

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 5, 1915

REGISTRATION OF ARCHITECTS NOW THE LAW

Does not Interfere With Builders Who May Wish to Make Their Own Drawings Without the Assistance of Architects

A NEW State law requires the registration of architects, the appointment of a Board of Examiners and the examination of candidates for the privilege of practicing architecture. It will not prevent anyone who wishes to build from drawing his own plans, but he may not plan for others without a certificate. Opposed by the Building Trades Employers' Association until within a short time of its passage, as similar bills had been for a number of years past, the bill reposed in the Assembly Committee of the Judiciary from the date of its introduction by Assemblyman Bacher, of Brooklyn, on January 20, until a general agreement was effected, between the building interests and the organized architectural bodies of the State, including the various chapters of the American Institute of Architects and the New York Society of Architects.

Object of the Bill.

As explained by the framers of the bill, "it is an educational measure designed to gradually raise the standard of qualifications for practicing architecture without interfering with the rights of those who are now practising architecture, and without interfering with contractors or others who may wish to make their own drawings without the assistance of an architect."

University Will Appoint Examiners.

The Board of Examiners will be appointed by the Regents of the State University. Dr. J. H. Finley, formerly head of the College of the City of New York, is president of the board. In a letter which D. Everett Waid, as chairman of the architects' joint committee, addressed to President Finley under date of May 19, thanking him for his interest and co-operation, it is said:

"Since our examinations for admittance to practice under the title of 'architect' will be conducted by the State University, the profession may have every confidence that the purpose of the law will be carried out to increase the efficiency of the profession, and thereby benefit the public as well as architecture itself.

"Incidentally, I feel sure that the law cannot be used for ulterior purposes. Some of the builders felt that the architects were trying to legislate business into their own hands. I believe that the building laws should be sufficiently stringent to place the responsibility of safe design and safe construction where it belongs, namely, upon him who undertakes to design and construct, whether he be a contractor, engineer, or architect. This law certainly is not intended to force anyone to patronize an architect."

Builders Were at First Opposed.

Chairman Waid, in a report which he has made to President Richard M. Hunt, of New York Chapter, says the committee in its efforts to secure the passage of this bill encountered a strong sentiment of opposition on the part of the Legislators, not to anything specific in this bill, but on account of their prejudice against license bills in general, and

it was somewhat difficult to convince them that this is an educational measure and not a license bill to be likened to such bills as have been introduced in behalf of the plumbing and heating trades.

"Unexpected opposition also appeared when the attorney representing the Building Trades Employers' Association made active efforts to secure the defeat of the measure. This opposition was a painful surprise, inasmuch as the bill had been submitted by the undersigned personally to the President of that association and also to the chairman of their Legislative Committee a year ago, and we had no reason to suspect from their cordial attitude that there would be anything but co-operation with us. When we discovered that their attorney was instructed to secure the defeat of our bill, we arranged conferences with the attorney and entire Legislative Committee of the Building Trades Employers' Association, and, after protracted interviews during which their leading members supported our point of view, they were voted down by a narrow margin and their attorney instructed to continue to oppose the bill. We then found that an amendment to the bill, which would be in effect a declaration of purpose and which would in no sense change its meaning or effect, would secure the withdrawal of their opposition. This amendment reads as follows:

Paragraph Omitted.

"Nothing in this article shall be construed as depriving any person of any rights which he now has with respect to the filing of plans for new buildings or for alterations to existing buildings; nor shall any department or bureau, or superintendent of any department or bureau, with which plans are required to be filed according to law, refuse by reason of this article to receive the same from any one on the ground that the plans are not prepared by a person styled or known as architect."

"Our joint committee, representing all five organizations of architects, joined in requesting the legislators in charge of the bill in Albany to secure the passage of this amendment. For some reason, those in charge of the bill disregarded our request and the bill was passed without the amendment.

An Embarrassing Outcome.

"This was a very embarrassing outcome, as it placed us seemingly in the position of securing the passage of the bill by a trick. The association was immediately aroused to make the greatest possible effort to secure the veto of the bill by the Governor. Conferences again resulted and opposition to the signing of the bill was withdrawn on our promise to use every sincere effort to secure the passage of this amendment to the bill at the next session.

"In view of the unfortunate experience in Illinois, where, after a law had been in force twenty years, the Board of Examiners has become a football of politics and the laws in existence jeopardized by opposition on the part of the engineers and others, your committee

believes that it will be wise to have this amendment passed, as it will make clear beyond a doubt our purpose to raise the standard of qualifications of architects and not to secure business by force of legislation. The penalty to be incurred under this law is for the use of the title 'architect' by any one not duly qualified. We believe that building laws should be made stringent enough to locate responsibility for unsafe design and bad construction. If owners then choose to employ contractors or others to design their buildings, they will do so knowingly and without being deceived by unscrupulous persons who assume the title 'architect' unworthily and thereby discredit the profession."

The bill is entitled "An act to amend the general business law in relation to the practice of architecture," and reads as follows:

Eligibility.

§77. Any person residing in or having a place of business in the State, who, before this article takes effect, shall not have been engaged in the practice of architecture in New York State, under the title of architect, shall, before being styled or known as an architect, secure a certificate of his qualification to practice under the title of architect, as provided by this article. Any person who shall have been engaged in the practice of architecture under the title of architect, before this article takes effect, may secure such certificate, in the manner provided by this article. Any person having a certificate pursuant to this article may be styled or known as a registered architect. No other person shall assume such title or use the abbreviation R. A., or any other words, letters or figures to indicate that the person using the same is a registered architect.

Board of Examiners.

§78. The Regents of the University shall, within ninety days after this article takes effect, appoint a board of five examiners who shall make rules for the examination and registration of candidates for such certificates, subject to the approval of the board of regents. Such board of examiners shall be composed of architects, who have been in active practice in the State of New York for not less than ten years, previous to their appointment, selected by the regents. Such examiners shall be entitled to such compensation for their services under this article as the board of regents shall determine, not exceeding in the aggregate the amount of fees collected from applicants for certificates.

Qualifications.

§79. Any citizen of the United States, or any person who has duly declared his intention of becoming such citizen, being at least twenty-one years of age and of good moral character, may apply for examination or certificate of registration under this article, but before securing such certificate shall submit satisfactory evidence of having satisfactorily completed the course in an approved high school or the equivalent thereof and subsequent thereto of having satisfactorily completed such courses in mathe-

matics, history and one modern language, as are included in the first two years in an approved institution conferring the degree of bachelor of arts. Such candidate shall in addition submit satisfactory evidence of at least five years' practical experience in the office or offices of a reputable architect or architects, commencing after the completion of the high school course. The board of examiners may accept satisfactory diplomas or certificates from approved institutions covering the course required for examination. Upon complying with the above requirements, the applicant shall satisfactorily pass an examination in such technical and professional courses as are established by the board of examiners. The board of examiners in lieu of all examinations may accept satisfactory evidence of any one of the qualifications set forth under subdivisions one and two of this section.

Evidence of Qualifications.

1. A diploma of graduation or satisfactory certificate from a recognized architectural college or school, together with at least three years' practical experience in the office or offices of a reputable architect or architects; but the three years' experience shall be counted only as beginning at the completion of the course leading to the diploma or certificate;

2. Registration or certification as an architect in another State or country, where the standard of qualifications for the same are not lower than those required by the board of examiners under this article;

3. The board of examiners in lieu of all examinations shall accept satisfactory evidence as to the applicant's character, competency and qualifications, and that he has been continuously and exclusively engaged in the practice of architecture for more than two years next prior to the date when this article shall take effect; or satisfactory evidence that the applicant has been actually and exclusively engaged in the practice of architecture on his own account or as a member of a reputable firm or association for more than one year prior to the date when this article shall take effect; providing the application for such certification shall be made within one year of such date.

Every person applying for examination or certificate of registration under this article shall pay a fee of twenty-five dollars to the board of regents.

§ 79-a. Certificates. The result of every examination or other evidence of qualification, as provided by this article, shall be reported to the board of regents by the board of examiners, and a record of the same shall be kept by the board of regents, and such board shall issue a certificate of registration to every person certified by the board of examiners as having passed such examination or as being otherwise qualified to be entitled to receive the same. Every person securing such certificates shall file the same with the county clerk of the county in which he resides or maintains a place of business. The board of regents may revoke any certificate, if such action be recommended by the board of examiners, after thirty days' written notice to the holder thereof and after a hearing before the board of examiners, upon proof that such certificate has been obtained by fraud or misrepresentation, or upon proof that the holder of such certificate has been guilty of felony in connection with the practice of architecture.

§ 79-b. Violation of article. Any violation of this article shall be a misdemeanor, punishable for the first offense by a fine of not less than fifty and not more than one hundred dollars, and for a subsequent offense by a fine of not less than two hundred nor more than five hundred dollars, or imprisonment for not more than one year, or both.

§ 2. This act shall take effect immediately.

Epoch Making.

"The enactment of the Architect's Registration bill into law is a piece of work that will stand out as a shining landmark in the history of Building in

New York," said Oscar Lowinson, of the New York Society of Architects.

"It is the beginning of the establishment of a standard in the architectural profession. Hitherto there has been no restriction on the practice of architecture, with the result that the standards in the profession had dropped and were still dropping lower and lower; so low in fact that in one large class of the community it looked as though the reputable practitioner had to apologize for expecting to get work.

"A class of so-called architects, or rather 'architects' has sprung up, composed of men who never went to school or whose moral sense had long left them, and it has always been difficult for the man who was about to build to decide whom to select, because he didn't have the means at his disposal, nor did he know how to pick a reputable architect. The so-called business methods of getting work were such so that the glib talker would frequently convince a

would-be client that the man of merit was not the man he was looking for.

"Now this registration act does not prevent any one now practicing from continuing. What it does do is to establish a standard so that an owner may know whether the man he is employing has attained that standard or not. In other words, hereafter there will be Registered Architects and Architects.

"The word 'Registered' hereafter when placed before the word 'Architect' will carry a distinct, definite and unquestioned meaning; viz., that the man is by training and character fit to undertake work, and this has been determined by the University of the State of New York.

"If a man hereafter is not known as Registered Architect it will be presumptive evidence of the fact that the man is not fit to practice. The only case that I know of is when an alien may be practicing, as this act restricts the practice to citizens."

LEGISLATIVE AND CONSTITUTIONAL

Excess Condemnation Assured—Factory Law Modifications—Notes from the Constitutional Convention

ALL the legislation necessary to put into effect the principle of excess condemnation of land for public use was obtained from the recent Legislature. Hereafter judges of the Supreme Court will hear testimony in condemnation cases. Senator Mills' bill amending the Greater New York Charter in relation to authorizing the City of New York to acquire more land and property than is actually needed in laying out, widening, extending public thoroughfares and parks has become chapter 593 of the Laws of 1915.

Edward D. Sayers, formerly chief clerk in the District Attorney's office, has been appointed chief clerk to the new Industrial Commission, at \$6,000. Cyrus W. Phillips of Monroe County, Thomas J. Brennan of Kings and William E. Richards have been appointed Deputy Commissioners of Labor.

Concessions in the Factory Laws.

The amended Labor Law grants concessions in connection with automatic sprinkler installations. At present no part of any floor may be more than 100 feet distant from a required means of exit. In the case of buildings containing automatic sprinkler systems throughout, this distance is increased to 150 feet, which lessens the number of required exits.

Hitherto the number of employees allowed upon any floor would, by the terms of the law, be increased by fifty per cent. where automatic sprinklers existed. An amendment which has been made to the law permits an increase of 100 per cent. where sprinklers are installed.

A bill was passed by the Legislature granting to the Fire Commissioner reasonable discretion to modify the requirements as to fire alarm systems in factory and mercantile buildings, but it did not get the Governor's signature. It will therefore be necessary for the owners of factory buildings over two stories in height, in which more than twenty-five persons are employed above the ground floor, to equip their buildings throughout with fire alarm signal systems as ordered by the Fire Commissioner, although appeal may be made to the Industrial Commission for these orders.

Constitutional Convention Notes.

Several bills calling for ballot curtailment are now before the convention. One provides that only the Governor and Lieutenant Governor be elected and that the Governor appoint all other State officers, while another would make the offices of Governor, Lieutenant Governor, Comptroller and Attorney General elective.

A batch of amendments embodying the views of the American Federation of Labor was introduced by Mr. Curran,

of Rochester. These provide for the prohibition of the use of private armed forces in labor disputes, the prohibition of a State constabulary, an eight-hour day on all public works, old age pensions and insurance of workers against accident, sickness and unemployment, permitting the State or any subdivision of it to undertake public work or engage in other industry to give employment in hard times.

Opposes Compulsory Arbitration.

James M. Lynch, Industrial Commissioner, appeared before a committee against the amendment of Joseph Rosch, of Sullivan County, providing for compulsory arbitration in strikes.

"The State should not have such power," said Commissioner Lynch. "Bloodshed and resistance to any such settlement of strikes would follow. Such a measure could not be enforced, even with the aid of the State militia. The Canadian compulsory arbitration act is not acceptable to the wage earners here, and involuntary servitude would be resisted by American labor."

Professor Jeremiah W. Jenks, of New York, urged favor of Seth Low's proposal for proportional representation. He said it would minimize election frauds.

NEW ROCKAWAY TURNPIKE.

A Continuation of Queens Boulevard from Jamaica to Rockaway Peninsula.

The new Rockaway turnpike, according to F. G. Webb, of Cedarhurst Park, will prove of immense value to property interests in the Rockaways. As all physical improvements along transit avenues ultimately affect the growth of a community, it is prophesied that the new turnpike ought to have a large influence upon this highly developed and rapidly growing community known as the Rockaway Peninsula.

State Engineer Stone completed his survey last week. The new surface is to be macadamized and to have a right of way 100 feet wide. The Cedarhurst Park Realty Co. ceded to the city free and clear a strip 35x1500 feet along the western edge of the residential park.

In order to expedite the completion of the road a commission has been appointed that will shortly make application to the court to vest the title in the city before the condemnation proceedings. This will apply to both the new Rockaway turnpike and the widening of Queens Boulevard, which now is the automobile thoroughfare from Queensborough Plaza to Jamaica. The new turnpike is a continuation of this highway through Jamaica over the meadows and through the highly developed section of Rockaway Peninsula.

IMPROVING THE TIFFANY AND VYSE ESTATES

Building Concerns Active in the Construction of Multi-Family Structures to House New Comers Into the Section

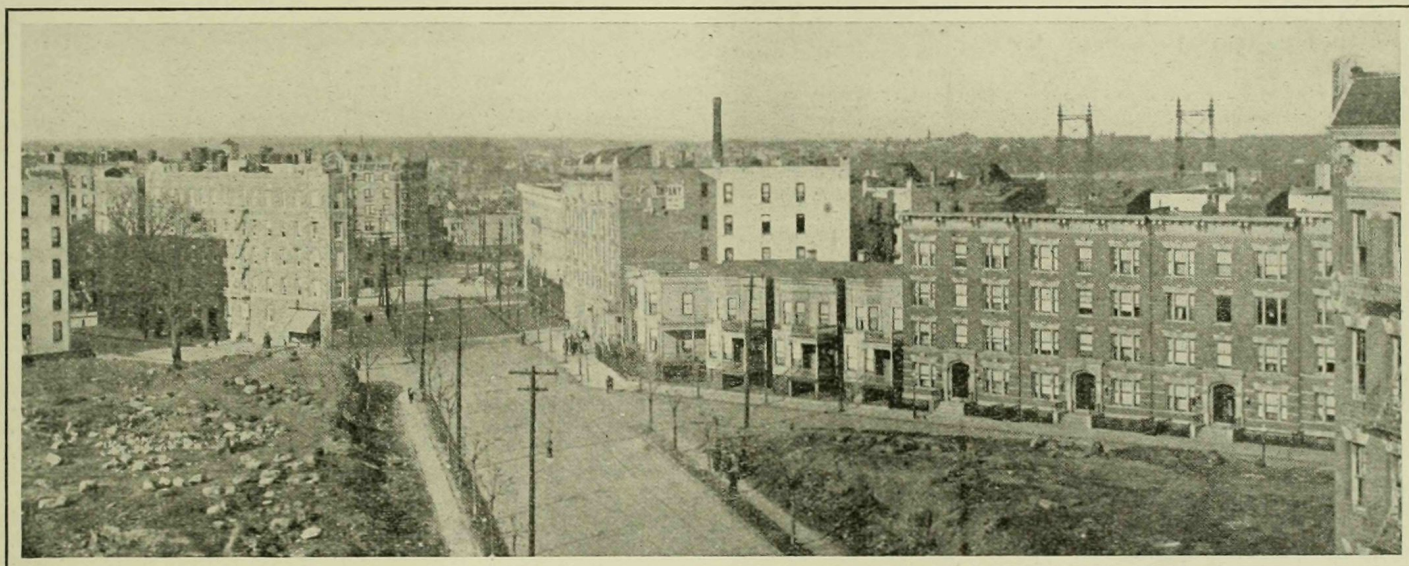
HERE is a section of the Bronx which in a quiet, unobtrusive way has been and still is experiencing considerable building activity, overshadowed, perhaps, by more momentous developments in some other parts of the city, but, nevertheless, deserving attention. Perhaps the inability to lay out definite boundaries for this section, or the difficulty of classifying it by name among the one-time villages and hamlets of the old Bronx, has been responsible for its failure to attract recognition. Many parts of the borough, although units of the Greater City, still retain the old names and associations of the days before they became part of the annexed district. This particular area may be called a part of the

hood by building within its boundaries. The result has been that many blocks heretofore vacant or occupied by small dwellings, typical of New York's outlying sections, have been taken over to provide sites for moderate price "walk-ups." New houses are constantly being added to the rapidly growing number of buildings of this type.

"We are building," said William Sinnott, who, with his brother Peter Sinnott, was among the pioneer apartment house builders in the district, "in anticipation of a still greater influx of population as a result of the additional subway lines now in course of construction, but we have been erecting and disposing of apartment houses even without this incentive. There has always been

improvement. They recently disposed of two new houses erected on a plot 100 by 100 on the west side of Longfellow avenue, 207 feet north of Westchester avenue. On the east side of Longfellow avenue, 139 feet north of Westchester avenue, the Absar Realty Company is erecting two five-story houses on land bought last January from Lyman Perry.

The triangular plot bounded by West Farms road, Hoe avenue and 167th street was recently improved with two five-story houses by this company. At the northeast corner of Longfellow avenue and 174th street the Trask Building Company has erected two five-story buildings. On the east side of Hoe avenue, just north of Jennings street, the Galveston Building Company is erecting apartment



DEVELOPMENT ON WEST FARMS ROAD, NEAR 167TH STREET.

old Tiffany and Vyse estates. There are some who may say that its building progress is merely an off-shoot or echo of the now historic Hunts Point building boom, but an analysis of its development will show that the growth has not been spectacular or sporadic, but steady and uninterrupted.

Roughly the boundaries may be described as the Bronx river, Southern Boulevard, 165th street and 174th street. In this tract there has been for the last six years unusual apartment house construction and many of the most desirable corners have been improved with high class multi-family structures. It has been a conservative growth, retarded and influenced, many believe, by general conditions throughout the city, but one, nevertheless, which assumes a new importance when we consider that it took place during a period when there was unquestionably a cessation of building activity. It may be regarded with additional interest when it is known that no one builder was responsible for the movement, but a host of them contributed. Among those interested in this movement were Eberhard & Podgur, Michael Tully, William and Peter Sinnott, the Ensign Improvement Co., Turek Construction Company, the Mack Construction Company, Charles W. Richardson, Thomas Reilly, Philip Herchowski and Schwarzler & Semke; also some comparatively small concerns which were tied up in but perhaps a single operation and devoted most of their attention and effort to but one undertaking at a time; men who took no unnecessary risks and built only when they felt that they could justify their confidence in a neighbor-

a consistent demand for small moderate priced flats and we have never had any difficulty in filling our buildings with desirable tenants. Even before the Whitlock avenue route was chosen, this section had been selected by builders for apartment house construction and the actual operation of these new transit systems will serve to make the territory more desirable than ever for improvement along the same lines."

"The demand, as we find it," said A. G. Bechmann, who manages several houses in the neighborhood, "is chiefly for three and four-room suites, averaging about \$7 a room, and we have very few such apartments vacant at this time. It is easy to understand why the houses have met with popular approval, combining, as they do, all the comforts and conveniences of modern construction, with a location within easy riding distance of the business centers of the city."

A number of building operations are now under way. At the southeast corner of Vyse avenue and Home street, Peter Sinnott is building two five-story flats; on Vyse avenue adjoining, William Sinnott has begun the erection of two similar structures. On the same block, at the southwest corner of Bryant avenue and Home street, these builders erected last year two five-story apartment houses on land acquired from the heirs of the Tucker estate, who had owned the block bounded by West Farms road, Home street, Vyse and Bryant avenues for more than half a century. The same builders recently bought the plot 50 by 100 on the east side of Vyse avenue, 107 feet south of Freeman street, on which they also contemplate apartment house im-

provement. They recently disposed of two new houses erected on a plot 100 by 100 on the west side of Longfellow avenue, 207 feet north of Westchester avenue. On the east side of Longfellow avenue, 139 feet north of Westchester avenue, the Absar Realty Company is erecting two five-story houses on land bought last January from Lyman Perry.

The triangular plot bounded by West Farms road, Hoe avenue and 167th street was recently improved with two five-story houses by this company. At the northeast corner of Longfellow avenue and 174th street the Trask Building Company has erected two five-story buildings. On the east side of Hoe avenue, just north of Jennings street, the Galveston Building Company is erecting apartment

houses similar to those which it built last year on the block south of Freeman street. The Mack Construction Company recently acquired a large frontage on the west side of Bryant avenue, south of 165th street. Plans have been filed for the construction of similar structures on this plottage.

William Sinnott has undertaken a similar operation on the plot 100x100 on the west side of Bryant avenue, 100 feet south of Home street, of a five-story apartment house.

All of the avenues within these boundaries, as already defined, have felt this building trend, among them Longfellow, Hoe, Bryant avenues and the Southern Boulevard. No better indication of the growth in population on these avenues and in the adjoining streets can be offered than the fact that within the last three years two new public schools have been found necessary to provide additional educational facilities for the coming generation. The school on Vyse avenue, between 173d and 172d streets, was opened last September and another building is now under construction at Intervale avenue and Freeman and Chisholm streets. The church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, has just completed a four-story parochial school on a plot 100 by 100 on the east side of Hoe avenue, 100 feet north of 167th street.

The new telephone building, to house another exchange, has been completed at West Farms road and Fox Square and the need for such a structure to provide more adequate telephone service furnishes additional proof of the recent growth of the section.

CIVIC ARCHITECTURE IN NEW YORK CITY

The Average Quality Good From the First—Some Notable Early Buildings—Interesting Modern Groups—Planning Civic Centers*

By GEORGE B. FORD

Consultant to the Commission on Building, Districts and Restrictions

FROM the standpoint of the general appearance of the city and the impression that it makes on the visitor, the character and quality of its architecture is of the greatest importance. No one likes an ugly or sordid city, and unless it appeals to the eye it is very difficult for the visitor or even the citizen to be really enthusiastic about the city. It is well known that under our laws it is impossible for the city to control the appearance of privately-owned structures; but it does have full control over public buildings and structures, and by demanding that such buildings be designed with taste it can not only set a worthy example to private builders, but by the very number of the public structures can have a marked influence upon the effect of the city as a whole.

Good Designs of the Past.

From the first, the average quality of city architecture in New York has been good. In the oldest prints and views of Manhattan we find public buildings that were quite worth while architecturally. There were, too, an interesting grouping of buildings, such as "Bridewell," the "Workhouse" and the "Gaol," as they stood on the site just north of the present City Hall. The Governor's house was beautifully set where the Custom House now stands, as was the old City Hall, at the intersection of Wall and Broad streets. The present City Hall was designed by Mangin and McComb in 1803-1811, and with its open setting is one of the architectural gems of the country.

Later we have interesting groups, such as the Metropolitan Art Museum, the Museum of Natural History, the Brooklyn Institute, City College, New York University, Columbia University, Bellevue Hospital, and the Bronx Zoo Buildings, etc.

We have latterly the striking architectural treatment of most of our bridges and the plans which are being carried out for their approaches, including the great private bridge of the New York Connecting Railways. The proposed plans for the future layout of Blackwell's Island, for the Park Circle Plaza and the Brooklyn Public Library, which is already being built, are interesting suggestions in civic grouping.

Planning Civic Centers.

Probably, however, the most important work which the city is doing in civic design is in the planning of the civic centers for each of the five boroughs. The Brooklyn City Plan Committee and the Bridge Department have prepared most elaborate and interesting plans for the Brooklyn Civic Center and bridge approach. Richmond already has a promising civic center well under way about its charming new Borough Hall.

Queens has a nucleus for a civic center about its Court House, and the Bronx is just at the present moment trying to decide on the site for its County Center to supplement the present civic center at Crotona Park. The greatest work, however, in civic design that the city is now undertaking is the building of a great civic center about the circular Court House in Manhattan, where the city is acquiring about \$10,000,000 worth of land in order to give the magnificent circular Court Building proper approaches and setting on all sides.

