville; builders, Karlson Bros., Brighton Heights. Plan No. 175.

OVERLOOK AV, n s, 600 w Vista av, Midland Heights, alterations to frame dwelling; cost, \$400; owner, S. G. Taylor, Rosebank; architect, E. H. Lockhart, Rosebank. Plan No. 178.

RICHMOND RD, e s, 50 n DeKalb av, Concord, alterations to frame store and dwelling; cost, \$700; owner, Eliz. Meiners, Wandel av, Stapleton; builder, Thos. Cummings, 60 Metcalf st. Plan No. 195.

RICHMOND TURNPIKE, s e, 40 e Fildmeyer's lane, Linoleumville, alterations to frame

dwelling; cost, \$200; owner, Frank Glazewski, Linoleumville; builder, W. J. Zakowski, Linoleumville. Plan No. 181.

ROCKLAND AV, w s, 600 n Meisner av, New Dorp, alterations to frame dwelling; cost, \$350; owner, Washington Square Home, 8 5th av, Manhattan; builder, L. W. Williamson, Egbertville. Plan No. 199.

SHERMAN AV, n s, 100 n Grand st, Port Richmond, alterations to frame dwelling; cost, \$1,000; owner, Frank Dimino, Richmond av, Port Richmond; architects, Buttermark & Paul, 164, 113 John st, Port Richmond. Plan No. 187.

VISTA AV, e s, 75 s Magnolia st, Midland Heights, alterations to frame dwelling; cost, \$200; owner, Ch. Hubert, 73 Vista av, Midland Heights. Plan No. 176.

## PLANS FILED IN NEW JERSEY

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 1. The location is given, but not the owner's address.*

NEWARK.—Frank Robrecht, 315 West Kinney st, 3-sty frame alteration, \$300; Frank Biondi, 25 6th av (rear), 3-sty frame alteration, \$300; Mary Del Guercio, 253 Academy st, 4-sty brick, \$17,000; Concetta Rizzolo, 97 High st, 4-sty brick, \$7,000; Samuel J. Savit, 803 South 16th st, 3-sty frame, \$5,000; Bernard Avidan, 180 Charlton st (rear), 3-sty frame alteration, \$500; Bernard McGovern, 15-17 Myrtle av, 5-sty brick, \$28,000; Helen Biedermann, 50 Sterling st, 3-sty frame alteration, \$1,500.

PASSAIC.—Max Slaff, 187 Parker av, 3-sty brick, \$6,000; Elizabeth Digaudio, 585 Main av, 3-sty frame alteration, \$1,400.

JERSEY CITY.—Charles Levin and Harry Uslan, 25, 27, 29 and 31 Van Wagenen av, four 4-sty brick, \$29,000; Richard Dorison, 168-170 Clinton av, 3-sty brick, \$18,000; Simon Susser, s e cor Baldwin av and Vroom st, 3-sty brick, \$10,000; Max Meltzer and Jacob Shulman, 184 13th st, 4-sty brick alteration, \$400; Henry Gonder, 179 Nelson av, 3-sty brick, \$13,000; estate of James Farrell, 63 Skillman av, 3-sty frame alteration, \$2,000; Margaret Muller, 81 Maple st, 3-sty frame alteration, \$500; Samuel Portnoy, 323 and 325 Baldwin av, two 3-sty brick, \$31,000.

NORTH BERGEN.—National Building Company of New Jersey, s w cor Boulevard and Angelique st, 4-sty brick and 5-sty brick, \$65,000.

WEST NEW YORK.—Mary Arnold, s w cor 17th st and Palisade av, 4-sty brick, \$38,000; Abraham Boorstein, s s 20th st, 26 ft. e of Hudson av, twenty-five 4-sty brick, \$30,000; John Vitali, s w cor Palisade av and 8th st, 4-sty brick, \$17,000.

SUMMIT.—Jacob Shahnazarin, 170 Morris av, 3-sty frame alteration, \$3,500.

PATERSON.—Collier and Stein, 149-151 Van Houten st, 4-sty brick, \$20,000.