In addition to the above-mentioned forms of civic architecture, the Public

Service Commission is doing much to enhance the appearance of the city in improving the quality of the design of its rapid transit structures and stations, particularly in the parts about to be built in Queens and the Bronx. Similar interesting work has been done for the city in the control of the design of street fixtures such as lighting standards, telegraph and telephone poles, watering troughs, subway kiosks, public comfort stations and other street accessories, for the architectural quality of these has vastly improved within the past few years.

Noteworthy Monuments and Statues.

The city has also been fortunate recently in the quality of the monuments and statues erected in the streets and parks, such as the Pulitzer fountain, the Firemen's monument, the Carl Schurz and the Straus memorials, etc., as well as in the case of older monuments, such as the Washington and Brooklyn arches, and the Hunt memorial, the Soldiers' and Sailors' monument (the column in Brooklyn), and the Sherman and Farragut statues.

After all, perhaps some of the greatest contributions to civic architecture have been made by private corporations, as, for example, the great educational group around Columbia University. The New York Central has also set a remarkable object lesson in the design and placing of the Grand Central Station with approaches north and south, and particularly in the way it has preserved a uniform cornice line on the west side of Vanderbilt avenue, of the same height and character as that of the station itself across the street. As an example of the possibilities in improving the appearance of the city, particularly in the outlying sections, the work which has been done by the Sage Foundation Homes Company at Forest Hills Gardens, Long Island, in the design and arrangement and harmonious grouping of the station and all of its surroundings, is particularly interesting.

An Incomparable Vista.

For sheer beauty New York City can boast of views or vistas which compare with those of any city in the world. Not only is the effectiveness of Columbia University Library, with its great formal terracing and approaches, hardly surpassed in Europe, but almost nowhere can we find a view that compares in charm and inspiration with that obtained by standing in front of the northwest door of the Municipal Building, looking up through its beautifully designed arch, over that gem of architecture, the City Hall, to the wonderful Woolworth Building rising beyond. It is a remarkable standard for the city to live up to in its future civic art.

The Art Commission's Work.

The city has been in the habit of having all of its buildings of any importance designed by private architects. The city has had at several periods for a short time a consulting architect. The Board of Education has its own architectural department. In general, from all of these sources the results have been comparatively good. However, the great advance in the control of the quality of civic architecture came with the creation of the Art Commission of the City of New York on January 1, 1898. Boston had an art commission with very limited powers in 1890, and Baltimore in 1895. John M. Carrere, acting through the Society of Beaux-Arts Architects and through the Fine Arts Federation, proposed in 1896 that

such a commission should be appointed in New York City.

An act creating it and giving it very broad powers was incorporated in the Charter of the Greater City. During the first four years of its existence it had jurisdiction only over works of art and it passed upon the designs of public structures only when requested to do so by the Mayor or the Board of Aldermen. Since 1902, however, the law requires it not only to pass upon all works of art but upon all public structures of any sort, and upon all private structures built wholly or in part upon public land; also upon the lines, grades and plotting of all public grounds. The only exception under such jurisdiction is that when a structure is to be erected costing \$250,000 or less the commission shall not act if requested not to do so by the Mayor or the Board of Aldermen.

Commission Acts As Jury.

The Art Commission acts as a jury and considers not only the artistic quality of plans, drawings or models submitted to it but considers the appropriateness of their site and the fitness of the design to its use. The approval of the Art Commissioners is essential on all matters over which they have jurisdiction, and final payment cannot be made until they have approved of the design, but if they fail to pass upon a design within sixty days of the time when it was submitted to them the work can be carried on without waiting further for their approval. They have no initiative and make no concrete suggestions for improving designs submitted to them.

Many hundred matters are submitted to them in the course of a year, but as it works out, many matters which should by law be submitted to them are not, in fact, as the commission lacks the funds necessary to follow up all building on city land. That they have had a marked influence in raising the standard of taste and beauty of public structures is obvious to anyone who compares the designs as first submitted to them with the designs as they finally approve them.

Under Mayor McClellan for the two years following July 1, 1907, Walter Cook served as consulting architect to the Board of Estimate. His duties were to supervise the preparation of plans, designs and specifications connected with the construction of all public buildings authorized by the Board of Estimate. His work was creative and he had the initiative which the Art Commission lacked. In this capacity he had a marked effect on the quality of city architecture during the two years that he was in office.

There remains much constructive work to be done in carrying out the future building of the city, not only in creative design, but in choosing sites and in the study of the relative location of buildings as erected by different departments, so as to gain such effectiveness as can be secured by grouping. The city needs some one body that can keep a clear perspective of the whole field of development, and who will see that individual building projects as they come up conform to the comprehensive plan.

—The Borough of Manhattan has 2,155 hotels and elevator apartment houses.

—The United States holds property in the City of New York valued at \$66,331,901.

*From a paper read before the Advisory Commission on City Plan and printed in connection with the Annual Report of the Committee on City Plan.

ANNUAL REPORT OF BORO. PRESIDENT MARKS

Deals With Accomplishments of the Department During 1914, Showing Improvements Instituted in Existing Systems

MARCUS M. MARKS, Borough President of Manhattan, has issued this week his first annual report, which will be printed later as a general introduction to the regular annual borough reports for 1914, which have been submitted to him by his department heads. The Borough President's report contains many items of interest to real estate owners and builders, and reviews the work accomplished during the last year. The principal accomplishments through the Bureau of Public Buildings and Offices during the past year are briefly stated as follows:

Comfort Stations.—The Abington Square comfort station, the comfort station at 129th street and Third avenue, and the comfort station on the Manhattan approach to the Queensboro Bridge were completed and turned over to the public use.

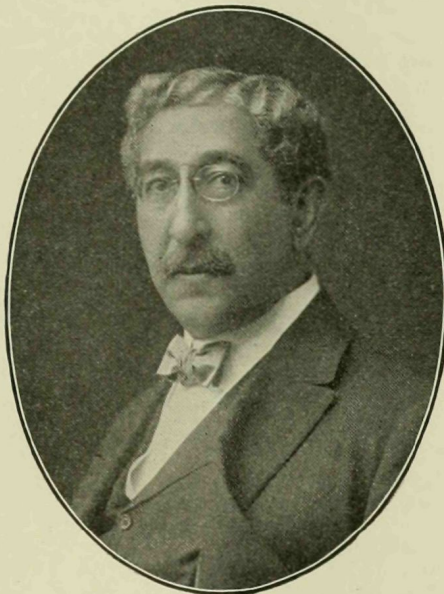
Swimming Pools.—Swimming pools were installed in the Rivington street bath, and two nearly completed in the East 54th street bath. The West 28th street bath was completed, and is today the most advanced example of institutions of this kind existing anywhere in the world. It combines the shower bath, the plunge bath, the gymnasium, the roof playground, and space for a public laundry. In the pool baths there has been installed a refiltration system which provides a constant circulation of clean, filtered water.

Children's Court.—The new Children's Court in East 22d street was practically finished during the year, and now needs only its furniture to make it the finest children's court in the world. It will be a model institution in beauty of architecture, interior arrangement, and provisions for administering cases of juvenile delinquency.

Washington Market.—The unsatisfactory interior of Washington Market has just been reconstructed, and equipped with a refrigerating plant. As a result, it will rank with the best markets of the world.

City Hall Improvements.—The east wing and part of the west wing of the City Hall have been restored and renovated, and the building itself has been strengthened. The Mayor has been provided with a new reception room. New offices have been provided for the President of the Board of Aldermen and for the chairman of its Finance Committee.

Municipal Building.—The largest building under the jurisdiction of the Bureau of Public Buildings and Offices is the Municipal Building. It contains about 1,000 offices, with over 4,200 employees of the various departments of the city government, and has about 10,000 visitors daily. The Municipal Building is the world's largest building of its kind. The expense of its maintenance and administration compares favorably with that of any large private office building, notwithstanding the fact that all of the cleaning, repairing and operating forces are protected by the eight-hour labor law, and other restrictions. During the year, thirty-seven city departments or bureaus and other offices, including the Municipal Reference Library, have moved in, and there is available space remaining. There are 830,000 square feet of floor area to be cared for; the estimated annual cost for daily cleaning, watching and attendance during 1915 is 11.9 cents a square foot; the estimated annual cost of operation and maintenance for 1915 is 29¾ cents a square foot of



HON. MARCUS M. MARKS.

floor area, and 49 cents a square foot of office area.

Bureau of Highways.

One of the most important improvements effected during the year 1914 by the bureau was the establishment of the new borough asphalt plant, which is one of the few municipally-owned asphalt plants in the country. Before the close of the year it was possible to cancel all the remaining contracts for the maintenance of asphalt pavement within Manhattan, and today it is doing all the repair work required on the 3,150,000 square yards of asphalt pavement out of guarantee which has been laid in this borough. The work has been done with a high degree of efficiency and at a very low comparative cost, the saving being about 40 cents per square yard under the price paid formerly when this work was done by contract. The Bureau of Highways has charge of four corporation yards, six storage stations and one supply house.

There has been put into operation a new plan under which the borough has been divided into twenty-one districts, each having assigned to it an inspector, who is responsible for the proper backfill of street openings made by the public service corporations.

Repavement of Railroad Areas.—A better and more definite policy in regard to repaving railroad areas has been adopted. Formerly, a contractor did not know how much was expected of him, and consequently he included in his bid the expense for the entire restoration. We have established a policy of instituting 12-foot radius curbs, which permit traffic to swing around the corners in the proper manner.

Sidewalk Encroachments.—The Division of Sidewalks is an important branch of the Bureau of Highways. In connection with the removal of encroachments, it is most gratifying to note that a great number were removed, on account of street widening, during the year. Streets in which these encroachments were removed were Rector, New, 24th, 27th, 28th, 29th, 30th, 31st, 32d and 33d streets.

The matter of these street stand obstructions has been particularly vexatious, but through the co-operation of the Publishers' Association of New York City, representing all the newspapers, a satisfactory arrangement has been developed. The policy has been, with the

minimum of disturbance, quietly to remove newsstands from the curbs and place them against the buildings.

New Street Signs.—A new type of enameled street sign has been adopted which represents a radical departure from those previously in use. These signs have been placed along Madison avenue from 23d to 136th street; Second avenue from 24th to 129th street; Sixth avenue from Carmine to 59th street; Ninth and Tenth avenues from Little West 12th to 59th street; the west side of Central Park West; Avenue A, Houston to 24th street; Avenue B, Houston to 21st street, and Avenue C, Houston to 18th street; Broad, West, State, Whitehall, South, Delancey and Kenmare streets, West Broadway, Herald and Greeley Squares, and Columbus Circle. Street signs of this new type will soon be installed on other streets and avenues, and, so far as practicable, the old signs will be improved so as to present the appearance and advantage of the new type.

"Closed Season."—We have continued the policy of issuing during the "closed season," or period covering the winter months between December 1 and April 1, no permits for street openings, except in cases of real emergency.

Building Materials.—By means of inspection and violation notices, steps have been taken to keep the streets and sidewalks free from building material for which no permit has been issued, and to keep the building material within the legal limits in cases where a permit has been issued. The placing of boilers on streets has been prohibited, wherever possible, in downtown districts. During the year there has been established a policy requiring a deposit for the opening of any street. This makes it certain that the contractor will remove all surplus material at the completion of his work. In order that newly-paved streets may be left undisturbed for the longest possible time, we have adopted the policy of giving to property owners, builders, public service corporations, and others, who for any purpose may desire to open the streets, the amplest possible notice of our intention to lay a new pavement, and for a year following to refuse permission to make cuts therein, except in emergency cases.

Street Pavements.

A comprehensive and rational plan has been adopted for the repaving of the streets of this borough. Whenever it becomes apparent from the cost data that the repairs on a particular street amount to more than a certain percentage of the first cost, depending on the particular type of pavement and the traffic and other conditions, that street is listed for repaving. In Manhattan last year the number of cuts in the pavement reached 28,000.

Types of Pavement.—Under heavy traffic conditions, where noise is not a serious objection, the improved granite block pavement, such as has been laid on Lafayette street, is the most satisfactory form the standpoint of durability and ultimate economy; and is entirely satisfactory for both motor and horse vehicles. In districts occupied by office buildings, residences, schools, hotels and retail shops it is necessary to have a less noisy pavement, and the choice then lies between asphalt and wood. It will depend on the amount of the traffic and the prevailing market prices of these pavements as to which is to be preferred in a particular case.

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Building Construction and Building Management
in the Metropolitan District

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The garment manufacturing trades, which utilize thousands of lofts in New York, report that they are busy.

The pronounced upward movement of stocks this week is an indication of the underlying strength of the market, reflects favorably on real estate and brings encouragement to everyone. Investors in all kinds of securities, realizing that fundamentally conditions are sound, are justified in not sacrificing their holdings.

The United States District Court of Appeals' decision that the U. S. Steel Corporation is not a combination in restraint of trade, as the Government had charged, was received by the business world with satisfaction and joy and as an assurance that business interests are to have better treatment in the future. Sunshine is breaking through the clouds at various places. Incidentally, the steel plants of the country will soon be running full, if sufficient labor can be obtained. The Steel Corporation is utilizing 82 per cent. of its ingot capacity.

Money is plentiful in London, as it is here; and a good deal of it which would ordinarily be used for speculation in stocks is going into real estate, the demand for small property being better than for a considerable time. A similar course of action would no doubt be taken in America should the country become involved in war. The safety of real estate as an investment would be apparent to every monied person under such circumstances, and even if no war comes to us the constant fear of complications and the frequent semi-panics which this will give rise to will make stock speculation even more hazardous than usual, and real estate investment by comparison immeasurably more secure.

The Problem of City Government.

As a form of government responsive to the real needs of the community and the distinctly expressed will of the people, it must be admitted that the government of the City of New York has not proved satisfactory. The city has not had real local self-government in accordance with the fundamental principles of democracy, but has been a subject community. It has been subject to overruling misgovernment from Albany on the one hand, and on the other hand to an indifference at City Hall to the basic principles which alone can insure a successful city government. We have actually less municipal democracy here in New York City than has any city in the British Isles or any city of Western Europe. In those countries there is no curtailment of powers once granted to a city, as in the case of the Building Department of New York City, for example. Our problem is how to obtain real local self-government and then how to make that government truly American, democratic and responsive to the intelligent public will.

It is of course understood by everybody that the powers of the city corporation are wholly derived from the State Legislature, that the high seat of authority is not at City Hall, but at the State Capitol, and that the Legislature can both give and take away. In consequence of this we have been governed most from without the city. Agencies for good and agencies for evil have both been going to Albany and securing without much trouble, until recently, such legislation as they desired. No city in a monarchical country could be so imposed upon. New York has in consequence a famous specimen of the cumbersome and wasteful form of government. The American spirit of independence, dulled by the long exercise of local functions by the State, needs to be aroused. We have learned the lesson that if cities are to be well governed they must be self-governed, but we have not applied it.

Some still say it is not safe to give the great city autonomy, because of the dangerous elements in the electorate, elements which cannot comprehend civic righteousness and have not in their hearts subscribed to the American doctrine of the square deal. This has ever been the excuse for the interference of the State in local government when any excuse has been possible, but as an objection to granting local self-government it has lost its effectiveness since there has come to the people a clearer appreciation of the wisdom of keeping politics and administration apart, and of the absolute need of having a local government responsive to the people of the city. With a new feeling about "local politics"—a feeling that "local politics" is no politics at all in a true sense—there is a general desire to try the new plan. And where is the danger, when the Legislature has power to check us if need be?

So evident is the public wish for real self-government that resolutions have been introduced in the State Constitutional Convention to engraft into the fundamental law of the State provisions which will restrain the Legislature from going to the lengths that it has in the past. The Convention with the best intentions may, however, do more harm than good in putting checks on the Legislature. Many of our States have tried by constitutional provisions to prevent the undue meddling of their legislatures with local affairs, but have found the restrictions less efficacious than they had hoped for. If the Legislature of this State will simply reform itself and then resolve to let New York City alone, after giving it full authority to frame its own charter, that will be sufficient, according to the experience of other cities that have come to grips with the same problem. Home-made charters have proved to be better than those made at State capitals, and they seem to be the only way of getting a government capable of managing the business of a city wisely and at the same time being responsible to the people. Sometime

this fall there will come before the public the tentative draft of a charter prepared by a committee of the Board of Estimate of which President McAneny is chairman. It is hoped that our real estate boards and business men's associations will prepare to receive it and scrutinize it with the knowledge of what is required of such a piece of legislation in this age. They should also in anticipation of the coming hearings on the new charter, both at the State Capitol and at City Hall, engage eminent counsel and advisers, men imbued with the purest principles of American democracy, and determined to secure for New York City a government which will not need to be apologized for.

Our Common Interests.

It ought not to be necessary to explain to anyone the dependence of the community upon its property interests. It ought not to be necessary to defend the young man who by industry and saving has acquired a stake in the city, or the widow and children whose heritage and support consists in the possession of real estate, or the corporate interests which have loaned money to those who have built up the city and made it what it is in a material sense. Least of all should it be necessary to direct that defense at the municipal administration.

While it is true that every succeeding generation must be taught its alphabet, one does not expect to be called upon to teach elementary economic principles to governmental authorities, or to take part in any argument based on the sophistry that the interests of the whole community or the body politic are not identical with the interests of its property and business. Capital and labor may at times represent two sides of an economic problem; the landlord and the tenant and the buyer and the seller may and do stand in opposite business positions, but the interests of the community cover the interests of all of them.

The "health, safety and welfare of three million people" and "the convenience of the building interests" are not therefore opposing propositions. That they appear to be to the Mayor of the city and some others in authority is evidence either of the erroneous impression which the socialistic propaganda is alleged to have made at City Hall, or it is evidence of the desire of aspiring statesmen to pose in heroic roles.

Under such circumstances it would indeed seem to be necessary to tell how important in the community is the average property holder, the young man of family, who has through proficiency in his business, persistent saving and the exercise of all the qualities of good citizenship, acquired the title to a two-family dwelling in Flatbush, or a small apartment house in Harlem, or a loft building downtown. This is the type of seventy-five per cent. of all the "landlords" in Greater New York, as everywhere else. Depend upon it, he is a man of sterling character, a good father and husband and a loyal American citizen. The other twenty-five per cent. of owners are estates and corporations, whose investments are principally in business buildings and large apartment houses, hotels and theatres. It is the average owner, however, that is here referred to, and there is no doubt at all that he has good grounds for thinking that his interests, as well as the welfare of the business community generally, are considered in some quarters as separate from and of less importance than the "health, safety and welfare" of beneficiaries of the city's bounty simply because of the larger number of votes the latter can deliver.

The margin by which the individual owner holds title is often very small. The mortgage is held by the savings bank, and the bank is the depository of the savings of a multitude of men, women and children, to whom is paid interest at the rate of four per cent. in return for the use of money for which the bank receives five per cent. Or, perhaps the mortgage is owned by the

life insurance company, which is only another semi-public trustee of the savings of thrifty people. The real owners of New York property are therefore its saving men and women of all classes of society, rent payers as well as taxpayers, all of whom suffer when the economic welfare of the community is sacrificed to political ambitions.

They are carrying a public debt of \$1,430,000,000, which is greater than the debt of the U. S. Government, and meeting an annual obligation now amounting to \$211,000,000. Every one of them feels the burden, though all may not realize who and what put it upon them. People expect to pay an extra price for the privilege of living and doing business in New York, but when the city's affairs are so managed that they are deprived of the greater advantages for which the extra price is paid, they have just cause of complaint.

The Building Situation.

The building situation in Manhattan and the Bronx is in a healthy condition, and unless some unforeseen conditions arise the year 1915 should exceed 1914 not only in the number of plans filed, but also in the amount involved. In Manhattan, from January 1 to June 1, 210 new buildings were projected, as against 221 during the corresponding period last year, but the estimated cost for the current year is placed at \$35,325,890, as against \$22,450,090 in 1914. This ratio has been somewhat increased since the end of the first quarter of the year. In the matter of alterations, the figures this year are only a trifle in excess of those for 1914.

In the Bronx there has been a considerable building movement, involving both apartment houses and industrial plants. The cost of construction during 1915 has been placed at \$13,563,525, as against \$7,250,092 for 1914, though in the matter of alterations there is indicated a loss.

It must be borne in mind that while the plans filed for Manhattan show a big increase during the present year, still that does not represent all of the gain, for many large operations which had plan filings last year were not started until recently, and most of the new construction will start in the immediate future. This same condition holds good in the Bronx and is clearly indicated by the current building material prices.

There has been a general hardening along the line, though it is almost too soon to have substantial effect upon prices. In almost all lines there was a considerable surplus of materials on hand when the current year started, and this overproduction, if it can be so called, had to be consumed. Dealers report that the absorption of this surplus has been satisfactory, and in several lines a price increase should result.

Building loans, an important factor in the building industry, are easier to obtain than for many months. Banks and loaning institutions were eager a few months ago to curtail their commitments, but at the present time they are willing to make loans on favorable operations, where builders are responsible.

Technically the real estate market, as a whole, is in a strong position, and if let alone should become active. The outlook today is more favorable than for a long time.

Land Value Maps for 1916.

The Department of Taxes and Assessments has again made arrangements with the Record and Guide for the publication of the annual Land Value Maps. Without expense to the city, the Land Value Maps for 1916 will be printed as a supplement to the Record and Guide next October. Every subscriber to the Record and Guide will receive a copy without charge. To the general public they will be sold at the price of two dollars for maps covering the entire city.

The Land Value Maps are prepared by the Department of Taxes and Assessments to show the value per front foot of inside lots one hundred feet deep on each side of every block in every bor-

ough, and the value per acre of unplotted land. The purpose of the maps is first to aid in the assessment by presenting to the view of the assessor all of his territory, with comparable figures on every street; second, to aid the commissioners in passing upon applications for reductions of assessed values; and, third, to enable the public to aid the department by suggestions and criticisms.

To the professional appraiser of property, to the investor or to anyone who wishes to know the assessed valuation of any piece of land in the whole city, the maps are quite as indispensable. No method has yet been devised that is equal to this publication of land value units for the purpose of comparing assessments, as well as preserving equality of assessments between parcels similarly situated.

Why Realty Is Ill-Treated.

Editor of the RECORD AND GUIDE:

Your very interesting article on "Governmental Attitude Toward Realty," in last week's Record and Guide, has come to my attention. As president of the Real Estate Association of the State of New York, it was my privilege and duty to take a very active interest in the work of the last Legislature. I therefore had an opportunity to judge of some of these matters under discussion at first hand.

Most people probably do not realize that the organized charities and philanthropies maintain an active lobby at Albany. This lobby or legislative bureau is thoroughly organized, efficient and effective. For some unknown reason, this lobby has taken great exception to the fact that the real estate interests have at last become organized throughout the State, and through the Real Estate Association of the State of New York are beginning to make their influence felt at Albany. Their attitude, as much as anything else, leads me to believe that these interests have actively opposed the interests of property owners.

Of course, there is actually no antagonism between the sincere social or charity worker and the real estate owners and operators of the present day. Their interests are identical. If the Legislative representatives of the social and charity workers have obtained an erroneous idea that these interests conflict, this error must be corrected, and the quicker it is corrected the better for all concerned.

As to the attitude of the official force towards real property interests, the statement of Hon. Cyrus C. Miller, in your issue of last week, bears out what I have found. The members of the Legislature, while being responsive to some extent to their constituents, are even more responsive to their leader on the floor. His word is law to most of them. He, in turn, reflects the best organized forces of the community, and it will only be possible for the real estate interests to exert a proper influence on him through effective organization. There is no question but that the real estate interests received better treatment at the last session of the Legislature than ever before. At all times we were accorded a cordial welcome, and the legislators quickly realized that even if we were in the minority from a political standpoint, we were entitled to special consideration because we represented that portion of the community which paid for the running of the government.

It would be foolish to generalize regarding the attitude of officials, since each official acts according to his individual experience and influences. I cannot say that I have found any disposition on the part of officials to mistreat the real estate interests, but I have found a woeful ignorance of actual conditions and of the effect of bad measures and regulations on real estate. This can only be overcome through a campaign of education, and such a campaign requires time and money.

Perhaps the most important result of the winter's campaign has been the clear demonstration that results can be ob-

tained from organized effort on the part of the real estate interests. One of our most experienced and oldest real estate operators and investors recently said to me, that he had come to the conclusion that the real estate interests must eventually establish a bureau at Albany to watch every law proposed in the Legislature and every governmental ruling, so as to check mistakes and needless interference right at the start. He said that it was his experience that most of the trouble was due to lack of intelligence rather than any desire on the part of the Legislature or the officials to interfere with property rights. In this I heartily concur.

M. MORGENTHAU, JR.

Tenement House Law Decision.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association, represented by Harold M. Phillips as counsel, carried the case of the Tenement House Commissioner vs. L. A. McDevitt to the Court of Appeals, which decided that the owners of property were not responsible for the acts of their tenants or sub-tenants, of which they had no knowledge and over whom they had no control. Any other decision would have been a monstrous injustice. This is a far-reaching decision and makes for the security of all owners of apartment houses and tenement house property.

The United is the only real estate protective organization in the City of New York that has the courage to fight for its convictions in court.

STEWART BROWNE,
President U. R. E. Association.

High Finance.

Editor of the RECORD AND GUIDE:

Not much seems to have been made of the sale this week of 454 Broadway, and yet it furnishes what may be called a concrete instance of realty conditions in Manhattan and of the relation of city government to them. A previous chamberlain had loaned \$75,000 of moneys, of which he was custodian, on this property, the assessed valuation of which, I understand, was \$68,000. No one but "the city" would have made such a loan. It was defaulted on this year and went to foreclosure, selling at auction for \$60,000, which marks: first, a loss to the city of \$15,000 on its principal investment only; second, the inaccuracy of the city's own valuation, and third, the diminishing marketable value of property in one of the most prominent and long-developed portions of Manhattan.

BROKER.

June 1, 1915.

Try Again.

Editor of the RECORD AND GUIDE:

Will you state in your next issue the proper place or person or court to which complaint may or should be made against the building and tenement house departments, for wilful violation of the laws they are entrusted with to enforce; also the proper courts in which to bring a civil action against them, and you will greatly oblige a regular reader of the Record and Guide?

Answer.—The Supreme Court has jurisdiction of proceedings brought to review action of the department in violation of law. Have you fully stated your cause of complaint to the department heads? If, after a fair, full discussion of the matters with them, you feel that you still have reason to doubt the fairness and legality of the rulings, you would better consult some good attorney at law.—Ed.

The City Debt.

New York City has authorized the issuance of \$776,071,945 in long term bonds during the last eight years, according to a report submitted to Acting Mayor McAneny by City Chamberlain Bruere.

The debt service appropriation this year was \$52,832,318. This means that the share of every man, woman and child in the city in the interest of New York's enormous debt is \$10.

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REAL ESTATE NEWS OF THE WEEK

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

NEW SUBWAY LINES.

The Fourth Avenue and Steinway Tunnel to Be Opened About June 15.

The Public Service Commission expects to open for operation two important links of the Dual System of rapid transit about June 15. These are the Fourth avenue subway in Brooklyn and the Steinway tunnel, connecting Manhattan and Queens. The Fourth avenue subway runs from the new Municipal Building in Manhattan, over the Manhattan Bridge to 86th street, Brooklyn, near Fort Hamilton, with branches to Coney Island. It will be operated by the New York Municipal Railway Corporation, and temporary operation will consist in the use of two tracks between Manhattan and Coney Island. The Steinway tunnel runs from 42d street, Manhattan, near the Grand Central Station, under the East River to Jackson and Van Alst avenues, Long Island City. It will be operated by the Interborough Rapid Transit Company, with free transfers to and from the existing subway. Both companies have fixed upon June 15 for the beginning of operation, and the commission is prepared to award that date to which ever company gets its road in shape for operation first. Operation of each line, however, will begin on or about the date mentioned. The Steinway tunnel cost between \$7,000,000 and \$8,000,000. The Fourth avenue subway and its connections will cost the City of New York about \$25,000,000.

Elevated Railroad Contract.

The Public Service Commission has awarded the contract for the construction of Section No. 2 of Route No. 49 to the Oscar Daniels Company, the lowest bidder, for \$863,775. This section is a part of the Culver rapid transit railroad in Brooklyn, which will connect with the Fourth avenue subway. The route runs through Gravesend avenue and Shell road to Coney Island. The part just placed under contract extends from Bay Parkway (22d avenue) through Gravesend avenue and Shell road to Avenue X. The road will be an elevated railroad, and the contractor must complete it within 18 months. The new road will be operated by the New York Municipal Railway Corporation in connection with the Fourth avenue subway.

Nostrand Avenue Subway.

Bids will be opened by the Public Service Commission on June 15 for the construction of Section No. 1 of Route No. 29, a part of the Nostrand avenue subway in Brooklyn. The Nostrand avenue line is a branch of the Eastern Parkway subway which is an extension of the existing subway, and will be operated in connection therewith by the Interborough Rapid Transit Company. Section No. 1 covers that part of the line between Eastern Parkway and Church avenue. Plans call for a two-track underground railroad, and the work is to be completed within 21 months.

Bids for Station Finish Invited.

Bids for the completion of construction and station finish in the Fourth avenue subway, Brooklyn, from Flatbush avenue Extension to 43d street have been received by the Public Service Commission for the First District. The work is mainly reconstruction, due to the temporary occupancy of one track in the subway by a sewer extending from Hanson place to Butler street. This work will not delay the beginning of operation of the subway, and it will be completed within three months.

The Public Service Commission has adopted the form of contract for the purchase of track materials for the New Utrecht avenue elevated railroad in Brooklyn and authorized the chairman and secretary to advertise for bids, to be opened June 11 at 12.15 p. m. Under this contract the city will buy more than 5,000,000 pounds of steel rails and a sufficient quantity of splice bars, spikes, anti-creepers, etc., to equip the new Utrecht avenue line.

INSURANCE INVESTMENTS.

Aggregate Nearly Four and a Half Billions of Dollars.

An idea of the gigantic amount of wealth represented by insurance is obtained from the report of Deputy Superintendent Hoey, of the State Insurance Department, to Superintendent Hasbrouck. The report shows the values of real estate and mortgage loans, as well as the value of bonds and stocks, owned by all the insurance companies that report to the New York State Department. It does not include the stocks and bonds held as collateral securities for loans. The total value of the real estate and mortgage loans is \$1,761,336,857.01, while the value of bonds and stocks amounts to \$2,725,020,949.83; a grand total of \$4,486,357,806.84.

The total investments of life insurance companies amount to \$3,584,846,112.84, of which \$1,983,765,788.47 represents bonds and stocks, \$1,453,838,576.59 mortgage loans and \$147,243,747.88 real estate. The fire and marine companies represent an invested wealth of \$597,233,106.87, of which \$514,530,810.05 represents bonds and stocks, \$52,834,285.51 mortgages and \$29,868,011.31 real estate. Assessment, fraternal and co-operative companies represent an invested wealth of \$115,830,477.41, of which \$94,172,893.14 is stock and bond investments, \$5,158,526.83 real estate and \$16,499,057.44 mortgage loans. Fidelity, casualty and credit companies represent an invested wealth of \$188,446,109.62, of which \$132,551,458.17 is in bonds and stocks, \$18,720,380.57 real estate and \$37,174,270.88 mortgages.

Want Express Station.

The business men and residents of Westchester are rapidly getting behind the movement started by the Throggs Neck Taxpayers' Association to have the Westchester Square station on the Pelham Bay subway extension designated as a stop for express trains.

Last Tuesday William J. Hyland and Otto W. Holmgren, vice-president and secretary, respectively, of the association, called upon Public Service Commissioner Robert C. Wood and presented a petition which briefly set forth the claims of Westchester for adequate station facilities, and requested an early hearing on the proposition.

A date for a hearing will be decided upon at the next session of the Public Service Commission, and an opportunity will be given for all the property owners, business men and residents of the Westchester district to go before the commission and aid in the protest.

Year Book of the Bronx Board of Trade.

The Year Book of the Bronx Board of Trade for 1915 is a handsome volume of a hundred pages. It contains the annual reports of the standing committees and the secretary for the previous year, together with a classified list of the members. The reports are all

interesting and informing. The book is a credit to the board and its publicity department, of which A. M. McClure is manager.

Annual Conference of the National Tax Association.

The ninth annual conference of the National Tax Association will be held at San Francisco, Cal., August 10-14, 1915. Much importance attaches to this conference this year in view of the wide-spread and increasing interest shown in the subject of National, State and local taxation. A feature of interest will be the report of the Committee on the Federal Income Tax, of which Professor E. R. A. Seligman is chairman. The co-operation of the Treasury Department is expected in the discussion of this report which will aim to suggest points where amendments may be made to secure better administrative results and remove objectionable features.

Another important report will be that of the Committee on Increase of Public Expenditures, of which Dr. T. S. Adams, of the Wisconsin Tax Commission, is chairman. A concise, carefully devised plan for checking waste and introducing economies in fiscal affairs will be discussed. Unusual efforts will be made to obtain a full and complete discussion of the various practical problems which confront the State taxing officials. Judge Oscar Leser, of the Maryland Tax Commission, will have charge of this session which will be participated in by officials from many States. Naturally the interesting and important experiments and developments in taxation in California and the far western States will be featured for the benefit of the visitors from the east.

Numerous special topics of interest will be discussed, including classification of taxable subjects, efficiency in the collection of taxes, taxation of car companies, tax limit laws, valuations of corporations by public service commissions. The report of a committee on status of intangible property will present the latest thought on that important subject. The usual review of legislation in the various States, by M. M. Flannery, of the Federal Trade Bureau, will be of particular interest, in view of the large number of legislative sessions held this year. A study of the meaning of recent action on constitutional amendments will be an instructive feature. The conference will extend over five days, with sessions so arranged that time will be given for visiting the exposition. The annual meeting of the American Economic Association will take place during the same week, and a joint session has been arranged with that association for the discussion of the Federal Income Tax.

The conference is composed of members of the association and official delegates appointed by the executives of the various States and the Canadian provinces, presidents of universities and associations of chartered accountants.

Professor E. R. A. Seligman, of Columbia University, is president of the association; S. T. Howe, chairman of the Kansas Tax Commission, vice-president; and T. S. Adams, of the Wisconsin Tax Commission, secretary.

Reclaiming Land.

That the reclaiming of land and fishing may be correlative is proven at Baldwin Harbor, Long Island, where several hundred acres of meadow land are being filled to grade by the distribution of sand through suction pipes. Several canals are being cut through the property and as the immense dredges loosen the sand a pipe line 1,500 feet long pumps it to various points on the adjacent surface.

As the sand spurts out hundreds of live fish, eels and clams come with it. The ubiquitous small boys are on the ground and catch flounders, weak fish and eels by hand. Every household in Baldwin and vicinity is being supplied with hand-caught fish. One youngster was heard to exclaim that a fish in the hand is worth two on the line.

The extensive reclamation of water front land in progress at Baldwin Harbor marks the first enterprise of the

kind in Nassau County in recent years. The shore front of Freeport was reclaimed and improved with cottages a few years ago by John J. Randall.

PRIVATE REALTY SALES.

Holiday weeks are not, as a rule, conducive to active markets, and this week has been no exception to the rule. The feature of the reported transactions has been the sales of tenement houses to small investors. This class of buyer has been more noticeable during the last six weeks than for a long while, which always means a healthy condition. Of course the number of these sales has been restricted, but a start has been made, and if the ratio of increase is maintained a fairly active market will result.

Money is fairly easy and loaning institutions still continue the policy, started some time ago, of placing loans on well located properties. They are more willing to extend mortgages than for many months, which has had a tendency to eliminate many foreclosure sales which were thought necessary some months ago.

Builders are becoming more active, a large number of tenement house projects having been started in the Bronx during the last two months. The scene of the greatest activity is on and adjacent to the Grand Boulevard and Concourse, though other districts are also well represented.

One of the interesting deals of the week is the leasing of a plot in the Herald Square section to a building company which will improve the site with a tall loft building. The lease is for twenty-one years, with three renewal privileges, totalling eighty-four years.

Deals of this character bring up the subject of financing. Business is done on such a large scale in Manhattan that it is rarely that an operation can be financed by an individual. The result is that loaning institutions do the bulk of the business. There has been a movement on foot for some time to have the mortgages run for a long term of years, portions of the principal being payable at stated times. This scheme has worked out satisfactorily in many instances, and the owner is saved considerable outlay when the renewal period comes around.

The cost of placing a mortgage of this size mounts up to a big figure and reduces the net returns to the investor in no inconsiderable amount. If once a loan is placed, the owner knows that as long as he meets his interest charges and pays off a proportion of the principal he will be let alone; he can arrange his business accordingly, and many foreclosure suits will be avoided. In the meanwhile he is creating an additional equity, which makes his position so much the stronger. Some contend that the partial payment plan is not necessary, but every so often there arrives a period when money is exceedingly hard to obtain. Witness 1907 and 1914. It is in those times that owners who should be in a fairly strong position find that their equity is wiped out because a purchaser cannot be found who is willing to pay at auction more than the encumbrances. As a rule, loaning institutions are willing to make long term loans on suitable properties, and when this arrangement can be made it redounds to the advantage of all concerned.

The total number of sales reported and not recorded in Manhattan this week was 14, as against 27 last week and 33 a year ago.

The number of sales south of 59th street was 6, as compared with 12 last week and 3 a year ago.

The sales north of 59th street aggregated 8, as compared with 15 last week and 30 a year ago.

The total number of conveyances in Manhattan was 129, as against 137 last week, 22 having stated considerations totaling \$1,595,050. Mortgages recorded this week numbered 84, involving \$3,493,466, as against 82 last week, totaling \$1,771,392.

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WINE BOTTLE RACKS

From the Bronx 5 sales at private contract were recorded, as against 7 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,920,250, compared with \$1,391,838 last week, making a total for the year of \$36,567,333. The figures for the corresponding week last year were \$989,442, and the total from January 1, 1914, to June 6, 1914, was \$19,861,463.

Two-State Trade.

The Adams Land & Building Company, the holding company for the Adams Express Company's real estate, has purchased, through De Selding Brothers, from the Reffron Realty Company, represented by H. J. Sachs & Company, the eight-story loft building, 121-125 West 17th street, on plot 74x92. In part payment was given a Brooklyn corner at Jefferson avenue and Ormond place and property in Baltimore, Md., in Baltimore street, formerly occupied by the Adams Express Company. The aggregate value of the properties in the deal represented about \$400,000.

Heights Corner for Builder.

Rudolph Stillgebauer has sold the vacant plot, 95x100, at the southwest corner of 172d street and Audubon avenue to Donald Robertson, for improvement with a five-story apartment house with stores. Mr. Robertson last year completed the ten-story building at the southwest corner of 179th street and Broadway and is now completing a six-story house at the northwest corner of 185th street and Audubon avenue. The brokers in the present deal were McDowell & McMahon, who report it a cash transaction.

Queens Factory Deal.

Cross & Brown Co. has concluded negotiations for the sale of the entire block of waterfront property in Long Island City, at the foot of Pierce avenue, extending back to Vernon avenue. This property was improved about seven years ago by Ravitch Bros., then in the structural steel business, with two large buildings. The purchasers, Sexauer & Lemke, for a number of years in Mill street, near 92d street ferry, Astoria, will use the plant for their ornamental iron business.

Manhattan—South of 59th St.

MADISON ST.—Samuel Kaufman sold to M. Cohen, 314 Madison st, a 5-sty tenement on plot 26x110.

MADISON ST.—The courts will have to sanction the sale of the Max Kobre realty at 147 Madison st, a 5-sty tenement on lot 25x100, to William R. Smith, for \$29,500. Mr. Kobre was an East Side banker, whose business was recently taken over by the State Banking Department.

WASHINGTON PL.—Pepe & Bro. sold for Filippo Gualano and Vincenzo Raddi 110 Washington pl, a 3-sty building, on lot 22x75, to Z. T. Piercy.

24TH ST.—Henry Brady sold for Eda Parsons and Katherine Henderson to John M. Ferry, a Moore estate leasehold, at 464-466 West 24th st, two 3-sty dwellings on plot 35.4x80.

46TH ST.—John Katz has obtained an option to purchase from William Carr, two dwellings, 33-35 West 46th st, on plot 41.2x100.5. Plans have been filed for the erection of an 8-sty building.

Manhattan—North of 59th St.

ST. NICHOLAS PL.—J. Baldwin Hand sold to Alexander D. Aitken, 45 St. Nicholas pl, a 4-sty dwelling, on lot 20x100.

116TH ST.—M. Cassel purchased from the Benkay Realty Co., 7-9 East 116th st, a 6-sty tenement, on plot 50x100.

121ST ST.—Anita Howell has sold 18 West 121st st, a 3-sty dwelling, on lot 20x100.11. The seller acquired the house at foreclosure last September for \$12,500.

207TH ST.—The 175th St. Holding Co., David Zipkin, president, bought from Gustavus L. Lawrence the plot 100x100 in the north side of 207th st, 100 ft. west of Sherman av, for improvement with two 5-sty apartment houses.

BROADWAY.—Susan A. V. Eckhardt sold, through William Mergardt, 4322 Broadway, a 3-sty building, on lot 25x123.3, with a 2-sty building in the rear.

EAST END AV.—Noah Kaufman has sold 71 East End av, a 4-sty tenement, on plot 25.4x82.

MADISON AV.—Clemens J. Kracht is reported to have sold 1585 Madison av, a 5-sty flat, on lot 25x81.

Bronx.

180TH ST.—A Blumenthal has sold for Richard R. Masten to Brown & Lapin the plot 66x135 in the north side of 180th, 132 ft west of Pros-

pect av. The site will be improved with a 5-sty apartment house, with stores.

GRAND AV.—Alice M. Mahoney has contracted to sell to Anton Fleck, the plot 50x100, at the southwest corner of Grand av and 182d st, for \$7,500.

GRAND BOULEVARD & CONCOURSE.—Osserman & Gottlieb bought, through Arnold, Byrne & Baumann, from F. W. Hattenroth, the plot 70x100, at the southwest corner of Grand Boulevard and Concourse and Minerva pl, for improvement with a 5-sty apartment house.

STEBEINS AV.—Louis E. Kleban sold 1070 Stebbins av, a 6-sty apartment house, on plot 50x100.

VALENTINE AV.—D. Thomas Costar, sold for the Valhalla Corporation, Jacob O. Pedersen president, 2323 Valentine av, a 5-sty apartment house, on plot 50x100.

Brooklyn.

MADISON ST.—G. X. Matthews Co., sold to Louis Weber for about \$11,300, 1880 Madison st, a 6-fam. flat.

RAYMOND ST, ETC.—Pierrepont Davenport & Co., sold 132 Raymond st, for Mrs. Pauline Betz; 521 Albany av, for Mrs. Manahan; 535 Albany av, for Mrs. Knight; house and lot 50x105 on the east side of Brooklyn av, 20 ft. south of Lincoln rd; and 4 lots in West 4th st, 100 ft. south of Kings Highway, for Ward & Frone, and re-sold 1 of the lots to a Mrs. Hayes, and 3 to a builder.

68TH ST.—Frank A. Seaver & Co., sold for the Kent estate, 6 lots in the north side of 68th st, 100 ft. east of Ridge Boulevard, for improvement with 6-fam. houses.

72D ST.—B. J. Sforza sold for Miss Emily Kley, 840 72d st, a 1-fam. house, on lot 20x100.

BLAKE AV, ETC.—Nathan Halpin has purchased the Max Kobre realty, 292x100, at the northeast corner of Blake av and Howard st, for \$30,000; Harry Millstein has contracted to pay \$12,500 for the plot, 100x250, at the southwest corner of Blake av and Amboy st, and Julius Lehrenkrauss bought 125 Prospect pl for \$15,375. These sales will have to be sanctioned by the courts, as Kobre's business was recently taken over by the State Banking Department.

FORBELL AV.—The Rockmore Realty Company Inc., Henry Rockmore, president, has sold the dwellings: 9404 Forbell av, to Nellie Glassman; 9406 Forbell av, to Georgine Koeppel; 9430 Forbell av, to Isaac Schiff; 373 Eldert la, to Joseph and Maria Juve; 559 Eldert la, to George W. Colp; 573 Eldert la, to John and Elenore Baunel; 575 Eldert la, to Catherine Maloney; 577 Eldert la, to Fred and Eva Kern, and 579 Eldert la, to Frederick C. Blume.

15TH AV.—I. Salzberg sold for the C. W. P. Construction Co. to Bella Brinberg, the 3-sty cottage, 4613 15th av; also for Dr. W. S. Stewart of Wilkesbarre, Pa., to M. A. Vogel, a plot 40x100, in the north side of 50th st, 200 ft east of 12th av.

Queens.

JAMAICA.—Albert B. Ashforth, Inc., has sold for Robert E. Adolph the 4-sty flat recently completed, on plot 39x100, at 78 Herriman av. The building is completely rented and has been held at \$60,000.

LONG ISLAND CITY.—The Cross & Brown Co. has sold for John A. Kayan a large plot of ground, with frame buildings, at the southeast corner of Jamaica and Steinway avs to Joseph Goodman, who is preparing plans to remodel buildings to include stores.

RIDGEWOOD.—James M. Hawley sold for Julius Stern to Conrad Naus, 707 Woodward av.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Lincoln av to M. A. Anderson and 40x100 on Park av to E. George.

Richmond.

BRIGHTON HEIGHTS.—Cornelius G. Kolff has sold for William C. Kuder, through the office of William H. Jackson, two lots, 50x120 on Barret Boulevard near Havenwood rd.

FORT WADSWORTH.—Cornelius G. Kolff has sold to Barnett Wilensky the 10-acre tract at the head of St. John's and Hope avs and Belair rd, for the Fitzgerald heirs, who have held the property for a number of years. The property has been purchased for sub-division into building lots and will be placed in the market.

GRASMERE.—Cornelius G. Kolff has sold a plot on Clove av through to Sheridan av, to Charles D. Durkee for F. Eckhardt.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Levi Weingarten to the Oothout Holding Co. of New York, "Stratford Court," at 2-10 Stratford pl, a 5-sty elevator apartment house on plot 100x111, with a rear parcel 40x50, which is to be altered into a garage for the use of tenants.

Rural and Suburban.

BOGOTA, N. J.—Hugo Wabst sold for H. N. Brewster a dwelling on Linwood av.

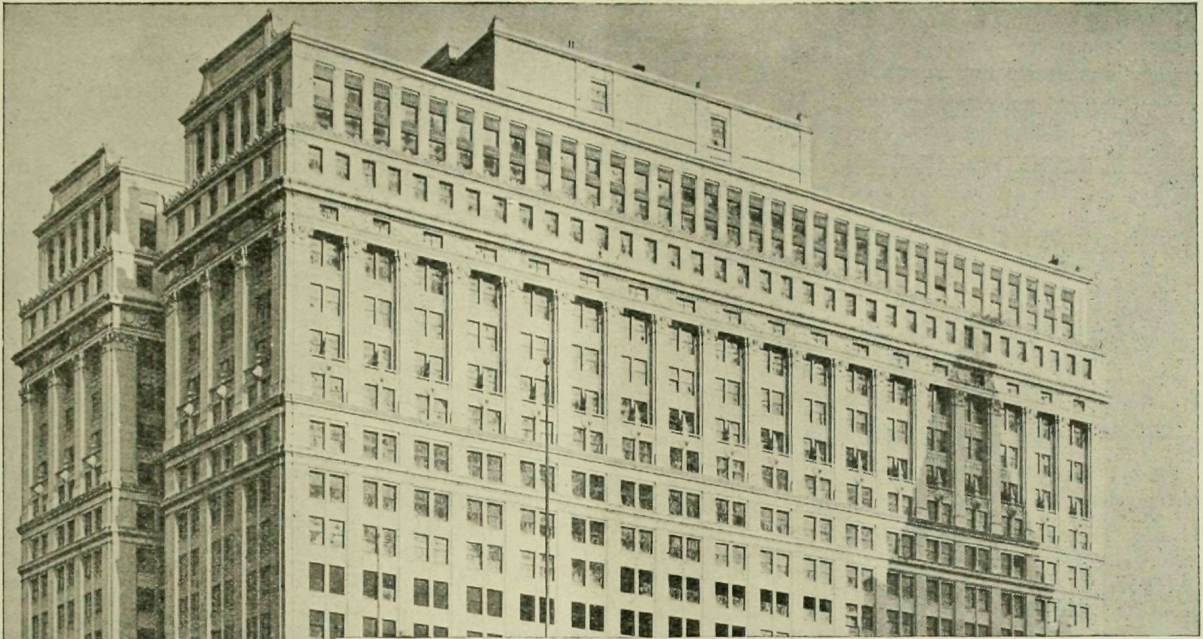
GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Myrtle av to C. Joyce and 80x100 on Spruce av to A. K. Allison.

GREAT NECK, L. I.—Frank Crowell, Inc., has sold for H. Russell to I. V. Kimball, for a reported price of \$18,500, his 11-room house on Deepdale dr, on plot of about 3/4 of an acre.

NEW ROCHELLE, N. Y.—Herbert A. Sherman has sold for Miss Frances R. White 51 Hamilton av, her house and garage, on plot 100x175.

ROSLYN, L. I.—Joseph P. Day sold to Nicholas F. Brady a tract of 73 acres in the William F. Sheehan estate.

SARANAC LAKE, N. Y.—Moore & Wyckoff, in conjunction with Benjamin Bernstein and Duryee & Co., have sold for M. A. C. Levy his camp "Pine Brook" on Upper Saranac Lake. This property was formerly the summer home of ex-Gov. Levi P. Morton, and is one of the



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WHITE PLAINS.—The Robert E. Farley Organization sold for Miss Georgie Albro and Mrs. H. Storms a part of the Albro estate on North Broadway, to Asa Young, of Mt. Kisco, N. Y.

LEASES.

Big Theatre District Lease.