HOBOKEN.—Louis Carbone, 75 Monroe st, 3-sty frame alteration, \$800.

NUTLEY.—Sali and Mary Pignatare, n e cor Center st and Franklin av, 3-sty brick, \$18,000.

EAST ORANGE.—Harry Bernstein, n w cor Rhode Island av and South Clinton st, 3-sty frame, \$8,000.

KEARNY.—Isaac Dolgan, 330 and 336 Kearny av, two 3-sty frame, \$15,000.

PHILLIPSBURG.—F. A. Shimer, 34 Lewis st, 4-sty brick, \$22,000.

## PERSONAL AND TRADE NOTES.

NATIONAL METAL BEAD CO. has moved its offices from 217 7th av to 231 10th av.

STANDARD ARCH CO. has moved its offices from 413 East 31st to 245-47 West 18th st.

LEVITTE BROS., interior decorators, have opened an office and shop at 937 Madison av.

J. LESLIE RYDER, architect, 44 Market st, Poughkeepsie, N. Y., desires samples of face brick.

W. J. TILLACK, general contractor, has moved his offices from 13-21 Park Row to 150 Nassau st.

B. F. STURTEVANT CO., engineer, has moved its offices from 50 Church st to 52 Vanderbilt av.

EDWARD R. LADEW CO., INC., belting, has moved its offices into larger quarters at 133-7 Center st.

PEELE COMPANY, elevator fire doors, has moved its offices from 123 Liberty st to 13-21 Park Row.

CHICAGO PNEUMATIC TOOL CO. has moved its New York office from 50 Church st to 52 Vanderbilt av.

STANDARD PLUNGER ELEVATOR CO. has moved its New York office from 115 Broadway to 119 West 40th st.

JOHN C. GABLER, general contractor, has moved his offices from 339 West 18th st to 114 Leroy st, near Hudson st.

ORSENGO COMPANY, INC., furniture and decorations, has recently opened its new showroom at 112-114 West 42d st.

O'BRIEN CONSTRUCTION CO., general contracting, has moved its offices from 70 East 45th st to room 1402, 18 East 41st st.

GEORGE E. CRANE, architect, has moved his offices from 2706 Jamaica av to 4710 Jamaica av, Richmond Hill, L. I.

HERMANN SCHMITT, plumbing contractor, has moved his office and shop from 681 Elton av to 431 East 154th st, The Bronx.

WILLIAM P. SEAVER, architect and engineer, has moved his offices from 322 5th av to the Grand Central Terminal Building.

THOMAS NASH, architect, has moved his offices from 1170 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

LEWIS F. PILCHER, State architect, will deliver the Memorial Day oration in the celebration to be held at Herkimer, N. Y.

JOHN UTZ, general contractor, has moved his offices from the Arcade Building to the Gramatan Bank Building, Bronxville, N. Y.

CHARLES SCHAEFER, plumbing contractor, is the successor to the late James F. Gordon in the business located at 220 East 81st st.

GANFORD COMPANY, general contracting, has moved its offices from 136 Liberty st, Manhattan, to 581 Jackson av, Long Island City.

TUTTLE & BAILEY MANUFACTURING CO. has moved its offices from 76 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WILLIAM E. ROPES, civil engineer, has moved his offices from the Kene Building to the Chapman Building, 270 Main st, New Rochelle, N. Y.

H. E. McCORMICK, architect, has closed his office at 244 Main st and is transacting his business at his home, 346 Main st, New Rochelle, N. Y.

D. B. LEDLIE & SON, 60 Putnam st, Saratoga Springs, N. Y., desire information and samples of enameled brick (enameled two sides).

MESLIN BROS., heating and plumbing contractors, have moved their office and shop from 317 East 72d st to larger quarters at 303 East 73d st.

PRESTON PLUMBING CO., Sol Manheimer, has opened an office and shop at 230 West 41st st for the conduct of a plumbing contracting business.

FRED WINTER, architect, has moved his office and drafting room from the Kene Building to the Chapman Building, 270 Main st, New Rochelle, N. Y.