Rice & Hill leased to a corporation controlled by Felix Isman, the property 711-715 Seventh avenue, connecting with 168-170 West 48th street, and forming an "L" around the southeast corner of the two thoroughfares, fronting 50 feet on the avenue and 41 feet in the street, and containing about 8,000 square feet. The lease is for a term of twenty-one years at an aggregate rental of about \$500,000, and carries with it a privilege to purchase. The property is owned by Frederick F. Brueck, Samuel H. Wilson and Richard Cole, who acquired it about seven years ago from Thomas L. Watt. The property was offered at auction in 1912 and 1913, and was bid in respectively for \$350,000 and \$394,000. The lessee has no definite plans for the improvement of the plot, which is covered by old four-story buildings. Mr. Isman has been identified with large real estate operations in that section of the city, notably the Palace Theatre Building, the 48th Street Building, the Automat Building and the northerly part of the block bounded by Seventh avenue, Broadway and 48th street.

Leases Site for Lofts.

The Improvement Company of New York, Leslie R. Palmer, president, leased, through the Julius Friend-Edward M. Lewi Company, from Louis E. Frith, the plot 48.6x98.9, at 35-37 West 37th street, now occupied by two old four-story dwellings. The lease is for a term of twenty-one years, with three renewal privileges for similar periods. At Mr. Palmer's office it was announced yesterday that the rental for the first term is at the rate of \$21,000 net per annum, and that the rentals for the subsequent periods will be determined by reappraisals. A twelve-story commercial building will be erected on the site.

Broadway Restaurant Lease.

White's Eating Place, Inc., leased, through Rice & Hill, the northerly store in 1204-1210 Broadway, at an aggregate

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rental of about \$75,000. The entire ground floor of this building was occupied for nearly fifteen years by Shanley's and is now being extensively altered.

Rumored Metropole Deal.

It was rumored yesterday that out-of-town interests had leased the one-time Hotel Metropole property at 147-151 West 43d street, owned by Frederick Hornby. It is a six-story building, on plot 60x100.5.

\$200,000 Arundel Court Lease.

Sonn Brothers have leased to the Havre Holding Company the six-story apartment house, "Arundel Court," at 772-778 St. Nicholas avenue, on plot 109.11x100, at an aggregate rental of about \$200,000.

Manhattan.

BARNETT & CO. leased for Thomas O'Reilly the dwelling at 15 East 126th st to Mary Lucky, and for E. Gleason the dwelling 30 West 126th st to Lena Sommer.

BLEIMAN & CO. leased for the Bleecker Realty Co. the 3d loft in 56 Bleecker st, to the Federal Waist Co.; also to the Belnor Hat Co., space at 48-56 West 38th st.

CROSS & BROWN CO. leased offices in the U. S. Rubber Building, Broadway and 58th st, to Dulany Tull & Spittler, of 28 Grace av; John M. Gallagher; Emilie M. Lowy; Thomas J. McLaughlin; the Hampton Kerosene Car-bureter Co. of 1876 Broadway; in 1765 Broadway to Edward Hoffman; in 396 Broadway to Edward J. Reardon; and in conjunction with M. Forman & Co. space in 12-14 West 37th st to Vincent De Martin and William Womes.

DUROSS CO. leased, for Stephen J. Collins the dwellings 321-323 West 18th st to Mary E. Perry and Margaret Doig; also to I. Greenbaum Fixture Co. the 3d loft at 44 West 15th st and part of a loft in 797 Greenwich st to F. B. Reilly.

DOUGLAS L. ELLIMAN & CO., leased for Seth M. Milliken, the 4-story dwelling, 27 East 76th st, to Nelson B. Burr.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 929 Park av for Roger W. Straus, Jr., to Frank L. Slazenger; also apartments in 122 East 76th st for the Jatison Construction Co. to James L. Ward and in 34 East 58th st to Miss A. C. Martin.

J. B. ENGLISH leased for Alexander McConnell, the 4-story dwelling, 265 West 54th st, to M. T. Gang; also 148 West 49th st, to R. Howard; and offices in the Astor Theatre Building, to the Lewis Producing Co.; Walters & Ward and Kiman & Krieger.

J. ARTHUR FISCHER has leased for Rice & Hill to H. W. Baume the 4 lofts comprising the upper part of the building at 156 West 45th st. Mr. Baume has been located in this street for the last 12 years and now takes larger quarters.

M. FORMAN & CO. leased 5,000 sq. ft. in 31-33 West 21st st to Leo Wertheim; lofts in 48-50 West 21st st to Joseph Fennell; at 20 West 17th st to Schneider Brothers.

M. FORMAN & CO. leased for Rexton Realty Co. 10,000 sq. ft. in 136 West 21st st to Himmel Dress Co., Max Kaufman & Co., Needleman & Schneider; for Emily A. Wiggins 18,000 sq. ft. in 38-42 West 26th st to Silberfarb & Halprin, Jessica Waist Co. and Hyman Fiedelbaum & Co.

A. N. GITTERMAN CORPORATION leased for Mrs. C. B. Guernsey, the 4-story dwelling, 19 West 52d st, to Margerite Moras.

GOODWIN & GOODWIN rented for Elizabeth F. Fay to Leon C. Haye, the 3-sty dwelling, 3 West 119th st.

M. & L. HESS (INC.) have leased the 4th loft at 120-2 West 18th st to Silverman, Diamond & Katz; the 8th loft at 43-7 West 16th st to the Belgium Embroidery Co. of 2 East 30th st; and the 4th loft at 207-9 East 49th st to Bielecky Bros., Inc., of 705 3d av.

A. L. MONFORT has leased 214-216 West 65th st for Katherine Highland to the 65th St Garage Co.

PEASE & ELLIMAN and Ames & Co. leased for the Emerson Shoe Co. the store at 307 Broadway; also renewed the apartment lease of Miss Gladys Cromwell in 523 Park av.

PEASE & ELLIMAN rented apartments in 349 West 85th st, for W. E. D. Stokes, to Edwin H. Wolf, of Boston; also in 43 East 27th st, to Miss Alma Goodrich and in 60 West 39th st to Ralph S. Jones.

PEASE & ELLIMAN have rented for Bing & Bing, an apartment of 10 rooms and 4 baths in the house nearing completion at 955 Park av to Henry Ittelson; also for R. F. Easton, his furnished 10-room duplex apartment in the "Evanston," West End av and 90th st to Robert E. M. Cowie, and for George Backer, 12 rooms and 4 baths in the southeast corner of West End av and 78th st to Carl Laemmler.

PEASE & ELLIMAN subleased in 11 East 68th st, apartments for Graham Scott to Mrs. Mary B. Belden of Syracuse, N. Y., and in 24 West 59th st for Charles J. Fisk to Dr. L. H. Roblee; also renewed for Mrs. S. Myers, the lease of Henri Conrad on the 3-sty dwelling, 1277 Madison av; and renewed apartment leases in 875 Park av, to Milton Raub; in 49 West 57th st, to C. C. F. Bent; in 960 Park av, to Dr. Rufus Cole; in 144 East 56th st, to H. F. Pennington; in 24 West 59th st, to Miss Elizabeth J. Mariani; in 116 West 59th st, to A. E. Kazan; in 24 West 59th st, to Miss Margaret J. Johnson; in 27 East 62d st, to Robert C. Beal; in 11 East 68th st, to E. C. Lufkin; in 829 Park av, to E. E. Stowell; in 105 East 15th st, to Rudolph Christians; and in 829 Park av, to E. T. Stowell.

JOHN P. PEEL CO. leased a loft in 39 West 5th st to Weschler & Turk.

PORTER & CO. rented for S. H. Cohn to Catherine Smith, the 3-sty dwelling, 231 West 127th st.

ROBERT R. RAINEY leased the store and basement at 119 Barclay st, to the Margarín Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Charles B. Squier the 3d floor at 9 East 45th st to Harry C. Jenkel, tailor, for many years located at 259 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have leased for Frank Kines, the store 348 Madison av, to Lewandos French Dyeing and Cleaning Company, now at 557 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased to the Montreal Hay Co., Ltd., of Montreal, for a New York office, space on the "E" floor of the Produce Exchange Annex, thereby completing the renting of the Produce Exchange Building.

M. ROSENTHAL CO leased for 5 years the store and basement, 450 6th av, for the Rosoff Lunch Co., to the Star Electrical Co., of 30 East 42d st.

WILLIAM R. WARE leased for the Parsons Estate to the Hamilton Institute for Girls, the house and garage at the southeast corner of Riverside dr and 90th st, the one-time residence of Cyrus Clark.

WM. A. WHITE & SONS have rented offices in the southeast corner of Franklin and Hudson sts to J. & M. Willson, Inc.; also space in 128 Bleecker st to Abraham Buchner of 146 Bleecker st and in 78 Greene st to Barg & Cooperstein of 74 Greene st and for Cross & Brown, the store and basement in 170-172 West Broadway to the Degnon Contracting Co. of 30 East 42d st.

Bronx.

ACKER, MERRALL & CONDIT CO. rented space in the Peoples Big Market being erected in 149th st, at Courtlandt av, for eight booths, mezzanine gallery and basement space. They will make the market the headquarters for the Bronx.

Brooklyn.

BURRILL BROTHERS leased 536 2d st, for James T. Ackerman, 165 Garfield pl, for Joseph G. Kay; also a store in 95 7th av, for Samuel H. Harris to James Gambale, for 5 years.

Queens.

HESSELS-DASHIELL CO. leased at Bayside the Storm cottage in 2d st to Norman Issertell; the Gasner cottage in 5th st to C. J. Babcock; the George J. Smith cottage on Wright av to E. Welch; the Klomberg house in 2d st to R. H. Roberts, and the Delcambre house at Bell and Bradish avs to Charles Count.

JUDSON A. HARRINGTON has leased for the American Sales Book Co., Limited, to Reeb & Dinkins, the modern 2-story factory building, containing about 30,000 sq ft, at the junction of Dry Harbor Road and Long Island Railroad, Glendale.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for William Sommer, on Atlantic av, to J. Nelson; for Arthur Levy, on Jessica av, to Alfred Lipman; for Louis Gottlieb, on Clarence av, to Jacob Fleischman; for J. R. Lundin, on Boardwalk, to Louis Berman; for Suburban Realty Co., on Boulevard, to Charles Harrison.

Suburban.

COCKS & WILLETS have leased the H. H. Tredwell place at East Williston, L. I., to I. Townsend Burden, Jr.

DE BLOIS & ELDRIDGE rented for Brig.-Gen. William Ennis his place in Kay st, Newport, to Pedro Heeren of the Spanish Embassy at Washington.

FISH & MARVIN rented for the Lawrence Park Realty Co. a property at Bronxville to Dr. George Percy Long; also at Mamaroneck, for Howard T. Walden, his 6½-acre estate, "Anchorage," at Brevoort Farm.

FISH & MARVIN leased at Bronxville, for Mrs. Walter B. Meigs, an apartment in Alger Court, to Ralph Morgan and for the Lawrence Park Realty Co., a property on Kensington rd, to J. G. Derby; at Scarsdale, the 17-acre estate of Henry Frank, to Lanman Crosby, and at Chappaqua, the estate of Charles E. Haydock, to George G. Dutcher.

JULIA BEVERLEY HIGGINS has leased for Gifford A. Cochran his place, "Runnymede Farm," at Mt. Kisco to Dr. Frederick Peterson.

JULIA BEVERLEY HIGGINS has leased for R. Duane Humphreys, his place "Brae-Head" at Mt. Kisco, to Reginald Fineke, and for Mrs. Peter Augustus Jay, her place at North Hatley, Canada, to Fergus Reid.

NICHOLS & HOBBIE rented the country place of Mrs. A. R. Mead at Tarrytown to L. A. Samstag.

KENNETH IVES & CO. rented Genehurst, the country place of Mrs. Emma L. D. Fields, at Dobbs Ferry, to Miss Annie L. Merriam for the season; also for Anson Flower Robinson his residence in Ardsley Park, Ardsley, to Robert James Eidlitz and for Douglas Kent his residence in Wilson Park, Tarrytown, to Benjamin Parr.

L'ECLUSE WASHBURN & CO. leased at Plan-dome a residence on Woodland dr, to William Donahue.

SCARSDALE ESTATES leased at Greenacres, the residence now occupied by Otto Grassi, to Waring L. Dawbarn.

H. SCHUYLER CAMMANN leased for Mrs. Annie B. Goodwin her country place, at the corner of Village and Lake View av, Róckville Centre, to William V. B. Kip.

JOHN F. SCOTT has rented for Henry T. Strong his country place on the corner of Pierpont and Cedar avs, Hewlett, L. I., to J. Parke Channing and R. H. Channing, Jr.

JOHN F. SCOTT rented for Richard W. Stevenson, his estate on the East Rockaway rd at Hewlett, L. I., to Mrs. Charles A. Noble and Miss Eugenia G. Coope, of New Milford, Conn., for a young ladies' boarding school to be known as the Hewlett School for Girls. The property comprises about 8 acres, with a large residence and various outbuildings.

PETER F. SHANLEY, a restaurateur, leased for 10 years the one-time Durando Tavern, at 242 South Broadway, Park Hill, Yonkers. After extensive alterations Mr. Shanley will open the premises as a restaurant and road house.

their increased business has necessitated their removal to larger offices at 36 Willoughby st.

GOODWIN & GOODWIN have been appointed managers and agents of "The Acadia" and "Abelard" at the junction of St. Nicholas and Seventh avs and 115th st.

KURZ & UREN and Sharrott & Thom were the brokers in the recently recorded sale of 967 Sherman av for Claudius D. Claussen to Edwin Robitzek, who gave in exchange 4 lots in the north side of East 140th st, 200 ft. east of St. Ann's av.

A. A. HAGEMAN announces that the store at 626 6th av, reported leased last week by Sidney L. Warsawer for George Cantrell to A. Gowan, has not been rented.

WM. H. WHITING & CO. have been appointed agents for 243 Broadway and 2½ Murray st and 95 Chambers st and 77 Reade st.

DOUGLAS L. ELLIMAN & CO. were associated with B. M. Osborne in the lease of the Draper place at Southampton, L. I., to H. R. Richardson.

PEASE & ELLIMAN have been appointed agents for the 7-sty apartment house 1190 Madison av; also 18-20 West 47th st, which is being altered into a 5-sty business building, with stores and apartments.

THE CHURCH OF THE ASCENSION, is the buyer of the 5-sty dwelling at 302 West 106th st, recently sold by the estate of Catherine Reilly. The dwelling will be occupied as a parish house.

T. A. HOWELL is the purchaser of the two dwellings 133 and 135 East 61st st, recently reported sold, through Pease & Elliman. They are to be converted into one residence from plans by Kenneth M. Murchison.

SAMUEL M. HIRSCH, who has been connected, for the last seven years with L. J. Phillips & Co., has severed his connections with that firm to take charge of the real estate department of the firm of Meyer Goldberg & Sons at 134 West 26th st.

M. MORGENTHAU, JR., CO., sold last Saturday and Monday lots in Albany at Pine Hill Park, comprising about 20 acres for a total of \$33,500. Fitz-James Browne, the Montreal auctioneer, sold the lots, officiating for the first time at an auction sale in the United States.

REAL ESTATE NOTES.

CORN & CO. have moved to 505 5th av.

KNAF & WASSON CO. have been appointed agents for 251 Fort Washington av.

HENRY BRADY has been appointed receiver for 43 1st av, pending foreclosure proceedings.

L. A. KERNGOOD CO. has been appointed agent for 459-461 11th av.

LOTON H. SLAWSON CO. has been appointed agent for the "Westover" at West End av and 79th st.

HARRY LILLY, formerly of 271 West 125th st, is now associated with the firm of Hall J. How & Co., 141 Broadway.

A. O. SASSE has become associated with the management department of the J. Romaine Brown Co.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the "Stratford," 1070 Madison av.

THROGGS NECK TAXPAYERS' ASSN. will hold a regular meeting to-night at P. S. 14, Eastern Boulevard near Baisley av.

J. ROMAINE BROWN CO. has been appointed agent for 237-243 East 55th st and 604-606 West 115th st.

WILLIAM P. ROONEY has been appointed receiver of the rents for 324 5th av, a 5-sty building, pending foreclosure proceedings.

PIERREPONT DAVENPORT & CO. for the last 5 years at 13 Willoughby st, report that

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GOODALE, PERRY & DWIGHT have been appointed agents for the Yorkshire at the southeast corner of Broadway and 113th st; also for the Brady Building, Columbus av, northwest corner of 79th st; for 158 West 133d st, 10 East 131st st, 544 East 125th st and 8 East 116th st.

HOLDING CO. of the Union Hospital has taken title from the Royal Atlantic Realty Corporation to the southeast corner of Valentine av and 188th st, a plot 113x120. The hospital occupies part of the property under lease and it is reported that the trustees contemplate the erection of a modern building as an extension.

PEASE & ELLIMAN have obtained through Van Wyck Thorne a second mortgage of \$25,000 for the 25-27 West 32d St. Co., on its property at 25-7 West 32d st. The same firm has also been appointed agent for the 11-sty apartment house, 190 Riverside dr, and the 9-sty "Southfield" at 145 East 35th st.

ALFRED JARETZKI is the buyer of the dwelling at 124 East 74th st, recently sold by Bertha Lewy, through William B. May & Co. Mr. Jaretzki lives at 121 East 73d st and is said to have purchased to offset any possible apartment house improvement in the rear of his home.

NEHRING CO. negotiated the sale, recorded Wednesday, of the 6-sty apartment house 565 West 175th st to Annie F. English for the Mose Goodman Corporation. The same buyer purchased 571-573 West 175th st, a similar property, about two weeks ago, from the same builders and through the same brokers. The property was held at \$85,000.

OBITUARY

ROBERT W. TAILER, aged eighty years, died last week at his home, 16 East 72d st. Since 1878 he had been manager and executor of a number of large estates. He was greatly interested in the development of Richfield Springs, N. Y., and his benefactions, among others, included the building of additional schools, etc., and the rebuilding of the old Monticello Church. His most notable achievement in this city was the building of the retaining walls at Fort George, after 25 years of labor. He did all the work but the unskilled labor. He is survived by his son, J. Lee Tailer.

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 resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	129	171	129	171
Assessed value.....	\$9,494,800	\$13,837,904	\$9,494,800	\$13,837,904
No. with consideration..	22	21	22	21
Consideration.....	\$1,595,050	\$1,331,800	\$1,595,050	\$1,331,800
Assessed value.....	\$1,553,700	\$1,332,000	\$1,553,700	\$1,332,000

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	3,042	3,231
Assessed value.....	\$187,410,610	\$211,960,941
No. with consideration..	430	340
Consideration.....	\$21,979,953	\$13,199,731
Assessed value.....	\$23,282,550	\$14,065,771

Mortgages.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	84	83	84	83
Amount.....	\$3,493,466	\$4,513,550	\$3,493,466	\$4,513,550
To Banks & Ins. Cos....	5	16	5	16
Amount.....	\$50,000	\$790,000	\$50,000	\$790,000
No. at 6%.....	29	32	29	32
Amount.....	\$415,369	\$1,884,550	\$415,369	\$1,884,550
No. at 5½%.....	4	3	4	3
Amount.....	\$915,500	\$64,500	\$915,500	\$64,500
No. at 5%.....	23	18	23	18
Amount.....	\$861,625	\$492,500	\$861,625	\$492,500
No. at 4½%.....	1	5	1	5
Amount.....	\$20,000	\$1,510,000	\$20,000	\$1,510,000
No. at 4%.....	.....	2	.....	2
Amount.....	.....	\$160,000	.....	\$160,000
Unusual rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	25	23	25	23
Amount.....	\$1,041,972	\$402,000	\$1,041,972	\$402,000

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	1,739	1,945
Amount.....	\$41,944,291	\$58,290,041
To Banks & Ins. Cos....	321	455
Amount.....	\$14,931,069	\$29,140,700

Mortgage Extensions.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	41	32	41	32
Amount.....	\$1,873,450	\$1,428,000	\$1,873,450	\$1,428,000
To Banks & Ins. Cos....	22	11	22	11
Amount.....	\$1,525,500	\$788,000	\$1,525,500	\$788,000

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	910	975
Amount.....	\$47,500,573	\$51,740,835
To Banks & Ins. Cos....	357	326
Amount.....	\$31,103,850	\$34,892,450

Building Permits.

	1915		1914	
	May 29 to June 4	June 1 to 5	May 29 to June 4	June 1 to 5
New buildings.....	8	8	8	8
Cost.....	\$770,175	\$571,000	\$770,175	\$571,000
Alterations.....	\$392,460	\$88,940	\$392,460	\$88,940

	Jan. 1 to June 4		Jan. 1 to June 5	
	218	229	\$36,096,065	\$23,021,690
New buildings.....	218	229	\$36,096,065	\$23,021,690
Cost.....	\$36,096,065	\$23,021,690	\$6,692,891	\$6,338,801
Alterations.....	\$6,692,891	\$6,338,801	.....	.....

BROOKLYN.

Conveyances.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	107	146	107	146
No. with consideration..	13	31	13	31
Consideration.....	\$167,811	\$188,319	\$167,811	\$188,319

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	2,628	2,690
No. with consideration..	332	360
Consideration.....	\$2,819,087	\$3,247,667

Mortgages.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	59	85	59	85
Amount.....	\$476,974	\$702,122	\$476,974	\$702,122
To Banks & Ins. Cos....	4	15	4	15
Amount.....	\$63,000	\$374,300	\$63,000	\$374,300
No. at 6%.....	31	33	31	33
Amount.....	\$288,150	\$252,350	\$288,150	\$252,350
No. at 5½%.....	1	5	1	5
Amount.....	\$5,500	\$28,000	\$5,500	\$28,000
No. at 5%.....	10	21	10	21
Amount.....	\$131,000	\$102,322	\$131,000	\$102,322
Unusual rates.....	2	1	2	1
Amount.....	\$12,000	\$2,700	\$12,000	\$2,700
Interest not given.....	15	25	15	25
Amount.....	\$40,324	\$316,750	\$40,324	\$316,750

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	1,413	1,645
Amount.....	\$13,558,282	\$15,221,156
To Banks & Ins. Cos....	91	188
Amount.....	\$2,180,500	\$4,068,401

Mortgage Extensions.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	14	14	14	14
Amount.....	\$311,100	\$541,250	\$311,100	\$541,250
To Banks & Ins. Cos....	6	6	6	6
Amount.....	\$152,500	\$314,000	\$152,500	\$314,000

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	337	349
Amount.....	\$6,895,755	\$7,542,900
To Banks & Ins. Cos....	90	67
Amount.....	\$2,319,750	\$2,228,900

Building Permits.

	1915		1914	
	May 28 to June 3	May 29 to June 4	May 28 to June 3	May 29 to June 4
Total No.....	34	8	34	8
Amount.....	\$1,067,100	\$680,150	\$1,067,100	\$680,150
Cost.....	\$12,000	\$19,150	\$12,000	\$19,150
Alterations.....	.....	.....	.....	.....

Jan. 1 to June 3 Jan. 1 to June 4

Total No.....	472	349
Amount.....	\$14,630,625	\$7,930,242
Cost.....	\$372,260	\$562,940
Alterations.....	.....	.....

BROOKLYN.

Conveyances.

	1915		1914	
	May 27 to June 2	May 28 to June 3	May 27 to June 2	May 28 to June 3
Total No.....	473	582	473	582
No. with consideration..	44	52	44	52
Consideration.....	\$399,765	\$215,149	\$399,765	\$215,149

Jan. 1 to June 2 Jan. 1 to June 3

Total No.....	9,385	10,117
No. with consideration..	963	1,066
Consideration.....	\$8,284,001	\$7,040,233

Mortgages.

	1915		1914	
	May 27 to June 2	May 28 to June 3	May 27 to June 2	May 28 to June 3
Total No.....	324	379	324	379
Amount.....	\$1,264,212	\$1,856,276	\$1,264,212	\$1,856,276
To Banks & Ins. Cos....	84	82	84	82
Amount.....	\$577,950	\$566,950	\$577,950	\$566,950
No. at 6%.....	170	196	170	196
Amount.....	\$567,696	\$767,958	\$567,696	\$767,958
No. at 5½%.....	83	80	83	80
Amount.....	\$468,150	\$637,150	\$468,150	\$637,150
No. at 5%.....	35	84	35	84
Amount.....	\$130,201	\$386,750	\$130,201	\$386,750
Unusual rates.....	1	2	1	2
Amount.....	\$470	\$7,200	\$470	\$7,200
Interest not given.....	36	17	36	17
Amount.....	\$98,165	\$57,218	\$98,165	\$57,218

Jan. 1 to June 2 Jan. 1 to June 3

Total No.....	6,887	7,104
Amount.....	\$29,187,879	\$29,825,995
To Banks & Ins. Cos....	1,259	1,463
Amount.....	\$8,610,726	\$11,540,314

Building Permits.

	1915		1914	
	May 28 to June 3	May 28 to June 3	May 28 to June 3	May 28 to June 3
New buildings.....	75	108	75	108
Cost.....	\$503,025	\$1,229,200	\$503,025	\$1,229,200
Alterations.....	\$95,600	\$42,728	\$95,600	\$42,728

Jan. 1 to June 3 Jan. 1 to June 3

New buildings.....	2,242	2,114
Cost.....	\$18,468,890	\$21,427,860
Alterations.....	\$1,546,104	\$1,304,787

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 on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

JANE BOYLSTON.—407 East 122d st, 1810-5, 4-sty ten. 20x80.11, \$10,500. Oct. 23, 1911.
FRANCES S. BRAISTED.—305 West 4th st, 615-3, 3-sty bldg, 20x72, \$7,000. Jan. 10, 1907.
HENRY T. CHAMPNEY.—309 West 78th st, 1186-70, 4½-sty dw., 18.6x100, \$26,000. Nov. 17, 1913.
LEOPOLD HAAS.—19 West 96th st, 1832-21, 4-sty ten. 20x100.11, \$25,000; 217-219 East 105th st, 1655-8, 6-sty ten. 40.10x100, \$42,000; 308-310 East 33d st, 938-61, 6-sty ten. 40x100, \$45,000; 312-314 East 33d st, 938-58, 6-sty ten. 40x100, \$45,000. Feb. 13, 1914.
EVERETT HERRICK.—33 East 51st st, 1287-23, 5-sty dw, 25x100.5, \$110,000. Apr. 1, 1914.
ELIZABETH D. W. GILMAN.—319 East 33d st, 939-14, 3-sty dw, 16x98.9, \$8,500; 315 East 33d st, 939-12, 3-sty dw, 16x98.9, \$8,500. Jan. 4, 1910.
CHRISTIAN KNAPP.—220 East 3d st, 385-15, 5-sty ten. 25x105, \$34,000; 220 East 84th st, 1529-36, 5-sty ten. 25x102.2, \$23,000; 222 East 84th st, 1529-35, 5-sty ten. 25x102.2, \$23,000; 304 East 83d st, 1545-48, 5-sty ten. 25x102.2, \$23,000; 306 East 83d st, 1545-47, 5-sty ten. 25x102.2, \$23,000.
CORA A. MEISTER.—231 East 56th st, 1330-13, 5-sty ten. 25x100.5, \$20,000; 281 East 10th st through to 436 East 11th st, 438-37, 5-sty stable, 25x189.5xirreg., \$40,000. March 20, 1913.
PATRICK J. MULLANE.—339 West 46th st, 1037-15, 3-sty dw, 16.8x100.5, \$16,000; 721 10th av, n w c 49th st, 1078-29, 4-sty ten, 25.5x75, \$40,000; 862 9th av, s e c 56th st, 1046-61, 5-sty ten, 25x70, \$50,000. Feb. 29, 1914.
LOUISE TILLINGHAST.—26 East 64th st, 1378-5, 4-sty dw. 21x100.5, \$72,000. Dec. 31, 1913.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Considerable interest was manifested in auction room business this week, and outside buyers figured prominently as purchasers of the holdings of various estates and also of foreclosed properties. The largest single offering involved the twenty-story office building at 42-52 Broad street, at the stand of Bryan L. Kennelly, who knocked it down to the plaintiff, the New York Life Insurance Company, for \$1,500,000. The company had brought suit against the 50 Broad Street Company et al. to recover a judgment of \$1,703,433.44, plus taxes and interest, amounting to \$17,508.50. There are two subordinate mortgages, one for \$378,000, executed to the Empire Realty Company, and another for \$133,694, made in January, 1914, to the Tubes Realty & Terminal Company. The same auctioneer also disposed of three properties of the Gorsch estate, 324-326 East 86th street, for \$8,750; 211 East 87th street, for \$6,750, and 126-134 West 128th street, for \$25,000, respectively to W. P. Zwinge, Morris Isaacs and Charles W. Watson. At the stand of Joseph P. Day, in a partition suit, the Merit Realty Company acquired the apartment houses at 507-509 Lenox avenue for \$36,792.

In Brooklyn, the realty holdings of the Josiah T. Smith estate brought, through the William P. Rae Company, a total of \$349,900. After spirited bidding, Marie E. Cropsey, one of the heirs, was the successful purchaser of 442 and 444 Fulton street, a three-story business building, in the shopping district of Brooklyn. She paid \$325,000. In the same borough, the Jere Johnson, Jr., Company sold twenty-eight lots in Canarsie to various buyers for a total of \$9,990.

At the Jamaica-Hillcrest sale, conducted by the William P. Rae Company, 302 lots were sold on Saturday and Monday for a total of \$181,200, or an average of about \$600 a lot. The remaining 89 lots will be sold today. It was said by those familiar with local real estate conditions that the lots were being sold at com-

paratively low prices. It was said that lots sold in the present sale for \$690 had brought as high as \$1,150 in 1911, and other lots, which had brought in 1912 from \$650 to \$950, were being sold for prices ranging between \$310 and \$505.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 4, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Henry st, 233-5 (*), ns, 280 e Clinton, 46x87.6, 6-sty bk tnt & str; due, \$11,389.62; T&c, \$1,027; sub to mtg of \$54,000; Minnie Rothenberg. 59,000
13TH st, 444 E (*), ss, 100 w Av A, 24.3 x103.3, 6-sty bk tnt & str; due, \$29,412.33; T&c, \$2,725; Fredk L De Grauw, trste, &c. 5,000
25TH st, 257 W (*), ns, 207.3 e 8 av, 13.6 x98.9, 4-sty bk tnt; due, \$8,141.67; T&c, \$206.67; Equitable Life Assurance Society of the U S. 8,300
29TH st, 39-41 E (*), ns, 175 e 6 av, 49.11 x98.9, 12-sty bk loft & str bldg; due, \$136,907.55; mtg recorded June22'14; Michl J O'Connor. 5,000
56TH st, 216 W, see Bway, 1744-8.
117TH st, 172 E, see 127th, 151 E.
127TH st, 151 E, ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; also 117TH ST, 172 E, ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; adj sine die.
Broadway, 1744-8, sec 56th (No 216),

131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June16.

Lenox av, 507-9, ws, 53 n 135th, runs n 46.5xw56xn.06xw44xs46.11xe100, 2-5-sty bk tnts & str; partition; Merit Realty Co. 36,375

BRYAN L. KENNELLY.

Broad st, 46-52 (*), ws, 169.10 s Exch pl, runs w110.9xs43.7xw49.10 to New (Nos 48-50) xs64.5xe74.6xe111.10 to beg, 20-sty bk office bldg; due, \$1,703,433.44; T&c, \$17,508.50; N Y Life Ins Co. 1,500,000

New st, 48-50, see Broad, 46-52.
86TH st, 324-6 E, ss, 275 e 2 av, 25x102.2, 2-3-sty & b dwg (exrs); W P Zwinge. 8,750

87TH st, 211 E, ns, 135 e 3 av, 19.8x100.8, 3-sty & b dwg (exrs); Morris Isaacs. 6,750

101ST st, 64 W (*), ss, 125 w Manhattan av, 25x100.11, 5-sty bk tnt; due, \$2,689.03; T&c, \$1,067.13; Clara Steirmann. 21,000

121ST st, 302 W (*), ss, 100 w 8 av, 33.6 x100.11, 5-sty stn tnt; due, \$26,842.08; T&c, \$1,178.95; Jas B Roosevelt Jr. 26,000

128TH st, 126-34 W, ss, 300 w Lenox av, 75x99.11, 5-3-sty & b dwg (exrs); Chas W Watson. 25,000

SAMUEL MARX.

9TH st, 6-8 W, ss, 124.1 w 5 av, 53.9x93.11, 2-3-sty & b stn dwgs; adj to June 25.

95TH st, 333 E (*), ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & str; due, \$30,028.76; T&c, \$1,454.40; Robt N Kenyon, exr, &c. 5,000

HENRY BRADY.

127TH st, 26 W (*), ss, 560 e Lenox av, 25x99.11, 3-sty & b fr dwg; due, \$11,230.58; T&c, \$—; Sarah Dahlman. 7,500

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Auction Sales—Manhattan—Continued.

JAMES L. WELLS.

108TH st, 306 E (*), ss, 139.3 e 2 av, 39.3x125, 6-sty bk tnt & str; due, \$37,408.97; T&c, \$1,143.53; Excelsior Savings Bank of City N Y. 10,000
 108TH st, 308 E (*), ss, 178.6 e 2 av, 39.3x125, 6-sty bk tnt & str; due, \$37,402.34; T&c, \$1,008.42; Excelsior Savgs Bank of City N Y. 10,000

JACOB H. MAYERS.

70TH st, 220 E, ss, 258 w 2 av, 28x100.5, 4-sty stn tnt & str; due, \$19,058.71; T&c, \$937.90; Robt C Baker. 17,000
 70TH st, 222 E, ss, 230 w 2 av, 28x100.5, 4-sty stn tnt; due, \$19,050.33; T&c, \$687.60; Robt C Baker. 17,000

SAMUEL GOLDSTICKER.

30TH st, 358 W, ss, 154.4 e 9 av, 18.4x98.9, 3-sty & b bk dwg; due, \$11,945.87; T &c, \$675.55; City Real Estate Co. 11,000
 M. MORGENTHAU JR CO.

26TH st, 312 E (*), ss, 200 e 2 av, 25x98.9, 4-sty bk tnt; due, \$8,100.34; T&c, \$151.27; Title Guar & Trust Co et al, trste. 8,000

Total \$1,786,675
 Corresponding week 1914.... 419,982
 Jan 1, 1915 to date..... 33,590,300
 Corresponding period 1914... 16,434,097

Bronx.

The following are the sales that have taken place during the week ending June 4, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Heath av, 2864 (*), es, 565.1 s 230th, 20.6x103.8x22.4x102.7, 3-sty bk dwg; due, \$9,584.16; T&c, \$86.30; Margt E Scott. 9,200
 Heath av, 2866 (*), es, 554.11 s 230th, 20.2x102.7x20.3x101.10, 3-sty bk dwg; due, \$9,678.43; T&c, \$86.30; Frances L Scott. 9,200

HERBERT A. SHERMAN.

Marcy pl, 143, ns, 112.4 w Grand blvd & concourse, 23.1x100.4x17.7x100.9, 2-sty fr dwg; due, \$2,257.99; T&c, \$402.22; Jno T Fenlon. 2,250

Interior parcel (*), beg at point 17.10 n Marcy pl & 87.2 w Grand blvd & concourse, runs w25xn50xe25xs50 to beg, vacant; due, \$909.16; T&c, \$104.46; Anna R Crossin. 150

HENRY BRADY.

167TH st, 841 E, see 170th st, 580 E.
 170TH st, 580 E (*), ss, 90.5 e Fulton av, 16.8x—x17.4x—, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x61.2x19x62.6, 3-sty fr tnt & str; due, \$1,214.25; T&c, \$841.02; Dorothea Taylor. 9,875

183D st, 55 E (*), ns, 40 w Grand av, 20x100, 3-sty bk dwg; due, \$7,350.51; T&c, \$130; Title Guar & Trust Co trste. 7,000
 Stebbins av, nec 167th, see 170th, 580 E.

GEORGE PRICE.

Brook av, 1217 (*), ws, 96.1 s 168th, 25x36.8x35x35.10, vacant; due, \$704.88; T&c, \$128.74; Chas Black. 900

Coster st, 636 (*), es, 400 s Spofford av, 20x100, 2-sty bk dwg; due, \$6,557.76; T&c, \$294.44; Eliz M Trafford. 6,000

JAMES J. DONOVAN.

Fox st, 659 (*), ns, 313.1 e Av St John, 40.7x125, 5-sty bk tnt; due, \$7,189.52; T&c, \$138; Julia Friedlander. 32,000

176TH st, 400-2 E (*), see Webster av (Nos 1844-6), 57.7x107.1x57.5x106.10, 2-5-sty bk tnts; due, \$13,859.53; T&c, \$393.45; Emily Schaeffler. 12,500

Webster av, see 176th, see 176th st E, s ec Webster av.

BRYAN L. KENNELLY.

140TH st, 501 E (*), ns, 144.8 w Brook av, 37.6x100, 5-sty bk tnt; due, \$29,755.34; T&c, \$1,419.44; Emil W Oppenheim individ & exr. 25,000

CHAS. A. BERRIAN.

178TH st, ss, whole front bet Prospect & Mapes avs, runs s47ex150.2x84xe— to Mapes av xn47xw295.6 to beg, abandoned foundations; due, \$16,031.20; T&c, \$2,361.26; Saml H Halperin. 19,500
 Mapes av, swc 178th, see 178th E, ss, whole ft bet Prospect & Mapes avs.
 Prospect av, see 178th, see 178th E, ss, whole ft bet Prospect & Mapes avs.

Total \$133,575
 Corresponding week 1914.... 569,460
 Jan 1, 1915 to date..... 2,977,033
 Corresponding period 1914.... 3,427,364

Brooklyn.

The following are the sales that have taken place during the week ending June 2, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

S 8TH ST (*), ss, 218 w Wythe av, 23.6x150x irreg; Charlotte C Lefler et al 2,000.00
 W 9TH ST (*), ss, 160.4 w Court, 40.1x100; Caroline L Schmitt et al... 1,800.00
 17TH ST, es, 350 nw 8 av, 28x90.2; H W Van Alen 5,360.00
 ATLANTIC AV, ss, 200 e Howard av, 25x100; Jno J Falco 4,000.00
 WILLIAM J. McPHILLIAMY & CO.
 BARBEY ST, ws, 332 s Dumont av, 19.4x100; Home Title Ins Co 1,900.00
 FULTON ST, nes, 98.9 nw Front, 24.6x75.2x29.3x60.2; Home Title Ins Co... 1,000.00
 HANCOCK ST, ss, 270 e Marcy av, 20x100; Henry D Hobson 10,523.00

PARK PL (*), ss, 100 w Franklin av, 30x131; Herman Lowenstein 13,800.00
 POWELL ST, nec New Lots av, 24.3x96.2; Jas D Monroe 4,875.00
 AV I (*), ns, 90 w E 37th, 30x97.6; Bankers & Merchants Mtg Co 5,500.00
 AV J, ns, 80 w E 37th, 20x97.6; Martin T Manton 4,320.00
 CHURCH AV, nes, 60 w Fairview pl, 20x45; Mary Mosback 5,500.00
 CHURCH AV, nes, 80 w Fairview pl, 20x45; Mary Mosback 5,450.00
 JEFFERSON AV (*), ss, 230 e Bedford av, 16x100; Jennie Melnick 5,300.00
 SCHENECTADY AV, ws, 289.6 n Av L, 23.6x100; U S Title Guar & Trust Co, 2,000.00

JAMES L. BRUMLEY.

COURT ST (*), ws, 71.9 n Schermerhorn, 24.1x100x irreg; Wm H Field. 36,000.00
 E 26TH ST (*), nec Flatbush av, 5.10x35.8x irreg; Williamsburgh Savgs Bank 1,000.00
 84TH ST (*), sws, intersec ses 13 av, 20x70; Deborah Mohr 6,750.00
 WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x100; Edw F Maloney 4,500.00

NATHANIEL SHUTER.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; withdrawn...
 E 4TH ST (*), ws, 130.8 n Greenwood av, 25x100; Jno L Prince 1,500.00
 CONEY ISLAND AV, ws, 300 s Av N, 40x100; also CONEY ISLAND AV, ws, 140 n Av N, 49x100; A B Roberts. 3,000.00
 FOSTER AV (*), ns, 60 w 3d, 20x100; also FOSTER AV, ns, 80 w 3d, 20x100 8,350.00
 14TH AV (*), ses, 20 sw 78th, 20x51.3; South Brooklyn Savgs Instn... 3,500.00

JERE JOHNSON, JR., CO.

CANARSIE LA, ss, 116.3 w Canarsie rd, 20x142.4; M Silverstein 365.00
 CANARSIE LA, ss, 136.3 w Canarsie rd, 20x142.5; M Silverstein 365.00
 CANARSIE LA, ss, 156.3 w Canarsie rd, 20x142.6; J G Brown 385.00
 CANARSIE LA, ss, 176.3 w Canarsie rd, 20x142.7; J G Brown 385.00
 CANARSIE LA, ss, 193.3 w Canarsie rd, 20x142.8; J W Norman 380.00
 CANARSIE LA, ss, 216.3 w Canarsie rd, 20x142.9; J W Norman 380.00
 CANARSIE LA, ss, 236.3 w Canarsie rd, 20x142.10; C S Stearns 380.00
 CANARSIE LA, ss, 256.3 w Canarsie rd, 20x143.3; C S Stearns 380.00
 CANARSIE LA, sec Remsen av, 20x100.3x irreg; Saml Kramer 455.00
 CANARSIE RD, ws, 21.10% s Canarsie la, 20.0% x115.2; M Schidt 485.00
 CANARSIE RD, ws, 41.10% s Canarsie la, 20.0% x114.2% ; M Schidt 485.00
 CANARSIE RD, ws, 61.11 s Canarsie la, 20.0% x113.2% ; S A Morris 465.00
 CANARSIE RD, ws, 81.11% s Canarsie la, 20.0 1/4 x112.2% ; S A Morris 465.00
 CANARSIE RD, ws, 101.11% s Canarsie la, 20.0% x111.2% ; S A Morris 465.00
 CANARSIE RD, ws, 121.11% s Canarsie la, 20.0% x110.2% ; S A Morris 465.00
 REMSEN AV, es, 20 s Canarsie la, 20x100; B Sonheim 325.00
 REMSEN AV, es, 40 s Canarsie la, 20x100; B Sonheim 325.00
 REMSEN AV, es, 60 s Canarsie la, 20x100; Geo Francis 315.00
 REMSEN AV, es, 80 s Canarsie la, 20x100; Geo Francis 315.00
 REMSEN AV, es, 100 s Canarsie la, 20x100; B S Sanders 310.00
 REMSEN AV, es, 120 s Canarsie la, 20x100; B S Sanders 310.00
 REMSEN AV, swc Canarsie la, 22.6x69.3; E N Steinhart 345.00
 REMSEN AV, swc, 22.6 s Canarsie la, 20x67.11; J G Brown 220.00
 REMSEN AV, ws, 42.6 s Canarsie la, 20x66.8; J G Brown 220.00
 REMSEN AV, ws, 62.6 s Canarsie la, 20x65.4; Jas Steers 210.00
 REMSEN AV, ws, 82.6 s Canarsie la, 20x64.1; Jas Steers 210.00
 REMSEN AV, ws, 102.6 s Canarsie la, 20x62.10x37.11x7.11x100; Jno Francola 260.00
 REMSEN AV, ws, 122.6 s Canarsie la, 20x100; P J Murphy 320.00

Total \$147,918.00
 Corresponding week 1914..... 481,330.07

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 9. BRYAN L. KENNELLY.
 34TH ST, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty bk tnt (exr).

Brooklyn.

JUNE 8. JERE JOHNSON, JR., CO.
 HANCOCK ST, 85, ns, 310 e Bedford av, 29x100, 3-sty & b stn dwg (exr).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

JUNE 5. No Legal Sales advertised for this day.
 JUNE 7.
 13TH ST, 335 E, ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; Julian G Buckley—Annie Brill et al; Bowers & Sands (A) 46 Cedar; Lester

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 Est. 1895
 336 Fulton St
JAMAICA

Lazarus (R); due, \$13,903.79; T&c, \$817.80; sub to a prior mtg of \$28,000; Henry Brady.
 15TH ST, 20 W, ss, 300 w 5 av, 25x75.9x25.8x
 69.11, 2 & 3-sty bk tnt & str; Carrie E
 Crocker—Kath C A Fay et al; Fredk P
 Schenck (A), 120 Bway; Chas D Donohue
 (R); due, \$2,326.81; T&c, \$1,601.66; sub to
 two mtgs aggregating \$16,500; mtg recorded
 July 23, 1913; Henry Brady.
 37TH ST, 135-47 W, see 7 av, 501-11.
 7TH AV, 501-11, on map 501-9, nec 37th (Nos
 135-147), 98.9x244, 2-sty bk garage;
 Equitable Life Assurance Society of the U S
 —Wm H Bryan et al; Alexander & Green
 (A), 120 Bway; Jas F Donnelly (R); due,
 \$523,374.93; T&c, \$21,168.20; Chas A Ber-
 rian.

JUNE 8.
 SUFFOLK ST, 143-5, ws, 40 s Stanton, 40x75,
 3-sty bk hall; John Welz et al—Gussie Rubel
 et al; Goldfogle, Cohn & Dorf (A), 271 Bway;
 Stephen S Blake (R); due, \$15,502.83; T&c,
 \$506.85; mtg recorded Aug 27, 1912; Joseph
 P Day.

30TH ST, 11 W, ns, 225 w 5 av, 25x98.9, 5-sty
 stn loft & str bldg; Mutual Life Ins Co of N
 Y—Emma F McNall et al; Fredk L Allen
 (A), 55 Cedar; Elek J Ludvigh (R); due,
 \$64,397.49; T&c, \$890.80; Henry Brady.

104TH ST, 54 W, ss, 39 w Manhattan av, 17x
 100.11, 3-sty & b bk dwg; Excelsior Savgs
 Bank, N Y—Minnie I Marks et al; Jno C
 Gulick (A), 132 Nassau; Louis Sturcke (R);
 due, \$14,573.40; T&c, \$386.80; Jas L Wells.

118TH ST, 356 W, ss, 125 w Manhattan av, 18
 x100.11, 3-sty & b bk dwg; City Real Estate
 Co—Ellen Scully et al; Harold Swain (A),
 176 Bway; Jno P Dunn (R); due, \$10,734.82;
 T&c, \$191.50; Saml Marx.

144TH ST, 305 W, ns, 100 w 8 av, 25x99.11, 5-
 sty bk tnt & str; Hannah Harrison—Hervey
 Thompson et al; Jas M Tully (A), 271 Bway;
 Jno C Tomlinson, Jr (R); due, \$4,361.35;
 T&c, \$256.30; Joseph P Day.

JUNE 9.
 ALLEN ST, 14, see Canal, 67-71.
 CANAL ST, 67 to 71, nec Allen (No 14), —x—,
 3-5-sty bk tnts & str; & 65TH ST, 170 W, ss,
 abt 128 e Ams av, —x—; 5-sty bk tnt; right,
 title, &c; Louis D Livingston—Saml A Krule-
 witsch et al; Louis H Levin (A), 350 Bway;
 Henry B Ketcham, receiver (receiver's sale);
 Henry B Ketcham.

218-20 W, ss, 235 w 7 av, 46.10x105.5
 x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brook-
 mire Realty Co et al; Herman Goldman (A),
 13 Park Row; Wm Klein (R); due, \$18,562.-
 88; T&c, \$1,035.50; mtg recorded Sept 20/11;
 Samuel Marx.

34TH ST, 123 E, ns, 111.3 w Lex av, 22.9x98.9,
 4-sty stn tnt & str; Saml B Dewsnap—Geo G
 Dewsnap et al; Hirsh & Ehrhorn (A), 15
 William; Harry Bijur (R); partition; Joseph
 P Day.

55TH ST, 534 W, ss, 300 e 11 av, 25x100.5, 5-sty
 bk tnt; Francis H Kinnicutt et al—Harry F
 Weilhart; Hunt, Hill & Betts (A), 165 Bway;
 Thos W Churchill (R); due, \$14,550.92; T&c,
 —; Joseph P Day.

65TH ST, 170 W, see Canal st, 67-71.
 103D ST, 159 E, ns, 210 w 3 av, 30x100.11, 4-
 sty bk tnt & str; City Real Estate Co—Saml
 Cohen et al; Harold Swain (A), 176 Bway;
 Chas M Russell (R); due, \$15,288.40; T&c,
 \$1,050.50; Joseph P Day.

104TH ST, 109-11 E, ns, 100 e Park av, 35x
 100.11, 6-sty bk tnt & str; Esther Seymour
 et al—Hyman Romm et al; Wilson M Powell,
 Jr (A), 7 Wall; Jos D Kelly (R); due, \$36,-
 426.41; T&c, \$1,545.39; Henry Brady.

138TH ST, 507 W, ns, 150 w Ams av, 37.6x99.11,
 5-sty bk tnt; Benj Mordecai et al, trstes—
 Henry N Braude et al; Henry M Bellinger,
 Jr (A), 135 Bway; Benn Barber (R); due,
 \$38,727.57; T&c, \$788.15; Samuel Marx.

JUNE 10.
 22D ST, 28 E, ss, 310 w 4 av, 25x98.9, 9-sty stn
 loft & str bldg; Germania Life Ins Co—Saml
 A Ross et al; Dulon & Roe (A), 41 Park
 Row; Elek J Ludvigh (R); due, \$99,125.61;
 T&c, \$3,509.19; Joseph P Day.

55TH ST, 220-2 E, ss, 260 e 3 av, 100x100.5, 1-
 sty fr shop; Mutual Life Ins Co N Y—Caro-
 line Doelger et al; Fredk L Allen (A), 55
 Cedar; Mortimer Bishop (R); due, \$33,483.-
 62; T&c, \$722.56; Joseph P Day.

124TH ST, 546 W, sec Bway, 100x100.11, 6-sty
 bk tnt & str Surety Realty Co—Grace H
 Howell et al; Eisman, Levy, Corn & Lewine
 (A), 135 Bway; Wm Allen (R); due, \$30,-
 318.40; T&c, \$2,180.50; mtg recorded Feb 1,
 1910; Saml Marx.