W. H. POUCH, of the New York office of the Concrete Steel Co., is making an extensive tour through the West visiting the various agencies of the company.

T. J. KELLY SONS, general contractors, have moved their offices from 290 Broadway, Manhattan, to the Temple Bar Building, 44 Court st, Brooklyn.

McNALLY BUILDING CO., formerly Harry McNally, general contractor, has moved its office to the Columbia Trust Co. Building, 148th st and 3d av, The Bronx.

M. W. KELLOGG COMPANY, manufacturer, specializing in power plant piping and radial brick chimneys, has moved its offices from 50 Church st to 90 West st.

L. C. LITCHFIELD, lumber dealer, has moved his offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 6833 Murray Hill.

JOHN T. HALE recently resigned his position with the Warren-Webster Co., Camden, N. J., and has become associated with the Consolidated Engineering Co., Chicago, Ill.

JOHN W. HELLER, general contractor, has moved his offices from the Firemen's Building, Newark, to the Postoffice Building, South Orange, N. J. Telephone, 446 South Orange.

JAMES F. HUGHES, architect, formerly associated with Edw. Burnett, 11 East 24th st, has become associated with Morris S. Beck, and is practicing his profession at 353 5th av.

DAVID C. MORRISON, formerly associated with the William Vail Plumbing Co., has opened an office and shop at 15 East 13th st, where he is conducting a plumbing contracting business.

JOHN H. HALL, consulting engineer, 2 Rector st, has discontinued his office and practice and entered the employ of the Taylor-Wharton Iron & Steel Co., High Bridge, N. J., as metallurgical engineer.

JOHN J. CAINE, Philadelphia, Pa., iron and steel merchant, has moved his branch office in New York City from 140 Liberty st to 90 West st, room 1120. V. Horton is the New York representative.

JAMES G. WILSON MANUFACTURING CO., rolling shutters has changed its name to the J. G. Wilson Corporation. The offices of the company have been moved from 3 West 29th st to 8 West 40th st.

FLACHNER & WEINSTEIN, plumbing and heating contractors, have recently opened an office and shop at 331 7th av. and desire catalogues and price lists from manufacturers and jobbers interested.

UNIVERSITY OF MICHIGAN, through its Board of Regents, has appointed a committee for the consideration of some form of memorial to its distinguished graduate, the late Alfred Noble, class of '70.

MAYOR MITCHEL has appointed Walter Lindner to evolve a plan to minimize building inspection. Mr. Lindner will confer with Corporation Counsel Polk and Commissioners Adamson and Murphy.

WILFORD L. STORK, of Jersey City, N. J., was awarded the Darling prize of \$1,000 for the most faithful and deserving student in the Graduate Mechanical Engineering School of Columbia University.

DAVID McCREERY, plumbing and heating contractor, 224 East 57th st, has established a branch office in Queensboro Plaza, Long Island City, and desires catalogues and price lists from jobbers and manufacturers.



THOMAS A. EDISON received the Civic Forum Medal of Honor for distinguished service at a meeting of the Forum held in Carnegie Hall, Manhattan, Thursday evening, May 6. President Butler, of Columbia University, presided.

H. McL. HARDING, consulting engineer, specializing in locations, designs and plans for marine and railway terminals, terminal equipment and freight handling machinery, has moved his office from 17 Battery pl to 52 Vanderbilt av.

RICHARD OLDENBUTTEL, plumbing and heating contractor, has opened an office and shop at 309 East 26th st, and desires catalogues and price lists from jobbers and manufacturers interested in the plumbing, heating and steam-fitting business.

THE WHITNEY COMPANY, as general contractor, has the new 14-sty Y. M. C. A. Building in Hanson pl in the finishing state. It is one of the buildings in Brooklyn containing over five hundred rooms, which are to be rented out to young men.

GEORGE B. GRIFFIN, formerly connected with the wholesale department of A. A. Vantine & Co., has become associated with the Mounttain Community, Inc., interior decorations, 176 Madison av, and will represent that company in New York City and adjacent territory.