139TH ST, 142 W, ss, 100 e 7 av, 26x99.11, 5-
 sty bk tnt; Greenwich Savgs Bank—Wm W
 Davidson et al; B Aymar Sands (A), 46
 Cedar; Samson Friedlander (R); due, \$22,-
 852.45; T&c, \$836.60; Saml Marx.

BROADWAY, sec, 124, see 124th, 546 W.

JUNE 11.
 BROOME ST, 114, nec Willett (Nos 20-2), 25x
 87.6, 5-sty bk tnt & str; N Y Savgs Bank—
 Solomon Kutner et al; Jno A Dutton (A), 80
 Maiden la; Maurice S Cohen (R); due, \$37,-
 193.65; T&c, \$957.74; L J Phillips & Co.

WILLET ST, 20-2, see Broome, 114.
 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.

7TH AV, 2026-8, ws, 50.11 n 121st, 50x95, 6-sty
 bk tnt; Levi P Morton—Ephraim L Ennis et
 al; Winthrop & Stimson (A), 32 Liberty;
 Wm Klein (R); due, \$69,453.85; T&c, \$1,-
 683.85; mtg recorded Jan 31, 1913; Herbert
 A Sherman.

JUNE 12.
 No Legal Sales advertised for this day.

JUNE 14.
 80TH ST, 135 W, ns, 287 w Col av, 21x102.2, 4-
 sty & b stn club house; Fannie L Harrison—
 Vedanta Soc of City N Y et al; Solomon Han-
 ford (A), 41 Wall; Wm Slevin (R); due,
 \$23,174.76; T&c, \$2,000; Joseph P Day.

105TH ST, 112-38 W, ss, 160 w Col av, runs s
 100.11xw84.9xw40.4xn94.2xe171.5 to beg, 1-
 sty bk theatre & 1-sty bk garage; Jacob
 Wicks, Jr—Mary A Loeffler et al; Jas B
 Mitchell (A), 394 E 150th; Harry Bijur (R);
 due \$17,779.42; T&c, \$4,600; Joseph P Day.

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:

JUNE 5 & 7.
 No Legal Sales advertised for these days.
JUNE 8.
 170TH ST, W, swc Merriam av, 30.1x90.9, vacant;
 Charity Fund of the N Y Assn of the New
 Church—Martin Wallace et al; Phillip Hunt-
 ington (A), 92 William; Matthew P Doyle
 (R); due, \$2,294.08; T&c, \$1,983.63; Henry
 Brady.
 174TH ST, E, ss, 35.8 w Webster av, 49.7x91.6,
 vacant; Elway Co—Wm A Lawrence et al;
 Harold Swain (A), 176 Bway; Jno J Robinson
 (R); due, \$3,376.84; T&c, \$865; Bryan L
 Kennelly.
 BEACH AV, 1222, es, 225 n Gleason av, 25x
 100; Anna C Wildey, individ & extr, &c—Jas
 R McGregor et al; Harold Swain (A), 176
 Bway; Jos V Mitchell (R); due, \$1,211.38;
 T&c, \$273.94; Henry Brady.
 BOSTON RD, ws, abt 283 s Jefferson pl, see
 Clinton av, es, 308.4 s Jefferson pl.

CLINTON AV, es, 308.4 s Jefferson pl, runs e
 110.7x26xell14.4 to Boston rd x579xw200.6xn
 53 to beg, vacant; Elway Co—Jno Reilly et
 al; Harold Swain (A), 176 Bway; Arthur N
 Giegerich (R); due, \$13,126.54; T&c, \$4,-
 307.01; Henry Brady.
 MERRIAM AV, swc 170th, see 170th, swc Mer-
 riam av.

JUNE 9.
 FOX ST, 655, ns, 272.6 e Av St John, 40.7x
 125, 5-sty bk tnt; Alex S Blumenthal et al—
 Gussie Friedman et al; Otterbourg, Stein-
 lander & Houston (A), 200 5 av; Ely Neu-
 mann (R); due, \$6,894.64; Geo Price.
 238TH ST, 133 E, ns, 125 w Keppler av, 25x100,
 2-sty bk dwg; North New York Savgs & Loan
 Assn—Ridgefield Constn Co et al; J Homer
 Hildreth (A), 3 av & 148th; Henry K Davis
 (R); due, \$5,206.03; T&c, \$109.89; Geo Price.

DECATUR AV, 2969, ns, 341.5 e Bedford Pk
 blvd, 37.6x110, 2-sty fr dwg; Rebecca B Gour-
 lie et al, extrs & trstes—Clark B Augustine
 et al; Dean, Tracy & McEarron (A), 160
 Bway; Francis S McAvoy (R); due, \$7,747.-
 60; T&c, \$1,227; Henry Brady.
 FRANKLIN AV, 1390, es, 38.1 n Jefferson pl,
 37.6x100, 5-sty bk tnt; Ella S Chase—Clar-

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(Bronx Legal Sales Continued.)

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ance P Whitman et al; Jos F Stier (A), 11 Bway; Arthur N Giegerich (R); due, \$31,424.73; T&c, \$690.60; Joseph P Day.
WASHINGTON AV, 1071, ws, 200 s 166th, 25x 200, 5-sty bk tnt & str; Dollar Savgs Bank of City N Y—Florence Cahen et al; Lexow, Mackellar & Wells (A), 43 Cedar; Thos N Cuthbert (R); due, \$25,624.40; T&c, \$689.79; Jas L Wells.

JUNE 10.

152D ST, 277-81 E, ns, 70.3 e Morris av, 100x 100, 2-3 & 1-2-sty fr dwgs; Peter Wynen—Arthur F Krause et al; Glatzmayer & Kalt (A), 871 Brook av; Edgar Hirschberg (R); due, \$4,700.19; T&c, \$1,464.02; sub to three mtgs aggregating \$10,500; Jas J Donovan.
GLEBE AV, ws, 62 s Starling av, 50x100; Jennie G Buckley et al—Colorado Realty Co; Eugene Berry (A), 258 Bway; Ellsworth J Healy (R); due, \$4,254.04; T&c, \$2,288.82; Henry Brady.

WASHINGTON AV, 1475, ws, 127.6 s 171st, 37.6 x140.2, 5-sty bk tnt; Hannah Greenebaum—Anthony Deutsch et al; Milton Greenebaum (A), 220 Bway; Chas A Oberwager (R); due, \$4,109.59; T&c, \$650; sub to a prior mtg of \$27,000; J H Mayers.

JUNE 11.

FAIRMOUNT PL, 739, ns, 68.7 e Clinton av, 21.6x100, 2-sty fr dwg; Emma C Mastin, extr—Kathryn J Lynch et al; Cary & Carroll (A), 59 Wall; Richard C Murphy (R); due, \$4,666; T&c, \$351.83; Joseph P Day.

169TH ST, 773-81 E, ns, 157 e Boston rd, 108.7 x98.3x109x98.11, 3-sty bk casino; J & M Haffen Brewing Co—Eliz Roeder et al; Frees & McEveety (A), 3029 3 av, owners; Danl J Dunn (R); due, \$20,402.75; T&c, \$71,762.32; Joseph P Day.

HONEYWELL AV, 2026, es, 32.7 s 179th, 22x 111.6, 2-sty fr dwg; Emma S Mason—Blume Bloch et al; Fredk A Southworth (A), 68 William; Nathan D Levy (R); due, \$3,437.41; T&c, \$110.34; Joseph P Day.

JESSUP AV, 1407, ws, 259.3 s Jessup pl, 100x 100, 2-sty fr dwg; Eliz F Ferris—Nellie Wood et al; J Wilson Bryant (A), 391 E 149th; Wallace S Fraser (R); due, \$2,150.85; T&c, \$212.50; Geo Price.

UNION AV, 1283-7, ss, 286.1 e Boston rd, runs s122.8xse11.4xne63.10xn94.4xw58.4 to beg, 2-sty fr dwg, 2-sty bk tnt & 3-sty fr tnt; J & M Haffen Brewing Co—Hermine Furst et al; Frees & McEveety (A), 3029 3 av; Danl J Dunn (R); due, \$8,067.24; T&c, \$223.47; sub to first mtg of \$17,500; Joseph P Day.

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

SIMPSON ST, 1138, es, 175 n 167th, 40x100, 5-sty bk tnt; Ludwig Ulmann—Henrietta Essert et al; Meighan & Necarsulmer (A), 120 Bway; Arthur N Giegerich (R); due, \$30,428.23; T&c, \$468.70; Joseph P Day.

Brooklyn.

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

JUNE 5.

No Legal Sales advertised for this day.

JUNE 7.

ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern—Jno J Ryan et al; Homer C Babcock (A), 44 Court; Edgar M Doughty (R); Wm J McPhilliamy & Co.

JEWELL ST, ws, 425 s Melrose av, 25x100; Solomon Horn—Abr J Schlesinger et al; I Bernstein (A), 220 Bway, Manhattan; Maurice L Lippe (R); Nathaniel Shuter.

SCHOLES ST, ns, 125 w Leonard, 25x100; Geo Kleinau—Louis Klein et al; Weinberg Bros (A), 302 Rockaway av; Arthur D Strahl (R); Nathaniel Shuter.

VAN BRUNT ST, ses, 80 sw Van Dyke, 20x115x 25x100; Eliz Grist—Jno S Quirke et al; Bertram L Fletcher (A), 2 Rector, Manhattan; Wm R Murphy (R); Wm P Rae.

38TH ST, ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler—Hermanus Sandman et al; Henry A Ingraham (A), 189 Montague; Albt E Richardson (R); Wm P Rae.

ATLANTIC AV, ns, 80.3 w Ocean pl, 34.3x83.7x irreg; Chas V Lott—David B Getz et al; Wm C Roe (A), 375 Fulton; Wm A Alcock (R); Wm P Rae Co.

VIENNA AV, ss, 80 w Linwood, 20x100; Theo Kiendl—Jno A Robertson et al; Kiendl & Sons (A), 2634 Atlantic av; Arthur W Wicksman (R); Wm J McPhilliamy & Co.

JUNE 8.

TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Harlow C Voorhees—Theo Voorhees et al; Wm D Leonard (A), 165 Bway, Manhattan; Fredk S Fisher (R); Jas J Brumley.

E 23D ST, ws, 134.8 n Av D, 85.3x85.9x irreg; Abr Slopoff et al—Moskowitz Bldg Co et al; Cook & Benjamin (A), 189 Montague; Abr H Simon (R); Nathaniel Shuter.

CLINTON AV, ws, 126.5 n Myrtle av, 46x106x irreg; Ernest M Turner—Peru Realty Co, Inc et al; Alvah W Burlingame, Jr (A), 391 Fulton; Chas H Haubert (R); Wm J McPhilliamy & Co.

CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x 78.1; Thos H Heffron—Almira Kempf et al; Saml E Klein (A), 367 Fulton; Reuben Haskell (R); Wm P Rae.

EASTERN PKWAY, ns, 260 w Rogers av, 20x 85.7; Arthur Hounslea—Emma T McQuade et al; Wm H Barradell (A), 44 Court; Benj Ammermann (R); Nathaniel Shuter.

NICHOLS AV, sec Jamaica av, 120x50.7; Frank R Kraus, Jr—Magdalena Grotz et al; Nicholas Dietz (A), 44 Court; Chas Harwood (R); Wm J McPhilliamy & Co.

TILDEN AV, sec Brooklyn av, 104.8x108.7; Eva St Clair Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

LOTS 141-2, blk 7204; Frank W Scutt—Renwick Constn Co et al; A T & B B Payne (A), Bridge Plaza North, Queens; Jno T Laden (R); Wm J McPhilliamy & Co.

JUNE 9.

DEAN ST, ss, 49.9 e Stone av, 90.7x107x irreg; Excelsior Brewing Co—Carlo Corrado et al; Holm, Whitlock & Scarff (A), 35 Nassau, Manhattan; J Grattan MacMahon (R); Wm J McPhilliamy & Co.

48TH ST, ssw, 220 nw 13 av, 120x100.2; Jno Nolty—Conrad Carlson et al; Henry A Ingraham (A), 189 Montague; Warren I Lee (R); Jere Johnson, Jr, Co.

SIST ST, ss, 236 w 17 av, 17x100; Herman J Eckoff—Julia A Rosenbloom et al; Geo P Alexander (A), 315 Washington; Chas Y Van Doren (R); at County Court House at 12 o'clock noon; Chas Y Van Doren.

AV N, ss, 40 e E 12th, 40x100; The Thrift—Edith G Richards et al; Francis Jordan (A), 207 Ryerson; Jno J Curtin (R); Wm P Rae.

BROADWAY, nec Chauncey, 19x95; Kings Co Savgs Instn—Lillian T Froelich et al; Wm W Taylor (A), 63 Wall, Manhattan; Chas Burstein (R); Wm P Rae.

DRIGGS AV, ss, 50 e Leonard, 25x100; Mary B Hoffman—Edna Holding Co et al; Harry L Thompson (A), 175 Remsen; William Drennan (R); Nathaniel Shuter.

HAMILTON AV, ss, 141.6 e Columbia, 37.6x75.2; Arthur Smith—Bloch Realty Co et al; Saml T Carter, Jr (A), 111 Bway; Wm J Mahon (R); Wm J McPhilliamy & Co.

JUNE 10.

E 18TH ST, ws, 100 n Av N, 40x100; also EAST 18TH ST, es, 200 n Av N, 40x100; Mary R Lee—Arthur P Ewell et al; Frank C Mebane (A), 45 Bway; Thos Kearny (R); Wm P Rae.

ATLANTIC AV, ns, 22 e 3 av, 19.6x80; Cath Fitzpatrick—Jas A Hogan et al; Jno C L Daly (A), 175 Fulton; Robt M Johnston (R); Wm J McPhilliamy & Co.

GLENWOOD RD, ss, 40 w E 34th, 40x107.6; Frank D Hurt—Jack Levy et al; Harry L Thompson (A), 175 Remsen; Jno F Coffin (R); Wm J McPhilliamy & Co.

LINCOLN AV, ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke et al—Ella L Sparrow et al; Fredk Cobb (A), 186 Montague; Hyman Newman (R); Wm J McPhilliamy & Co.

LOTS 1258-9, blk 32; Laura P Smith—Frances H Sill; Wilson & Von Wagoner (A), 164 Montague; Henry S Goodspeed (R); Jere Johnson, Jr, Co.

JUNE 11.

ST JOHNS PL, ss, 123.5 w Ralph av, 20x100; also ST JOHNS PL, ss, 142.5 w Ralph av, 20 x100; Simon Shapiro et al—Rose Krimko et al; Chas H Eisenberg (A), 26 Court; Henry S Rasquin (R); Wm J McPhilliamy & Co.

SIST ST, ss, 168 w 17 av, 17x100; Patk B Burke—Lillian B Koepke et al; Cary & Carroll (A), 59 Wall, Manhattan; Jos F Maguire (R); Wm J McPhilliamy & Co.

ATLANTIC AV, ns, 277.6 w Hoyt, 22.6x80; Margt Grady—Emery Constn Co et al; Geo V Brower (A), 44 Court; Jas D Bell (R); Wm J McPhilliamy & Co.

ATLANTIC AV, ns, 277.6 w Hoyt, 22.6x80; Margt Grady—Emery Constn Co et al; Geo V Brower (A), 44 Court; Jas D Bell (R); Wm J McPhilliamy & Co.

NEW JERSEY AV, es, 90 s Stanley av, 60x 200; Karl Schmelsle—Hanna Friedman et al; Carl S Heidenreich (A), 2772 Fulton; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

STRATFORD RD, es, 290 s Albemarle rd, 50x 100; Wells College of Aurora, N. Y.—Caroline Breitenbecker et al; Cary & Carroll (A), 59 Wall, Manhattan; Horatio C King (R); Jas L Brumley.

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

MIDDLETON ST, ss, 210 e Harrison av, 25x 100; Eliz Finken—Henry Kneuer et al; Chas H McCarty (A), Produce Exchange Bldg, Manhattan; Wilbur Larremore (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.**MAY 29.**

LAWRENCE ST, 81; Louis C Wallach—Edw McMahon et al; S Deutsch (A).

12TH ST, 344 E; H Judd—Giuseppe Ferri et al; H L Bogert (A).

71ST ST, 316 E; Sol Klingenstein et al—Bella Leon et al; M S & I S Isaacs (A).

106TH ST, 330 E; Mary Kockeissen—Doris Oserman et al; H Cracauer (A).

113TH ST, ss, 250 e Lenox av, 16x100.11; Adelaide E Thompson—Mathilde Juvet et al; J F Driscoll (A).

148TH ST, ss, 212.6 w 7 av, 37.6x99.11; Wm A Butler et al; Jos McConnell et al; Butler, Wyckoff & Campbell (A).

148TH ST, ss, 175 w 7 av, 37.6x99.11; J Herbert Capenter—Jos McConnell et al; Butler, Wyckoff & Campbell (A).

5TH AV, es, 25 n 131st, 25x99; Aimee Robert et al—Sarah Eftinger et al; Elkus, Gleason & Proskauer (A).

5TH AV, ws, 65.10 n 32d, 15.11x100; Livingston Phelps—Saml Kurzman et al; Stewart & Shearer (A).

JUNE 1.

SUTTON PL, 34; City Real Estate Co—Phillip Schreyer et al; H Swain (A).

SUTTON PL, 36; Pringle Memorial Home—Phillip Schreyer et al; H Swain (A).

106TH ST, ns, 80 e Park av, 25x100.11; Henrietta Underhill—Lord Robert Realty Co, Inc, et al; Lyon & Smith (A).

111TH ST, ss, 200 w 2 av, 40x100.11; Jno A McVickar—Realty Realization Corpn et al; C R Freeman (A).

AUDUBON AV, nwe 173d, 100x100; N Y Life Ins Co—Reed Realty Co et al; Cary & Carroll (A).

JUNE 2.

78TH ST, 134 W; Lillian Baer—Orma M Dowling et al; Wolf & Kohn (A).

98TH ST, ns, 225 w Central Park W, 25x100.11; Michael Spielberger—Barbara Spielberger et al; T J Brady (A).
140TH ST, 161-69 W; Bennett Sanberg—Nathan Greene et al; Morrison & Schiff (A).
WEST END AV, 48; Trstes of the Leake & Watts Orphan House in the City of N Y—Wildhart Realty Co et al; Nash & Jones (A).

JUNE 3.

74TH ST, 102 W; Edw Earl—Ruth Mackey et al; Duer, Strong & Whitehead (A).
90TH ST, ns, 141.6 w 4 av, 18.6x100.8; Frank W Matteson et al—Elise Ruckert et al; Cadwalader, Wickersham & Taft (A).
103D ST, 167 E; Amelia Lohr—Moritz Kurzrok et al; amended; Gerlich & Schwegler (A).
110TH ST, ss, 345 e 1 av, 100x100.10; Josephine J Schnurmacher—Rubin Laskin et al; S Bersick (A).
118TH ST, 275 W; Eugene J Flood—Rose Reilly et al; W McBonie (A).
120TH ST, 406-8 E; 2 actions; Dry Dock Savgs Instn—Jacob Ulmar et al; F M Tichenor (A).
123D ST, ss, 427 E; Jno Whalen—Louis S Barnard et al; H Swain (A).
3D AV, 2100; Wm T Koch et al—Jno H Degelman et al; Myers & Goldsmith (A).

JUNE 4.

28TH ST, 348 W; David Stevenson Brewing Co—Bertha Kommel et al; Brown & Falkenburg (A).
74TH ST, 218 E; Edw S Murphy—Fredk Koenkemann, exr, et al; amended; Gillespie & O'Connor (A).
83D ST, 308 E; Karoline Finger—Bert S Cuddeback et al; amended; H P Botty (A).
91ST ST, ss, 175 w Central Park W, 19x100.8; Jno A Stewart et al—Emma V Sherman et al; Beckman, Menken & Griscom (A).
EDGEComb AV, 191; Danl Seymour—Wilgro Realty Co et al; D Seymour (A).
2D AV, 1204-8; three actions; Grand Lodge of the United States Independent Order Free Sons of Israel—Richd Price et al; M B & D W Blumenthal (A).

Bronx.

MAY 28. BOSCOBEL AV, ws, 150 s 169th, 50x100; Louise Auerbach—Leonora Bell et al; S J Loeb (A).
MAY 29. PROSPECT AV, es, 244.8 ne Beck, 37.5x100; Lawyers' Mtg Co—Julius Bernstein et al; Cary & Carroll (A).

JUNE 1.

DOCK ST, sws, 300 se Thomas, 150x157.1; Payne Estate—Baisley & Watson, Inc, et al; Reeves & Todd (A).
HUNT AV, es, 797.9 s Bronxdale av, 25.8x100; Louise Kausen—Our Realty Co et al; G Frey (A).
LOT 79 (part of) map of village of Morrisania; Wm A Paton et al, as trstes—Mary A Nolan et al; C Norwood.
JUNE 2. TIFFANY ST, sec 167th, 74.6x94.3; Constantine Wagner—Adolph Lintner et al; W R Adams (A).
177TH ST, W, ns, 134.5 e Tremont av, 57.8x 61.6; Emily E Schwarz—Jno Massimino Co et al; O R Seitz (A).
233D ST, nec Napier av, 101.1x328.2; Harlem Savgs Bank—Susan Munday et al; E S Clinch (A).
WESTCHESTER AV, es, 125.6 n Av B, 100x 280.8; Harlem Savgs Bank—Sarah D Munn et al; E S Clinch (A).
WOODRUFF AV, ns, 100.4 se Crotona av, 30x 75.6; Harlem Savgs Bank—Sadie M Byrns et al; E S Clinch (A).
LOT 90, map of Village of Wakefield; Agatha Bruckner—Joseph P Barone et al; Williamson & Bell (A).
JUNE 3. VAN BUREN ST, ws, 106.3 s Morris Park av, 56.5x127.5; Carrie V Pratt—Jos Gamache et al; Carrington & Pierce (A).
181ST ST, 650 E; Herman D Merblum—Jno Perry et al; J Rosenberg (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAY 27. 20TH ST, 28 E; Conrad Stein—28 East 20th St Corp'n; Deyo & Bauerdorf (A); Laurence N Martin (R); due...47,764.85
130TH ST, 17 E; Mutual Life Ins Co—Jas A Troy et al; Fredk L Allen (A); Jas A Lynch (R); due... 7,292.81
MAY 28. 94TH ST, ss, 55 e Columbus av, 50x 72.8; Burlock E Rabell, exr—P & W Holding Co et al; Chas V Gabriel (A); Jno J Halpin (R); due...48,357.78
MAY 29 & 31. No judgments in Foreclosure Suits filed these days.
JUNE 1. 12TH ST, 415 E; Emil Reich—Guiseppe Disena et al; Martin M Goodman (A); A Mitchell Leslie (R); due... 5,455.81
117TH ST, 212-4 E; Isaac Goodstein—Fischel Realty Co; Aaron H Schwarz (A); Wm P Schoen (R); due... 4,037.99
JUNE 2. SHERIFF ST, es, 60 s Rivington, 40x 75; Robt J Macher—Ray Weisberger et al; Henry S Cook (A); Maurice Marks (R); due... 9,457.34
WATER ST, 592; Astor Trust Co—Eliz McNally; Cary & Carroll (A); Jacob M Guedalia (R); due... 3,696.88
30TH ST, ns, 164.4 e 5 av, 21.5x81.2; Jno W Sterling—Wm C O'Brien et al; Jno A Garver (A); N Taylor Phillips (R); due... 47,510.33
MANHATTAN AV, ws, 84.11 s 121st, 16x 90; Lawyers Mtg Co—Mary E O'Farrell et al; Cary & Carroll (A); Jno H Judge (R); due... 9,250.02

MANHATTAN NAV, ws, 84.11 n 121st, 16 x90; Sarah A G Skinner—Mary E O'Farrell et al; Cary & Carroll (A); Jno H Judge (R); due... 9,250.02
8TH AV, 975-9; Zinwill Co et al—American Purchasing Assn; Hays, Hershenfeld & Wolf (A); Wm Klein (R); due... 18,826.27

Bronx.

MAY 28. CYPRESS AV, nwc 140th, 95.7x188.3; Edgar S Appleby—Moser Arndstein et al; Cannon & Cannon (A); W H Steinkamp (R); due... 25,868.00
STARLING AV, nwc Olmstead av, 25x 100; Eliz B Beyer—Empire State Woodworking Co et al; F A Southworth (A); W D Leonard (R); due... 5,716.82
MAY 29. SILVER ST, ss, 116.2 w rd from Westchester to Boston Post rd, 50x100; Chas F Halstead, as trste—Thos B Watson et al; D Burke (A); I Wells (R); due... 3,957.50
JUNE 1. 169TH ST, 457; Isidore Simon—Louis DeVoy et al; M Wolff (A); R R Murphy (R); due... 3,725.15
LOT 16, blk 3370, sec 12; Saml Hollander—Martha H Jackson et al; B G Oppenheim (A); I F Cohen (R); due... 702.12
JUNE 2. BRYANT AV, es, 150 n Lafayette av, 25x100; Chas F Halsted—Albert Gerhards et al; D Burke (A); J H Radigan (R); due... 632.20
LOT 491, sec 2, map of Bronx View Park, 24th Ward; Helen LeRoy Pearl—Ada M Ramos et al; C P Hallock (A); J H Hildreth (R); due... 3,126.50
LOT 492, sec 2, map of Bronx View Park, 24th Ward; same—same; same (A); A H Vitale (R); due... 3,126.50
JUNE 3. 134TH ST, 411-9; Eliz A LeCato—Douglas H Cooke et al; J H Hildreth (A); C P Hallock (R); due... 11,289.31

LIS PENDENS.

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

Manhattan.

MAY 29. UNION SQ, 2, & PROP in Kings county; Chas W Trask—Chas E Annett et al; partition; Foster & Newman (A).
JUNE 1. WEST BROADWAY, 135; Henry H Goodwin as committee—Cecilia Bishop et al; partition; T J Curran (A).
7TH AV, 349 & 51; Fredk Stock et al—Margt M Stock et al; action to debar claim, &c; Appell & Taylor (A).
JUNE 2. 12TH ST, 15 W; Thos M Biddle et al—Albt M Biddle et al; partition; Foley & Martin (A).
76TH ST, 178 W; Chas P Hidden—Henrietta G Cattapani; action to appoint committee, &c; L D Hulse (A).
11TH AV, sec 47th, 200.10x200; Wm L Crow Constn Co—Empire Carting Co et al; counterclaim; Eidlitz & Hulse (A).
JUNE 3. ALLEN ST, 83; Manhattan Ry Co—Jos M Harris et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 96; same—Jennie Gordon et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 185; same—David Kabatchnick et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 11 & 11 1/2; same—Edith Epstein et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 29 & 29 1/2; same—Esther Grodjinski et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 398; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 535; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 557; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 584-86; same—Lorenzo D Hyatt et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 591-95; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 793 & 795; same—Alfred E Marling et al; action acquire title; J L Quackenbush (A).
112TH ST, 26-30 W; Hyman Goldstein—Bernard Galowski; specific performance; J Gordon (A).
BOWERY, 14; Manhattan Ry Co—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
BOWERY, 27-29; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
BOWERY, 38; same—Mary B Weeks et al; action acquire title; J L Quackenbush (A).
COLUMBUS AV, 180; same—Fanny R G Ely; action acquire title; J L Quackenbush (A).
NEW BOWERY, 28-32; same—Annie L Kirk et al; action acquire title; J L Quackenbush (A).
PARK ROW, 215; same—Carrie O Foster et al; action acquire title; J L Quackenbush (A).
2D AV, 695; same—Robt Goldberg et al; action acquire title; J L Quackenbush (A).
2D AV, 862; same—Angelina M de Quesada et al; action acquire title; J L Quackenbush (A).
2D AV, 1047; same—Harry Miller et al; action acquire title; J L Quackenbush (A).
2D AV, 1058; same—Benj Schwartz et al; action acquire title; J L Quackenbush (A).
2D AV, 1072-74; same—Lena C Sargent et al; action acquire title; J L Quackenbush (A).
2D AV, 1481-89; same—Mary E Doscher et al; action acquire title; J L Quackenbush (A).
2D AV, 2416-18; same—Sophie Blum et al; action acquire title; J L Quackenbush (A).
2D AV, 2489; same—J Blackburn Miller et al; action acquire title; J L Quackenbush (A).
3D AV, 178; same—Gussie Spingarn et al; action acquire title; J L Quackenbush (A).
3D AV, 180; same—Ida Kemper et al; action acquire title; J L Quackenbush (A).
3D AV, 187; same—Henry W Kreykenbohn et al; action acquire title; J L Quackenbush (A).
3D AV, 226 & 228; same—Gramercy Freehold Co et al; action acquire title; J L Quackenbush (A).
3D AV, 254; same—Agnes M Cregier et al; action acquire title; J L Quackenbush (A).
3D AV, 248; same—Edw J Sander; action acquire title; J L Quackenbush (A).
3D AV, 266-70; same—Simon M Rosenblatt et al; action acquire title; J L Quackenbush (A).
3D AV, 278; same—Herbert C Pell et al; action acquire title; J L Quackenbush (A).
3D AV, 284; same—Islip Corp'n et al; action acquire title; J L Quackenbush (A).
3D AV, 318; same—Edw H Mount et al; action acquire title; J L Quackenbush (A).
3D AV, 354; same—Isaac Laudmann et al; action acquire title; J L Quackenbush (A).
3D AV, 366; same—Ann E Chase et al; action acquire title; J L Quackenbush (A).
3D AV, 370-72; same—Augustus P Day et al; action acquire title; J L Quackenbush (A).
3D AV, 382; same—Bartow S Weeks, trste, &c; action acquire title; J L Quackenbush (A).
3D AV, 384; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
3D AV, 422; same—Julia E Shotland et al; action acquire title; J L Quackenbush (A).
3D AV, 423; same—Theresa McGillan et al; action acquire title; J L Quackenbush (A).
3D AV, 450; same—Maria L Cornell et al; action acquire title; J L Quackenbush (A).
3D AV, 452-54; same—Annie Liepersohn et al; action acquire title; J L Quackenbush (A).
3D AV, 475; same—Roman Ketterer et al; action acquire title; J L Quackenbush (A).
3D AV, 545; same—Edw Feeney et al; action acquire title; J L Quackenbush (A).
3D AV, 575; same—Edw Feeney et al; action acquire title; J L Quackenbush (A).
3D AV, 590; same—Jas P Lysaght et al; action acquire title; J L Quackenbush (A).
3D AV, 591; same—Katie Moeschen et al; action acquire title; J L Quackenbush (A).
3D AV, 592; same—Martha J Warrin et al; action acquire title; J L Quackenbush (A).
3D AV, 594; same—Maurice G C Goodman et al; action acquire title; J L Quackenbush (A).
3D AV, 675; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
3D AV, 693; same—Mayer Silverman et al; action acquire title; J L Quackenbush (A).
3D AV, 715-17; same—Terence J Lynch et al; action acquire title; J L Quackenbush (A).
3D AV, 1872-74; same—Leon Sable Realty Co et al; action acquire title; J L Quackenbush (A).
3D AV, 1911; same—Peter Weimer et al; action acquire title; J L Quackenbush (A).
3D AV, 1945; same—Mary A Grogan et al; action acquire title; J L Quackenbush (A).
3D AV, 1954-58; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
3D AV, 1959-63; same—Andrew Mendel et al; action acquire title; J L Quackenbush (A).
3D AV, 1968; same—Chas P Foster et al; action acquire title; J L Quackenbush (A).
3D AV, 1975-77; same—Andrew Mendel et al; action acquire title; J L Quackenbush (A).
8TH AV, 2112-14; same—Susan Mount et al; action acquire title; J L Quackenbush (A).
8TH AV, 2278; same—Wm F Mott et al; action acquire title; J L Quackenbush (A).
8TH AV, 2290; same—Peter Doelger Brewing Co et al; action acquire title; J L Quackenbush (A).
8TH AV, 2306; same—Henry O Heuer et al; action acquire title; J L Quackenbush (A).
8TH AV, 2676; same—Leo J Bachmann et al; action acquire title; J L Quackenbush (A).
8TH AV, 2687; same—Thos Scholes et al; action acquire title; J L Quackenbush (A).
8TH AV, 2684; same—Lucy Kulat et al; action acquire title; J L Quackenbush (A).
8TH AV, 2696; same—Jane Usher et al; action acquire title; J L Quackenbush (A).
8TH AV, 2733; same—Bertha Rimpler et al; action acquire title; J L Quackenbush (A).
8TH AV, 2743; same—Louisa Stein et al; action acquire title; J L Quackenbush (A).
8TH AV, 2764; same—Peter Doelger Brewing Co; action acquire title; J L Quackenbush (A).
8TH AV, 2835; same—Isaac Wohlgenuth et al; action acquire title; J L Quackenbush (A).
8TH AV, 2849; same—Isaac Wohlgenuth et al; action acquire title; J L Quackenbush (A).
8TH AV, 2852-54; same—Joral Realty Co, Inc, et al; action acquire title; J L Quackenbush (A).
8TH AV, 2855; same—Israel Schneider et al; action acquire title; J L Quackenbush (A).
8TH AV, 2860-66; same—Benj J Weil et al; action acquire title; J L Quackenbush (A).
8TH AV, 2891; same—Anna J Sheehan; action acquire title; J L Quackenbush (A).
8TH AV, 2913; same—Rosa Greenwald et al; action acquire title; J L Quackenbush (A).
8TH AV, 2916; same—Jacob Lowenthal et al; action acquire title; J L Quackenbush (A).
8TH AV, 2916; same—Jacob Lowenthal et al; action acquire title; J L Quackenbush (A).
8TH AV, 2919; same—Hattie Fink et al; action acquire title; J L Quackenbush (A).
8TH AV, 2923-25; same—Geo Ehret; action acquire title; J L Quackenbush (A).
8TH AV, 2938-40; same—Marie Dexter et al; action acquire title; J L Quackenbush (A).
9TH AV, 27; same—Jos J Cunneely et al; action acquire title; J L Quackenbush (A).
9TH AV, 37-43; same—W Emlen Roosevelt et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

9TH AV, 413-15; same—Jno L Deraiques et al; action acquire title; J L Quackenbush (A).
9TH AV, 447; same—Geo H Werfelman et al; action acquire title; J L Quackenbush (A).
9TH AV, 456; same—Isidore Cohn et al; action acquire title; J L Quackenbush (A).
9TH AV, 459; same—Jno H Haaren, exr, &c, et al; action acquire title; J L Quackenbush (A).
9TH AV, 732; same—Anna M Senger; action acquire title; J L Quackenbush (A).
9TH AV, 761; same—Jno Mullen et al; action acquire title; J L Quackenbush (A).
9TH AV, 773; same—Henrietta Frey et al; action acquire title; J L Quackenbush (A).
9TH AV, 790; same—Sol Strauss et al; action acquire title; J L Quackenbush (A).
9TH AV, 807; same—Annie Ritzert et al; action acquire title; J L Quackenbush (A).
LOT 3, blk 739, sec 3; David Lippmann—Anastasio C M Azoy, trste, et al; amended foreclosure of tax lien; H Swain (A).

JUNE 4.
10TH ST, 261 E; also 144TH ST, 232 W; Louis Block—Peter Eckert; specific performance; Elkus, Gleason & Proskauer (A).
PARK ROW, 103; Urania U Glaser—Jno N Burns et al; partition; F E M Bullowa (A).
LOT 10, blk 2171, sec 8; Emil Mayer—Paul Halpin et al; foreclosure of transfer of tax lien; S H Schwartzman (A).

Bronx.

MAY 28.
LAFONTAINE AV, swc 179th, 97.4x101.1; Chas G Cornell, Jr—Walter Aronstein et al; action to foreclose mechanic's lien; Rollins & Rollins (A).

MAY 29.
MT HOPE PL, 232; Lucretia Berte—Fredk C Berte et al; partition suit; Cameron & Hanlon (A).

JUNE 1.
No Lis Pendens filed this day.

JUNE 2.
No Lis Pendens filed this day.

JUNE 3.
GRAND AV, swc 182d, 50x100; Anton Fleck—Alice M Mahony et al; action to compel specific performance of contract; Gantz & Tucker (A).

Brooklyn.

MAY 27.
CHESTER ST, es, 137.7 s Dumont av, 18.10x100; Title G & T Co—Mollie Levine et al; T F Redmond (A).

FULTON ST, nec Nichols av, 25x87.8x25.5x83.3; Title G & T Co—Lois Jenkins et al; T F Redmond (A).

HERKIMER ST, sec Rockaway av, 17.6x80; Ellen Shea—Wm Alexander et al; H L Thompson (A).

LEFFERTS PL, ss, 91.7 e Grand av, 17.3x120; Annie G Atkins—Cornelia F Fucignas et al; Cary & Carroll (A).

NEWELL ST, es, 40 s Meserole av, 25x100; Annie Quinn—Rosa Rosenstein et al; M McGoldrick (A).

WOODBINE ST, ses, 109.10 ne Evergreen av, 25x100; Lavinia L Williams—Inez D Zarwell et al; Cary & Carroll (A).

51ST ST, sws, 140 nw 16 av, 40x100.2; Title G & T Co—Klotz Realty Co et al; T F Redmond (A).

60TH ST, sws, 190 se 16 av, 60x100; Mary J Johnson—Ellen G Davis; King & Booth (A).

HOPKINSON AV, es, 200 s Lott av, 20x100x20x20; Moses Annenberg—Mollie Lapidus et al; foreclosure mechanic's lien; I Solomon (A).

SUMNER AV, ws, 75 n Myrtle av, 25x100; Bowery Savgs Bank—Sophie Abelow et al; T F Redmond (A).

WILLIAMS AV, ws, 125 n Liberty av, 25x100; Title G & T Co—Sarah Pollack et al; H L Thompson (A).

LOTS 43, 45 to 47, 80, 84 to 89, 101 to 104, 106 to 108, 120 to 130, 139 to 144, 152 to 168, 173 to 180, 181 to 185, 193 to 200, 211 to 220, 373, 374, 377, 378, 383 to 392, 410 to 424, 432 to 439, 444 to 463 & 94, Map 292 lots, 26th Ward of Bklyn, & 4th Ward of Queens; Mtg Holding Co—Glenmore-Drew Corp et al; Armstrong, Broun & P (A).

MAY 28.
BEADEL ST, n s, 160 w Vandervoort av, 20x100; Kate C Cosgrove—Mazarin Land & Devel Co et al; McDonald, Roesch & Mc (A).

BEADEL ST, ns, 180 w Vandervoort av, 20x100; same—same; same (A).

BRISTOL ST, ws, 292.11 s Bristol, 25x100; Wittermann Bros—Forman Bottling Co et al; to create a title; Holm, Whitlock & S (A).

FREEMAN ST, ss, 200 w Oakland, 25x100; Abr Weinstein—Saml Henkin et al; specific performance; F Weinstein (A).

GEORGE ST, nws, 125 sw Knickerbocker av, 25x140x27.8x127.9; Isaac Levin—Jacob Kaminsky et al; D Hirshfeld (A).

GRAND ST, ns, 75 w Manhattan av, 25x100; Israel Sulsky—Harry Schwartz et al; to set aside deed; E C Rosenblume (A).

HOYT ST, nws, 60 ne Bergen, 20x75; Cath Kelly—Mary R Kelly et al; J C Daly (A).

JEWELL ST, ws, 25 s Meserole av, 25x100; Emma E Wilson—Annie Waldron et al; J Siegelman (A).

LOTT ST, ws, 128 s Tilden av, 22x100; AV A, ss, 105 e Ocean av, 50x150; Thos F Smith—Sarah A Smith & ano; to set aside deed; Elliott, Jones & F (A).

MCDUGAL ST, ss, 325 e Howard av, 25x100; Florence Froelich—Cath Bottjer & ano; C Oehler (A).

MATTHEWS PL, nec Coney Island av, 74.8x100.4x67.4x100; Louise A S Sinclair—Lilia B Wiener et al; H L Thompson (A).

OSBORN ST, ws, 175 s Blake av, 75x100; Title G & T Co—Herman Kronenberg et al; T F Redmond (A).

S ELLIOTT PL, ws, 117 s DeKalb av, 50x100; Savgs Bank of Utica—Mabel E Hudson et al; T F Redmond (A).

WINTHROP ST, 337; Barnett Lashinsky—Ellen Sloan et al; S Lascher (A).

E 37TH ST, sec Av I, 97.6x100; E 37TH ST, nec Av I, 40x97.6; Title G & T Co—Chas G Reynolds et al; T F Redmond (A).

68TH ST, ss, 180.3 w 10 av, 20x90; Jno H Carl—Nannie H Smith et al; Miehlng & Kayser (A).

68TH ST, ss, 220.5 w 10 av, 20.1x90; Jno H Carl—Safe Realty Corp et al; Miehlng & Kayser (A).

85TH ST, nes, 300 nw 19 av, 40x100; Henry C Davernheim—Henry G Simmons et al; O Scheike (A).

BROADWAY, ec Hewes, 25x100; Margt S Mawson—Batches & Motta, Inc, et al; J Siegelman (A).

CLARENDON RD, ns, 60 e Bedford av, 20x80; Alfred H Osterberg—Henry Loeffler et al; T E Brownlee (A).

LAFAYETTE AV, ns, 84.2 e Kent av, 20x100; Mechanics' Bank—Helen E Stewart et al; Owens, Gray & T (A).

MANHATTAN AV, nwc Moore, 25x75; Harris Salit—Morris Risnicoff et al; I L Rosenson (A).

OCEAN AV, ws, 70 n Av K, 70x151.7; Jas Cochran—Terrace Club of Flatbush; to restrict prop; Siebert, Paddock & C (A).

SHEFFIELD AV, es, 280 s Sutter av, 20x95; Pink Realty Co—Jos Miller et al; L Lipskin (A).

SUMNER AV, nec Quincy, 100x125; Jno Voychok—Sumner Quincy Amusement Co et al; foreclosure mechanic's lien; Kellogg & Rose (A).

TOMPKINS AV, es, 60 s Park av, 20x80; August Haberman—Albert Haberman et al; T J Evers (A).

WEBSTER AV, swc Gravesend av, 82x134.10x89.8x98.6; Bklyn Associates—Rosedon Realty Co et al; W T Lindsay (A).

MAY 29.
STARR ST, ses, 100 ne Central av, 25x100; Calogero Modica—Giuseppe Infranco et al; S Rosenthal (A).

UNION ST, ss, 100 e Nostrand av, 50x127.9; Eliz Shaw—Eliz Owens et al; E R Vollmer (A).

W 15TH ST, es, 460 n Neptune av, runs e118.10x s40 to beg; probable error; Francis H McCormick—Anastasio Minichella et al; A F Van Thun, Jr, (A).

W 17TH ST, es, 140 n Neptune av, 40x100; Francis H McCormick—Anastasio Minichella et al; A V Van Thun, Jr (A).

36TH ST, nes, 21.7 se Minna, 20x100.11x22x91.10; N Y Investors' Corp—Behrens Estate Corp et al; H L Thompson (A).

36TH ST, nes, 43.6 se Minna, 20x91.10x22x82.7; N Y Investors' Corp—Behrens Estate Corp et al; H L Thompson (A).

36TH ST, nes, 65.6 se Minna, 20x82.7x22x73.6; Albert Rosenberger—Behrens Estate Corp et al; H L Thompson (A).

36TH ST, nes, 87.6 se Minna, 20.3x73.6x22.4x64.4; same—same; same (A).

ATLANTIC AV, 374 to 378; also PROP in New York & Delaware county; Chas W Trask—Chas E Annett et al; partition; Foster & Newman (A).

FLATBUSH AV, ws, 267 n Albermarle rd, 20x113.9x20x113.6; Bklyn Trust Co—Abels Gold Realty Co et al; Cullen & Dykman (A).

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; Klein Material Co—Thespians Bldg Co et al; foreclosure mechanic's lien; I Solomon (A).

MARCY AV, sec Gwinnett, 18x85; Jno McKenney—Geo Wing et al; to create a title; Coombs & Wilson (A).

ST MARKS AV, ss, 345 e Vanderbilt av, 20.6x131; Della M Donnellan—Jno J Reilly et al; partition; I J Evers (A).

JUNE 1.
PRESIDENT ST, ss, 70 e 3 av, 30x150; Lillian E Harman—Caterina Gallo et al; E L Holywell (A).

SANDFORD ST, ws, 297.9 n Park av, runs w 20x1175x100x122.6xse105.8xse263.4 to beg; Bushwick Savgs Bank—National Foundry Co et al; R L Scott (A).

S 4TH ST, ns, 100 e Kent av, 78x141; Fischl Markovskiy—Midtown Cont Co et al; foreclosure mechanic's lien; S Solomon (A).

E 23D ST, ws, 134.8 n Av D, 85.3x85.9x83.6x43.1; Mabel J Geis—Moskowitz Bldg Co et al; G B Vandeport (A).

51ST ST, nes, 220 se 14 av, 40x100.2; Jno Keck—Newman Leavy et al; A W Burlingame, Jr (A).

52D ST, ns, 120 w 7 av, 20x100.2; Saml S Lowman—Eva M Huntley et al; J J Bakerman (A).

OCEAN PKWAY, ws, 275.1 s Foster av, 23x150; Emma Morgenstern—Barnett Steinfeld et al; I Silverman (A).

SUMNER AV, nwc Park av, runs n25xw75x25x25x50 to beg; Sarah Steckler—Abr Halpron et al; A Miller (A).

4TH AV, 618-620; Edw O'Hara—Grant R Pitbladdo et al; J B Harrison (A).

6TH AV, ws, 28 s 7th, 36x107.10; Bklyn Trust Co—Kings Co Mtg Co et al; Cary & Carroll (A).

JUNE 2.
COLUMBIA ST, nws, 37 sw Sackett, 21x80; American Geographical Society—Teresa Ruggiero et al; T F Redmond (A).

HART ST, 150; S 3D ST, ss, 25 w Hooper, 120x120.3; S 9TH ST, ss, 96 w Driggs av, runs s144xw50x149.11x90 to beg; GRAND ST, n w Rodney, 50x119.6x50x119.2; S 8TH ST, ss, 21.1 e Driggs av, 85.3x83.10; Louis Bossert—Frank Pelycyer et al; to set aside transfer; Strasbourger & Schallek (A).

SCHOLES ST, ns, 50 w Waterbury, 25x100; Fredk Schoppa—Josephine Nelling et al; A Christmann, Jr (A).

TROUTMAN ST, ses, 170 sw St Nicholas av, 25x100; Albert W Berckmeier—Charlotte Berckmeier; to create a title; E Bliven (A).

VERANDAHL PL, ss, 189.8 w Clinton, runs s-x w40xw24xw-xe24 to beg; Insa R Meisel—Jos H Ernst et al; A W Meisel.

WOODBINE ST, ses, 109.10 ne Evergreen av, 25x100; Lavinia L Williams—Inez D Zarwell et al; Cary & Carroll (A).

2D ST, nes, 170.9 nw 7 av, 18x100; Geo Hewlett—Geo I Ellsworth et al; Cary & Carroll (A).

E 14TH ST, ws, 200 s Av Y, 100x100; New York Investors' Corp—Mary Murphy et al; H L Thompson (A).

86TH ST, nes, 118 nw 17 av, 19x100; Albert De Silver—Sophie E Ruston et al; T F Redmond (A).

NOSTRAND AV, es, 45 n Hawthorne, 20x100; Henry Fettel—Emma Sommers et al; J Schauf (A).

WYTHE AV, 723; Citizens' Union Realty & Mtg Co—Saml Cohen et al; Jonas, Lazansky & N (A).

MECHANICS' LIENS.

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

Manhattan.

MAY 29.
5TH ST, 512 E; Morris Spergel—Francis B Menge; Morris H Brenner & Jacob Ruppert Brewery (118) 225.00
72D ST, 42 W; also 72D ST, 118 W; also 73D ST, 126 W; Dora Isseks—Edw W Browning; J W Cooney Co (115) 100.00
100TH ST, 146 W; Clemente Cont Co, Inc—Eugene Goll; Chas Phelock (116) 126.00
SAME PROP; Chas Phelock—Eugene Goll (117) 525.00

JUNE 1.
FULTON ST, 180; Wm F Majory, Inc, —Adele de T Parigord; Jno C H Miller; Henry Baumgard (3) 80.94
122D ST, 242 W; Harry Jaffe—Lizzie Haderman; Herman Haderman (1) 61.00
BROADWAY, 2182 to 2186; also 77TH ST, 227-29 W; M Byrne Co—Eva J Coe & N Y Improved Properties Co; Lewis C Van Riper (2) 2,537.26

JUNE 2.
TRINITY PL, 70-76; Bernard Carneol—Augustus D Shepard; Leon Dornbush (7) 34.35
3D ST, 189 E; Harry Weprinsky—Benj Katz (8) 501.50
25TH ST, 44-46 E; Hedden Iron Constn Co—Jno M Slattery Bldg & Constn Co (5) 22,225.00
78TH ST, 266-68 E; Harry Weprinsky—Fredk Lang (9) 1,027.00
95TH ST, 19 W; Rosa Kuntzmann—May M Le Vien (10) 40.00
116TH ST, 616 W; Larkin Lumber Co—Jasin R & Wm R Westerfield (6) 66.99
6TH AV, 782-86; T J Cummins Plumbing Co—784 6th Av Inc; Brown Bros, Inc (4) 657.05
10TH AV, sec 41st, 20x70; Jno A Marx—Jos Garvey; Peter J Brodlef (11) 150.00

JUNE 3.
25TH ST, 44-46 E; Godwin Constn Co—Jno M Slattery Bldg & Constn Co (12) 8,630.55
37TH ST, 141 E; Jos P Ryan—Edith F Francke; renewal (19) 81.25
110TH ST, 158 E; A F Galligan & Co—Salvatore Isalli; Michael Jacuinto (18) 50.00
113TH ST, 501 W; Max Grodin—No 501 W 113th St Incorp; Hannah Elias (17) 550.50
114TH ST, 5 W; Jos Lo Medico—Jno Joseph; Benj Leff (16) 259.00
120TH ST, 127 W; Jos Lo Medico—Jno Levy; Benj Leff (15) 100.00
BROADWAY, 2182 to 2186; also 77TH ST, 227 & 229 W; Harris Silvers Baker Co—Eva J Coe; Lewis C Van Riper (13) 886.17
MADISON AV, 1473; Simon Strunin—Sam Rosenberg; Rosen Bldg Co, Inc (20) 141.00
ST NICHOLAS AV, 364; Oscar Lustig—Estelle Phillips & Elsa Ahrlt (14) 106.00

JUNE 4.
CANAL ST, 206-12; J W Clark, Inc—Jno R Graham, Geo P Labatut & Jno W Goelichins, exrs & Belle Kretchmar (23) 1,032.50
13TH ST, 235-9 E; E Smolka Plumbing Supply Co—E M Schroers & Estate of Kath E S Casanova & Emanuel M Stegman (26) 139.00
25TH ST, 44-6 E; National Fire Proofing Co—Jno M Slattery & Bldg & Constn Co (21) 2,900.00
25TH ST, 44-6 E; Globe Automatic Sprinkler Co—Jno M Slattery Bldg & Constn Co (25) 4,725.00
25TH ST, 44-6 E; Micwie Co, Inc—Jno M Slattery Bldg & Constn Co (28) 21,500.00
116TH ST, 7-9 E; Pincus Klahr—Benkay Realty Co & Benj Kraushaar (27) 63.60
BROADWAY, ws, whole front bet Manhattan & 129th, 132.9x116x-x164.6; Larkin Lumber Co—Mary G Pinkney & Fort Lee Ferry Public Market Co (22) 457.69
LEXINGTON AV, 287; Wm Burns—Estate of Philip L Crovat & Wm A McCloskey; renewal (24) 854.70

Bronx.