DOCK COMMISSIONER SMITH believes that the proposed development of the South Brooklyn water front this summer is of such importance that he has foregone the trip to the Panama-Pacific Exposition, which he intended to make in company with Mayor Mitchel's party.

GEORGE W. ALLEN, formerly of the Allen-Wheeler Company, lumber dealer, New Brighton, S. I., has severed his connection with the company and has opened a lumber yard at Grassmere, S. I., where a complete stock of lumber for the retail trade will be carried.

E. KRAUSS, plumbing contractor, formerly associated with Jacob Braunstein, 62 St. Nicholas av, has recently opened an office and shop at 144 East 58th st, where he is doing a heating and plumbing contracting business. He was awarded the contract for the plumbing and heating work at the City Farm Colony, Staten Island.

GEORGE C. ANTHON, E. E., who during the last twelve years has been in charge of the sales and engineering departments of the Westinghouse Air Brake and the National Brake & Electric companies, has severed his connection in order to become identified with the engineering department of G. M. P. Murphy & Co., 43 Exchange pl, Manhattan.

W. A. CASE & SON MFG. CO., of Buffalo, N. Y., Nashville, Tenn., and Norristown, Pa., recently opened an additional branch at Gravesend av and Av I, Brooklyn, under the management of A. K. Sage, where they have erected a 4-sty building. They will carry a full line of plumbers' and steamfitters' supplies in addition to the cast iron boilers, radiators and galvanized range radiators which they manufacture.

MAYOR GRIFFING, of New Rochelle, N. Y., recently appointed a committee on building code to investigate the condition of buildings in the city and submit a draft of a new code for the consideration of the Council. The committee as appointed includes Henry G. Anthes, building inspector; John Stella, chairman ordinance committee; Fred E. Winter, chairman fire commissioners; George F. Pelham and August Sundberg, architects; John F. New and Michael Bartnett, masons; George Watson and William H. Switzer, carpenters; and Grand Archibold and C. J. Leary, plumbers.

FRANK H. HINES, Superintendent of Public Buildings and Offices, has a squad of workmen moving the contents of the Mayor's offices in the northwest corner of the City Hall, in preparation for a general overhauling. The work will be finished by August 1. The changes planned will complete the restoration of the City Hall to what, as near as can be determined by the old plans, was the original interior of the building. During the work of repair, the Mayor's office and his official force will be in the former rooms of the Borough President, in the southeast corner of the second floor.

OBITUARY

WILLIAM R. HAGUE, a hardware dealer, died of hemorrhage following the bursting of a blood vessel, at his home, 620 DeKalb av, Brooklyn, Saturday, May 1. He was thirty-eight years old and is survived by his widow.

JAMES MERRIT RICE, a retired builder, died of general debility at his residence, in New Rochelle, N. Y., Thursday, May 6. He was ninety-one years old and is survived by his widow, two sons and one daughter.

JOHN MCKEE, president of the McKee Refrigerator Co. of Brooklyn, died of pneumonia, in the Brooklyn Hospital. He was sixty-four years old and a trustee of the Dime Savings Bank of Brooklyn and the Manufacturers' and Citizens' Trust Co. of Brooklyn.

FREDERICK FREDERICKSON, a general contractor, died of pneumonia after an illness of nine days, at his home in Essex st, Millburn, N. J., Friday, April 30. Mr. Frederickson had been active as a builder for many years and recently completed the new Millburn town hall.

CHARLES E. SEE, an architect, of 469 East 31st st, Paterson, N. J., died suddenly of apoplexy Saturday, May 1. Mr. See was forty-eight years old and was a graduate of the College of the City of New York. He lived in Paterson. He is survived by his widow, two daughters and one son.

WILLIAM E. MEYERS, a civil engineer, died of heart disease in the Bushwick Hospital, Brooklyn, Wednesday, May 5. He was sixty-five years old and lived at 558 Lexington av, Brooklyn. He was a member of the New

York Association of Civil Engineers, and is survived by his widow, one daughter and three sons.

CAPTAIN WILLIAM R. BELL, a member of the firm of Bell Brothers Lumber Company, and a former sea captain, died at his home, 157 West 94th st, Tuesday, May 4. He was in his ninety-ninth year. He was a native of this State and became a sea captain in his early twenties. During the Civil War Captain Bell became a thirty-third degree Mason and carried dispatches for the order. For a number of years after he commanded vessels in the Liverpool trade, finally retiring to enter the lumber business.

EDWARD DELANO LINDSEY, for many years prominent as an architect and for a number of years attached to Princeton University as chairman of the Society of Architecture and Applied Art, died from paralysis at his home, 175 Amity st, Flushing, L. I., Friday, April 30. Mr. Lindsay was born in New Bedford, Mass., seventy-four years ago. Following his graduation from Harvard, with the class of 1862, he entered the Ecole des Beaux Arts in Paris, where he studied until 1865. In 1867 he came to New York and built the first two fireproof structures of that period, the French Theatre and the Drexel Building, recently demolished to make way for the new Morgan Banking building. In the fall of 1876 Mr. Lindsey went to Princeton, where he remained until 1880, when he resigned, owing to ill health. He returned to New York and designed a number of commercial buildings, among them being the Consolidated Stock Exchange and the building for the American Lithograph Company. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONNECTICUT STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in Bridgeport, May 12.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

MASTER PLUMBERS' ASSOCIATION OF JERSEY CITY at its recent regular meeting adopted a set of resolutions which were ordered engrossed and presented to Michael P. Moran, who retires as secretary of the association after a continuous service since 1898.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold a meeting in the Engineering Societies Building, 29 West 39th st, Tuesday evening, May 11, at which John Calder, a member of the society, will present a paper on the "Metal Spray Processes in Engineering and Art." The talk will be illustrated with lantern slides showing the operation of the process and a commercial spraying instrument will demonstrate.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentieth annual convention at the Waldorf-Astoria, May 25 and 26. Manufacturers from all parts of the United States will assemble to discuss the effects of the year's political and economic developments, internal and international, on their business. Among those who will address the convention are ex-President Taft and Senator Harding of Ohio. The subject of Mr. Taft's address will be "The Clayton Act and Other Things."

NATIONAL SCULPTORS' SOCIETY, the National Academy of Design, the Architectural League of New York, the Municipal Art Commission, the National Institute of Arts and Letters, and the Century Association, held a joint meeting in Ethical Culture Hall Wednesday evening, May 5, in memory of Karl Bitter, who died April 10 from injuries received when struck by an automobile in front of the opera house on April 9, while saving his wife from being run down. Felix Adler presided, and the meeting was addressed by George McAneny, Herbert Adams, John G. Milburn and O. G. Villard. Mr. Adams, in closing his address, read the resolutions which were recently passed by the National Sculptors' Society, and sent to Mr. Bitter's family. They read in part as follows:

"Whereas, In circles far wider than those of his profession, he was not only valued as a faithful friend, but, because of his commanding personality, his intellectual and moral force, his enthusiasm, his imagination, his executive ability, and his devotion to the service of art, he was repeatedly appointed to positions of great trust; now, therefore, be it Resolved, That we, as members of the National Sculptors' Society, here record our loyal affection for Karl Bitter, comrade and president; our recognition of his liberating and quickening spirit among us; our gratitude for the beauty his art gave to the world—even in the midst of our profound sorrow writing down these things in our annals, for love, honor and remembrance."

RECENT INCORPORATIONS.

A. BARTOCCINI CO., general contracting, decorating, dealers in building materials, etc., has filed incorporation papers with offices in Manhattan, to do business with a capitalization of \$10,000. The directors are: Astolfo Bartocchini and Florence Bartocchini, both at 558 Morris Park av, and Frank Di Stefano, 21 Hancock st. The attorney is A. Caccia, 261 Broadway.

E. C. CONSTRUCTION CO. has been chartered with \$10,000 capital stock as a realty and construction company, with offices in Brooklyn. The directors are: Chas. Winkel, 1172 Fulton st; Irving Ribman, 960 Gates av, and Benjamin C. Ribman, 105 Bay 29th st, all of Brooklyn. The attorney is Benj. C. Ribman, 367-373 Fulton st, Brooklyn.

ERLBACK REALTY CO. has been incorporated with offices in Manhattan to do a realty and construction business with \$10,000 capital stock. The directors are: Leo J. Lehman, 225 West 86th st, Manhattan; Jas. Hennessy, 583 St. Johns pl, Brooklyn; and Lawrence S. Heller, 231 West 103d st, Manhattan. A. H. Mittlemann, 44-48 Cedar st, attorney.

302 FIFTH AV CORPORATION has filed incorporation papers with \$15,000 capital stock, to do a realty and general contracting business, with offices in Manhattan. The directors are Jos. Falk and Harry Falk, both of 3785 Broadway, and Louis North, 109 Thalford av. The attorney is Jos. Falk, 3785 Broadway.

TRASK REALTIES have been chartered, with offices in Manhattan, to do a realty and construction business with a capitalization of \$50,000. The directors are Frederick B. Mearkle, Daniel F. Kelly and Edna J. Siess, all of 233 Broadway. The attorneys are Maerkle & Maerkle, 233 Broadway.

THE DAMSEY REALTY CORPORATION is the name of a \$10,000 company, chartered, with offices in Manhattan, to do a realty and construction business. The directors are Jos. A. Damsey, 949 Hoe av; Cecil Rossi, 1115 Westchester av, and N. S. Rienfeld, 313 West End av, who is also the attorney for the company.

# BUILDING MATERIALS AND SUPPLIES

TURN IN PRICE SITUATION BELIEVED TO BE NEAR  
—LIME PRICES UP—BRICK MARKET SOLD OUT

Knickerbocker Said to Have Been  
Chosen New York Hager Plant

**B**UILDING material dealers throughout the metropolitan district believe that the turn in the price situation has arrived. Common Hudson brick moved up twenty-five cents a thousand, wholesale, this week. Portland cement companies, with the exception of two or three, have been showing a tendency to get to new levels, higher than \$1.23. Linseed oil advanced another cent a gallon, leading paint manufacturers to believe that a higher quotation would be necessary before long in view of the high price of lead and colors. Copper and sheet brass were quoted this week at 24c. base for the former and 21¼ and 20½ for the latter. Copper was 18 cents and brass 17½ cents a few weeks ago. It is being held stiff and high and the result is that art metal manufacturers, especially those making andirons and fire-place fixtures have had to consider further advancing their quotations to the trade.

The name of the Knickerbocker Portland Cement Company was mentioned this week as the New York State unit in the Edward M. Hager chain of cement factories that he plans to establish throughout the country in areas of 200 miles each. President Bassett said, however, that Mr. Hager was not at present negotiating with the company. The fact that the new concern was about to be incorporated, and the further fact that the man who probably will be the president of the new concern, has gone to Chicago to attend the Manufacturers' Convention to begin next week, leads many to believe that negotiations are all closed and that the company is about ready for launching. It is to be incorporated for \$25,000,000.

An actual gain in building construction of 20.4 per cent. is indicated by the increased consumption of common brick from the Hudson river district alone for the first four months of 1915 over the same period in 1914. This barometer is particularly reliable this year, because of the fact that few dealers are stacking owing to their anxiety to store as much cement at the low prices that have been prevailing as possible. Reports from the suburbs indicate that there is a notable improvement for building materials although the yard prices

for common brick in Newark is still between \$6.75 and \$7.

Advices from the manufacturing centers of the Hudson brick industry indicate that what looked like a possible over-supply will barely fill out the season on current demand to June 12, when new brick is expected to arrive. On Jan. 1 there were 300,000,000 common brick up the Hudson. Today there are only 117,375,000, and there is a current demand of 18,750,000 brick a week. The price of Raritan brick has advanced from \$6 to \$6 @ \$6.25 to match the advance made in the price of Hudson.

The condition of the lumber market is such as to give considerable hope to dealers for better prices. The stocks at the mills are getting low. The large demand for rifle stocks is sapping certain grades of hardwood to the extent that hardwood panels and mantels are likely to be higher in price unless the present demand eases off. Heavy shoring timber is in the bulk of the business moving in this city today, while in the suburbs building grades are slow, but strong on figuring. The low price of cement, brick, sand, lime and other basic materials used in making fire resistive structures is said by some of the dealers to be responsible for the marked falling off in the demand for lumber and the gain in the call for brick, cement and general concrete ingredients.

In some places in the east there has developed a decided campaign opposing the further use of wood shingles. This is being discussed by lumber interests of the jobbing trade in New York with the idea of combatting this tendency. The feeling is that once this movement gets under way it will sweep throughout the East, where there are many cities of moderate population, and cause a run on slate and composition material.

Plan filings in the five boroughs for the current week follow: In the same week last year 333 new building plans were filed, with an estimated value of \$4,382,077.

	Week ending	
	April 30	May 7
Manhattan...	19 \$2,290,800	6 \$1,016,550
Bronx.....	35 1,064,850	40 1,329,600
Brooklyn....	126 981,750	94 917,750
Queens.....	142 474,790	133 492,130
Richmond....	76 108,423	43 55,555
Total.....	398 \$4,920,613	316 \$3,811,585

## LIME.

### Application of New Freight Rates Advances Price of Hydrated 15 Cents.

**O**WING to the application of new freight rates for lime, local distributors this week advanced the price from \$8.50 for hydrated lime, making the current quotation \$8.65 without bags and \$10.65 with bags. The demand for this commodity has shown marked increase within the last month.

## PORTLAND CEMENT.

### Big Convention in Chicago Expected to Open the Market.

**W**HEN the National Portland Cement Manufacturers open their convention in Chicago on Monday, there is expected to be a chain of big events released. In the first place, Edward M. Hager is to be a speaker and during the course of his address, it is expected, that he will have an important announcement to make regarding his new chain of manufacturing plants that will reach from New York to the Pacific Coast and from the Gulf to the Great Lakes.

Mr. Hager's recent visit to the East resulted in the acquisition of what he called "an important plant in New York." The Knickerbocker plant is generally believed to be the one to be selected, although President Bassett said Thursday that no negotiations with Mr. Hager were in progress at this time. Mr. Hager has exacted a pledge of secrecy regarding his plans and what he has accomplished here in the East, but the intimation he gave to the Record and Guide that he was about ready to make an important announcement indicates that the Chicago convention next week will be the place and the proper time to make a statement.

It is the purpose of this convention to take

up the matter of sales development through publicity. Advertising and sales promotion experts from the four corners of the country will be there and will show and discuss plans for boosting cement sales on a plan never before attempted. Matters pertaining to follow-up systems, new fields of applications for this commodity are all included in the program.

The relation of good cement streets and roads to the development of cities and rural communities will be one of the themes for discussion and an unusual feature of the convention will be a two-hour fire excursion from Chicago to Milwaukee, Wisconsin, for all the delegates to see how a good concrete road can build up a district in a remarkably short time.

## LUMBER.

### Building Grades in Weak Demand—Shoring Active.

**B**UILDING grades of lumber in this city are weak. In the suburbs it is stronger, but it is apparently not approaching the quantity that the wholesalers had hoped for. If figuring is taken into consideration there is no reason for complaint, said a Queens dealer, this week, but the trouble seems to be that the low price of cement and brick and the moderate price that lime, sand and concrete ingredients have reached during the season, have inspired a wider use of these commodities and building grades of lumber has suffered in consequence, especially since the quotations on lumber have not dropped to proportionate levels.

Shoring material, however, is in good demand and probably will continue to be. The subway work is taking tremendous quantities of this material, in fact practically all the bottom capacity now coming into this harbor. This entails heavy building shoring. One big Brooklyn

distributor said this week that the demand for material over 8x8 probably never has been exceeded. Quotations are practically without change in any line.

## LINSEED OIL.

### Prices Advance to the 65 and 66 Cent Level—Demand Better.

**L**INSEED oil moved up another cent a gallon this week, in response to an improved demand for this commodity from paint and varnish companies. The early estimates of volume to meet the building demand for paints this year have had to be revised upon receipt of news from salesmen that the low stocks that dealers have been carrying in anticipation of moderate building requirements, are being rapidly depleted and that, while they are a little slow in placing heavy orders now, they are looking forward to heavier specifications as the season advances.

## COMMON BRICK.

### General Improvement in Demand—Prices Up—Labor Restless.

**B**RIK stiffened perceptibly this week. Prices moved up to \$6.25 a thousand wholesale and the demand was active, based upon information that a larger proportion of construction was moving ahead. This, according to opinion expressed this week on the Building Material Exchange, included much work that was held over from the last quarter of last year. Some idea of the improvement in demand for common brick during the first four months of this year compared with the same period last year may be obtained from the Record and Guide's weekly reports of brick barge movements in the wholesale market.

From January 1 to May 1, this year, 487 barge loads, or 182,625,000, common brick moved out for distribution to jobs. In the same period last year 387 barge loads, or 145,120,000 common brick moved out. This is a gain for this year's consumption of 37,500,000. In view of the disposition of dealers to stack up cement in as much space in their yards as possible, some even going so far as to build temporary shelters for cement on spots usually reserved for brick stacks, it shows that actual building construction this year as shown by brick sales for the district is .20 per cent over that for the same time last year.

The above figures concern only the movement of the Hudson brick coming into the entire metropolitan district.

On the first of January there were 300,000,000 still in sheds in the Hudson River brick manufacturing district. Figuring on the conservative basis of 375,000 brick to a barge there has been sold 182,650,000 common Hudson brick, leaving a total in sheds of 117,375,000. If the rate of sale continues at or about 50 barge loads a week in the wholesale market, there is still available a supply of Hudson brick that will last until June 12, when new brick will be coming into the market.

Official transactions for Hudson River brick covering the week ending Thursday, May 6, 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, follows:

1915.		1914.	
Open barges, left over, Friday A. M., April 30—5.	Arrived.	Left over, Friday A. M., May 1—7.	Sold.
	6	6	9
Friday, April 30.....	13	5	11
Saturday, May 1.....	15	18	15
Monday, May 3.....	1	4	7
Tuesday, May 4.....	6	8	11
Wednesday, May 5.....	10	3	1
Thursday, May 6.....	51	44	38
Total.....	51	44	38

Reported en route, Friday, May 7—7.  
Conditions of market, steady. Prices: Hudsons, \$6.00 and \$6.25. Raritan, \$6.00 and \$6.25 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and — (yard). Cargoes left over Friday A. M., May 7—0.

1914.		1915.	
Left over, Friday A. M., May 1—7.	Arrived.	Left over, Friday A. M., May 1—7.	Sold.
	6	6	4
Friday, May 1.....	5	5	5
Saturday, May 2.....	18	18	10
Monday, May 4.....	4	4	7
Tuesday, May 5.....	8	8	11
Wednesday, May 6.....	3	3	1
Thursday, May 7.....	44	44	38
Total.....	44	44	38

Condition of market, stiffening at top quotations. Price: Hudson, — to \$5.75; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., May 8—13.

## OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 6, 1915..	481
Total No. of bargeloads sold Jan. 1 to May 6, 1915.....	481
Total No. bargeloads left over May 6, 1915..	0
Total No. bargeloads left over Jan. 1, 1914..	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 7, 1914.....	351
Total No. bargeloads sold Jan. 1 to May 7, 1914.....	338
Total No. bargeloads left over May 8, 1914	13

## IRON AND STEEL.

### Big Industrial Plant Expansion Feature of the Week.

**T**HERE are signs of strengthening in the May steel business for building construction. The loss of 34 per cent., reported in April under the March total, probably will be entirely made up in the current month by reason of the relinquishment of large railroad orders and an easement in the letting of contracts for industrial plant extension. The Crucible Steel Company will put up a big plant at Harrison, N. J., just outside of Newark and has already closed with the American Bridge Company for 2,500 tons.