MAY 28.
142D ST, nwc Wales av, 100x144; Columbian Concrete Steel Bar Co—Ward Baking Co; Wm Henderson, Inc (26) 6,079.87

MAY 29.
ALDUS ST, 952; Saml Gluck—David G Patton (27) 66.65
142D ST, nwc Wales av, 101x145; Jas C Forbes—Ward Baking Co; Wm Henderson, Inc (28) 865.00

JUNE 1.
142D ST, nwc Wales av, 108x144.8; Howden Tile Co—Ward Baking Co; Wm Henderson, Inc (1) 2,654.00
142D ST, nwc Wales av, 100x140; Jas Kelly—Ward Baking Co; Wm Henderson, Inc (2) 1,500.00

142D ST, nwc Wales av, 100.8x144.8; Chas F McGuire—Ward Baking Co; Wm Henderson, Inc (3)..... 440.00

JUNE 2. 142D ST, nwc Wales av, 100.8x144.8; Max Siegel—Ward Baking Co; Wm Henderson, Inc (5)..... 2,510.25

JUNE 3. 142D ST, nwc Wales av, 100x140; David Kraus—Ward Baking Co & Wm Henderson, Inc (9)..... 900.00

Brooklyn.

MAY 27. DUFFIELD ST, Tillary st & Flatbush av ext (triangle plot), 35.4x10x35; B Green—Alex McKinny & Jos Gardiner. MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Benj G Hitchings, Inc—Lucy F Farwell & R J McCormick Co..... 23.69

MAY 28. 22D ST, 188; M Emovitz—Mr & Mrs Spinelli..... 25.00

MAY 29. CARROLL ST, 1426; L Desidero—Leslie Posen Constn Co..... 150.00

JUNE 1. WAVERLY AV, es, 173 n Greene av, 45x25; A McBride—Jas P Warbasse.... 660.58

JUNE 2. CLIFTON PL, 66; J Bergman—Margt O'Connor, Dorothy Hart & O'Connor Estate..... 153.00

JUNE 1. 126TH ST, 228-38 W; Frank J Schmidlein—Arthur Brisbane et al; Apr19'15 515.77

Bronx.

MAY 28. No Satisfied Mechanics' Liens filed this day.

JUNE 1. PROSPECT AV, ws, whole block front bet 166th & 167th, —x—; Rothberg & Rosenbliett—Angel Constn Co et al; May4'15..... 1,185.85

JUNE 2. No Satisfied Mechanics' Liens filed this day.

Brooklyn.

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

MAY 28. BARRETT ST, ws, 300 n Sutter av, 159.6x99.11; Louis Brook—I & J (Inc) & Nathan Koppel; Mar5'15..... 109.47

JUNE 1. DECATUR ST, 1327-1329; Louis Frisse—Ray & I Newton Streep & Gustav A Wagner; Mar15'15..... 430.50

JUNE 2. DIAMOND ST, 198; Sol Rosenberg—Alfonso Neri, Agostino M Di Giora & Peter Fioravanti; Feb3'15..... 87.75

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

ATTACHMENTS.

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

Manhattan.

MAY 27, 28 & 29, JUNE 1 & 2. Heights Bldg Corpn. Carroll st, nr Albany av. Union Mantel & Grille Co. Mantels, &c..... 150.00

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 27, 28 & 29, JUNE 1 & 2. Heights Bldg Corpn. Carroll st, nr Albany av. Union Mantel & Grille Co. Mantels, &c..... 150.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAY 29. ACADEMY ST, es, 150 n Vermilyea av, 50x100; Saml Blumenthal loans Loyal Building Co, Inc, to erect —sty building; 9 payments..... 33,000.00

JUNE 4. WASHINGTON PL, nes, 220 nw McDougal, 44x90; Ceasar & Giuseppe Razzetti loans Fogliasso-Clement Bldg Co to erect 8-sty apartment; 2 payments..... 39,000.00

Bronx.

MAY 28. DECATUR AV, es, 80.3 s 197th, 56.5x100; Rockland Realty Co loans Benson Realty Co to erect 5-sty apartment; 12 payments..... 37,000.00

JUNE 2. 179TH ST, ns, 30.2 e Bathgate av, 49.4x105; City Mtg Co loans Burnett-Weil Constn Co to erect 5-sty apartment; 11 payments..... 32,000.00

JUNE 2. 179TH ST, ns, 100 w Honeywell av, 40.2x99.1; City Real Estate Co loans J G Michels Co to erect a 5-sty apartment; 6 payments..... 26,000.00

JUNE 3. LOTS 104-5, blk 4, map of Tremont Terrace, 24th Ward; Theo Wing loans Wellman Finance & Realty Co to erect 7-room & attic frame dwg; 3 payments..... 4,000.00

ORDERS

Brooklyn.

MAY 28. LUQUEUR ST, 16; Jacob Jurpe on Home Mtg Inv Co to pay Gowanus Wrecking Co..... 2,250.00

JUNE 2. CHURCH AV, ss, 213 e Flatbush av, 100x130; Alex McBride on Erasmus Impt Co to pay Jno Bosch & Son.... 630.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 185 of 1915, New Building 127 of 1915, 278-280 Madison avenue, Manhattan. F. E. Townsend, appellant.

1. Walls are unlawful thickness. Sections 26 and 36. Show typical spandrel walls. That an equally good and more desirable form of construction can be employed.

1. Unlawful thickness of walls. Equally good construction and economy of space. The building is 147' 10 1/2" high; basement walls to be 20" thick; first story 16" thick, upper walls 12" thick.

Appearance: F. E. Townsend. On motion, APPROVED on CONDITION that all enclosure walls be carried on the steel work at each floor level above the second tier.

Mr. Crawford recorded as not voting. APPEAL 187 of 1915, New Building 2519 of 1915, 1019 Flatbush avenue, Brooklyn. A. White Pierce, appellant.

Application to modify Sections 33 of previous Code and 254 of New Building Code, which refers to increased thickness of brick walls for buildings that are over 105' in depth, without a cross wall or proper piers or buttresses, shall have the side or bearing walls increased in thickness 4" more than is specified in the respective sections of this Code for the thickness of walls for every 105' or part thereof, that said buildings are over 105' in depth.

That the intent of Sections 33 of previous Code and 254 of new Building Code as set forth in a previous section seems to apply to a building three or more stories in height and in this case does not apply as decided by the Superintendent of Buildings of the Borough of Brooklyn, as more fully set forth in this appeal.

1. That Sections 33 of previous Code and 254 of new Building Code which refers to buildings that are more than 105' in depth without a cross wall, be modified. The building to be erected is a one-story structure, with piers and buttresses in the 12" outer walls, as originally shown, and not as corrected for the increased thickness of walls as per your appellant's interpretation of the above mentioned section, and so indicated on the plans now on file in the Bureau of Buildings, Borough of Brooklyn.

2. If modification of the above mentioned section for the erection of this building, as originally shown on the plans before corrected is not permissible, the interpretation of said section by your Honorable Board is desired.

That the building as shown by plans heretofore mentioned is to be erected upon a corner lot, one story in height, with piers and buttresses in 12" outer walls as originally shown, and not as corrected, giving the same sufficient strength for a building of this area and height.

Appearance: A. White Pierce. On motion, APPROVED on the following CONDITIONS:

1st. That all piers shall be at least twenty-four inches (24") thick, except those marked "A" on the ground floor plan, which may be omitted.

2d. That all exit doors shall swing out.

3d. That exit doors be provided at points marked "B" on the same plan.

APPEAL 188 of 1915, New Building 2828 of 1915, 243 Adelphi street, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.
1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As the clear span between bearing is not over 26' and steel columns and girders will be provided to support floor beams request that this condition be accepted, and in view of the fact that girders and columns will be fireproofed as required by the regulations of the Bureau of Buildings, also cross wall is provided.

See APPEAL 190.

APPEAL 189 of 1915, New Building 2890 of 1915, 485 Van Buren street, Brooklyn. Shampan & Shampan, appellants.

Wording same as in Appeal 188 of 1915.

See APPEAL 190.

APPEAL 190 of 1915, New Building 2891 of 1915, 479 Van Buren street, Brooklyn. Shampan & Shampan, appellants.

Wording same as in Appeal 188 of 1915.

Appearance: Gilbert I. Prowler.

On motion, Appeals 188, 189 and 190

APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 193 of 1915, New Building 2958 of 1915, 491 Cleveland street, Brooklyn. Chas. Infanger & Son, appellants.

Contrary to Section 31: Building over 26' in width and no brick fore and aft partition walls provided.

Small stretches of walls with short cross girders are substituted in place of fore and aft partition walls.

Omit fore and aft partition walls and substitute cross girders as shown. All columns and girders supporting all floors, roofs or walls will be fireproof in accordance with the regulations of the Bureau of Buildings.

To put in brick fore and aft partition walls would make it impossible to obtain 6 families on a floor.

Appearance: Otto C. Infanger.

On motion, APPROVED (in view of the fact that cross-walls are provided).

APPEAL 194 of 1915, New Building 130 of 1915, 31 West 71st street, Manhattan. Robert T. Lyons, appellant.

1. Walls are of unlawful thickness.

2. Unlawful percentage of lot area covered.

The Superintendent of Buildings for the Borough of Manhattan has refused to approve the mode, manner of construction and materials employed in the erection of sixth building.

1. Will the Board approve 12" walls above and including the first story?

2. Will the Board approve the percentage of lot area to be covered?

1. The walls will be laid up in cement and will be supported at each tier on the steel framing.

2. The building will be but 133' high, large court and yard area has been provided. All the floors, trim, window frames and sash throughout the building will be fireproof, all glass will be wire-glass.

Appearance: Robert T. Lyons.

On motion, APPROVED, as to thickness of walls, on CONDITION that the walls are carried on the steel at each floor level. DISAPPROVED, as to percentage of lot area proposed to be covered.

APPEAL 195 of 1915, Alteration 711 of 1915, 719-723 Greenwich street, Manhattan. H. V. Hartman, appellant.

5. Walls are of unlawful thickness. Party wall linings are unlawful as to thickness.

An equally good and more desirable form of construction is being employed.

Can the cellar walls be made 20" thick, the first and second story walls 16" thick and the third, fourth and fifth and sixth floors 12" thick, and the lining of the party wall to the north be 12" thick in the cellar and 12" thick above?

1. The height of the building is 70' and yet there are only six stories as would be possible were the height only 60'.

2. The extension is only 17' wide between bearing walls whereas a width of 25' is permissible for lawful walls.

3. The floors are light wood floors without plaster whereas no objection would be raised to lawful walls where heavy fireproof floor arches are used on a span of 25' between bearing walls.

4. The only additional load in this case when compared to the thinner walls of a 60' building, both buildings having six stories and equal floor loads, is 10' of brick wall.

5. Walls will be laid up in Portland Cement mortar, whereas no objection would be raised if the lawful walls were laid up in lime mortar.

6. The lawful bearing wall can have 30% of openings even if laid up in lime mortar. This cement wall work has no openings in bearing walls.

7. The cement wall as desired is much stronger than a lawful lime wall, that is, it has a larger safety factor.

8. The amount involved is more than \$1,000.

Appearances: Harris V. Hartman and Samuel N. Polis.

On motion, APPROVED.

APPEAL 196 of 1915, New Building 2989 of 1915, 107 Havemeyer street, Brooklyn. Farber & Markwitz, appellants.

Contrary to Section 31 as to fore and aft brick partition walls, and height of walls.

Rules and regulations of the President of the Borough of Brooklyn and Section 31 of the Building Code do not apply.

Necessity of providing brick fore and aft partition walls. Necessity of increasing the 2nd story walls to 16" thickness.

The span between bearings does not exceed 26'. Columns and girders supporting beams will be fireproofed in accordance with the regulations of the Bureau of Buildings. NOTE: Brick fire wall dividing building. The 12' portion of brick walls does not exceed 50' 8" in height and also all walls are laid up in approved cement mortar.

Appearance: A. Markwitz.

On motion, APPROVED on the following CONDITIONS:

1st: That a self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That an unpierced brick wall at least eight inches thick be provided at the point marked "B" on the first floor plan, extending from the cellar floor to the second floor.

3rd: That that portion of the second floor over the space marked "C" on the first floor plan be made of fireproof construction.

4th: That an unpierced brick wall at least eight inches thick be provided at the point marked "D" on second and upper floor plans, extending from second floor to the underside of the roof-boards.

5th: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 197 of 1915, New Building 2990 of 1915, 103 Havemeyer street, Brooklyn. Farber & Markwitz, appellants.

Wording same as in Appeal 196 of 1915.

Appearance: A. Markwitz.

On motion, APPROVED on the following CONDITIONS:

1st: That a self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That the opening marked "B" on the first floor plan be closed up with brick, full thickness of the walls.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 198 of 1915, Fire Shutter Case No. 1 of 1915, 714 Fifth avenue, Manhattan. Woodruff Leeming, appellant.

The windows open on to a small court surrounded by the walls of the adjoining buildings in which there are no windows.

The present fire-escape takes up most of the space in this court and it would be very difficult to retain the necessary fire-escape if iron shutters were put on these windows.

APPROVED.

APPEAL 199 of 1915, New Building 2800 of 1915, north side Foster avenue 119' east of East 21st street, Brooklyn. William T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet, or less by unpierced brick fire walls and all columns and girders are to be fireproofed as approved by the Superintendent of Buildings.

Whether or not the unpierced brick fire wall with all columns and girders properly fireproofed will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That a brick wall at least eight inches thick, unpierced except in cellar, be provided at the point marked "B," extending from the cellar floor to the second floor.

3rd: That that portion of the second floor above the space marked "C" on the first floor plan be of fireproof construction.

4th: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 200 of 1915, New Building 2855 of 1915, southwest corner Union street and Troy avenue, Brooklyn. William T. McCarthy, appellant.

Comply with Section 31 of Code.

An unpierced brick fire wall will be provided where required extending from cellar to roof and F. P. S. C. doors will be provided as required by the Bureau of Building dividing the floor areas into sections of 2,000 square feet or less.

Whether or not the unpierced brick fire wall with all columns and girders fireproofed in accordance with the regulations of the Bureau of Buildings will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code and because these plans were approved in 1914 and the permit expired by limitation.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That openings at the point marked "A" on the cellar plan be provided with self-closing fireproof doors.

2nd: That an unpierced brick wall at least eight inches thick be provided at point marked "B" on the several plans, extending from the cellar floor to the underside of the roof-boards.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 201 of 1915, New Building 2856 of 1915, south side Union street 50' west Troy avenue, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 200 of 1915.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That openings at the point marked "A" on the cellar plan be provided with self-closing fireproof doors.

2nd: That an unpierced brick wall at least eight inches thick be provided at point marked "B" on the several plans, extending from the cellar floor to the underside of the roof-boards.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 202 of 1915, New Building 3042 of 1015, northwest corner Avenue G and East 31st street, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 190 of 1915.

Appearance: W. T. McCarthy.

On motion, APPROVED.

APPEAL 203 of 1915, New Building 3083 of 1915, 175 Saratoga avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' 0" between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' 0" apart and therefore no fore and aft partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' 0" apart, and 8" brick cross fire wall separating front part of building from rear part of building is provided. That all columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Benjamin Cohn.

On motion, APPROVED on CONDITION that that portion of the second floor above the space marked "A" on the first floor plan be made of fireproof construction.

APPEAL 204 of 1915, New Building 3099 of 1915, 71 Woodruff avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915.

On motion, APPROVED.

APPEAL 205 of 1915, New Building 3102 of 1915, 1096 Ocean avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915.

On motion, APPROVED.

APPEAL 206 of 1915, New Building 2575 of 1915, 891 East 14th street, Brooklyn. William C. Winters, appellant.

Girders and columns in lieu of brick partitions.

The construction in this case, is just as safe as if constructed of brick wall. For it is proposed to fireproof both columns and girders also roof of walls in accordance with the regulations of the Building Department.

Construction of columns and girder supports in lieu of brick wall as called for by Section 31 of the Building Code.

That a brick wall would not be any better construction than as herein suggested. It would take up unnecessary amount of room and would spoil the general lay out.

Appearance: William C. Winters.

On motion, APPROVED (in view of the fact that cross-walls are shown on the plans) on the following CONDITIONS:

1st: That self-closing fireproof door be provided at point marked "A" on the cellar plan.

2nd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 207 of 1915, New Building 2902 of 1915, 2245 Pitkin avenue, Brooklyn. William C. Winters, appellant.

That building does not comply with Section 109 of Building Code.

As building is only to be used as a Motion Picture House and not a theatre and it is not intended to operate both floors at the same time therefore not having more than six hundred people at any performance. Building is also constructed of fireproof material throughout.

Why a motion picture house should be compared with the theatre laws. We have complied with all the laws and rules regarding a motion picture building for both floors, providing proper means of exit, width of stairs, doors, etc.

We consider that as building is constructed entirely of fireproof material and proper means of exit have been provided eliminate every means of danger from fire, etc.

Appearance: William C. Winters.

On motion, APPROVED on the following CONDITIONS:

1st: That the auditorium and the roof garden be not used simultaneously.

2nd: That the top of the coping wall marked "A" on the roof plan be at least six feet above the floor of the adjoining exit balcony.

APPEAL 209 of 1915, New Building 3121 of 1915, 30 Linden avenue, Brooklyn. Shampan & Shampan, appellants.

1. Comply with Section 31 Code. Provide fore and aft brick partition walls.

2. Also 8" stairhall walls and wall from stairhall wall to street court wall contrary to Section 31 Code.

1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. As only small portion of stairhall walls are used for bearing also as front fore and aft wall is only 12' 2" long request that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. 8" stairhall walls also front fore and aft 8" wall to be used as bearing walls.

1. As the clear span between bearing is not over 26' and steel columns and girders will be provided to support floor beams and columns and girders will be fireproofed request that this condition be accepted. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

2. As fore and aft wall will be provided in lieu of girder and as wall is only 12' 2" long and tied at both ends, request that this condition be accepted. Also stairhall walls be accepted to be 8" thick.

Appearance: Gilbert I. Prowler.

After prolonged discussion, and on motion, entered on the record as WITHDRAWN by appellant.

APPEAL 210 of 1915, New Building 3119 of 1915, 585-597 Prospect Place, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915. (P. 4.) Appearance: Benjamin Cohn. On motion, APPROVED.

APPEAL 211 of 1915, New Building 3122 of 1915, 1408-1414 Sterling Place, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915. (P. 4.) On motion, APPROVED on CONDITION that a brick wall at least eight inches thick be provided at the point marked "A" on the cellar plan.

APPEAL 212 of 1915, Alteration S75 of 1913, northwest corner Broadway and 96th street, Manhattan. Thomas W. Lamb, appellant. 2. Rear court should be 12 ft. wide. The elimination of rear court is unlawful. Section 109.

To improve the mode, manner and construction of materials for the erection of the rear stage wall.

The rear court back of stage to be eliminated making stage deeper for the purpose of putting large production on stage, also new dressing room on stage and 3 tiers above leading to fire escapes. The basement under stage to be unoccupied as shown on plan.

The purpose of this change is to enlarge stage for the purpose for larger productions and also for the necessity of more dressing rooms; also safety to the public leading to new fire escapes, also leading from dressing rooms to fire escapes.

Appearance: James M. Farnsworth. On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION.

Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. 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.....Stairpipes.
*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.
*Filsy.....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—Filsy—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 29.

MANHATTAN ORDERS SERVED.

Named Streets.

- Baxter st, 147-151—Harris Spar.....D&R
Baxter st, 147-151—Gustave J Haase.....FP
Canal st, 193—Canal Raincoat Co.
D&R-Rec-FA-NoS
Canal st, 198-200—Butterman & Goldberg.
FD-FA-FP-Rec
Canal st, 198-200—Israel Etler.....FD-FA
Canal st, 198-200—Phoenix Shirt Co.....FP-Rec-FD
Canal st, 198-200—Cohen & Lipshitz.....FD-Rec-FP
Canal st, 198-200—Blum & Ward.....FD
Canal st, 273—Lampert Mfg Supply Co.
D&R-GE-FP-Ex-NoS-FE(R)
Cherry st, 360—Samuel Goleb.....FP
Cherry st, 360—Levy Bros.....FP
Cherry st, 360—Jacob Kerelitz.....FP
Cherry st, 369—Isaac Horowitz.....FA-FP
Cooper sq, 29—Standard Crockery Co.....Rec-FA
Cortlandt st, 60—Theodore Trendelberg.
FA-Rec-NoS
Dyckman st, 168-170—Sheffield Farms S D Co.
Rub-FA-NoS-FP
East Broadway, 35—Joseph H Cohen, 37 E
Bway.....El
East Broadway, 35—J Pine & Sons.....FP
East Broadway, 201—Est Robert R Crosby,
care Edw N, 160 Bway.....FA-Ex
Elizabeth st, 49-51—Consolidated Embossing
Co.....FA-D&R
Franklin st, 160—Read Holliday & Sons.
Rec-CF-FA
Greene st, 53—Isidore Crystal & Co.
CF-Rec-NoS-D&R
Mott st, 103—United Metal Spinning Co.....NoS-FA
New Bowery, 52—David Levin & Co.
FA-D&R-Rec
South st, 43—Hegeman & Ward.....FA-Rec
West st, 55—Paris, Allen & Co.....D&R
Numbered Streets.
3 st, 46-48 W—Sundel Hyman, 2069 5 av.
Spr-Stp-WSS
7 st, 146—Michael Keller, 119 Av A.NoS-FA-Rec
12 st, 42 E—Goldberg & Glatman.....FP

- 17 st, 154 W—Est Louis P Brener...NoS-Rec-FA
18 st, 7-9 W—Michael Feldman.....FP
19 st, 428-430 W—Fireproof Garage Co.
WSS-El-CF
20 st, 9 W—Cohen & Stessel.....FP
25 st, 119-125 W—Bartlett Orr Press.....D&R
25 st, 406-408 E—Morris L Weiss.
Rub-Rec-FA-NoS
26 st, 22-24 W—Samuel Richman.....FD
29 st, 218 W—Scraphin Alexandre, 225 W 29..O
29 st, 301-303 E—Paul Schier.....FA-FP
31 st, 4 E—E Rinehart & Son.....NoS-FA-Rec
31 st, 411-413 E—Express Garage.NoS-FA-El-CF
32 st, 126 E—Charles F Roe.....Nos-D&R
34 st, 134 W—Clara Mays.....FP
36 st, 52-56 W—Michael Coleman, 165 Bway.
Rub-FP-FE
37 st, 119 E—Samuel T Peters.....NoS-El
40 st, 252 W—Swiss Amer Auto Repair Co.
CF-FP-FA-Rec
41 st, 342 E—Jacob F Oberle, 238 E 42.
OS-WSS-Ex-FP
42 st, 365 W—John J Quigley, 377 7 av.....SA
43 st, 217 E—American Express Co.
OS(R)-D&R-SA-Rec
47 st, 253 W—American Lamp Works.....FA
49 st, 127 W—Charles M Siegel.
WSS-NoS-OS-CF-FP-FA-Rec
50 st, 242 W—Catherine Colvill.
FP-Rec-CF-FA-NoS
50 st, 425 W—S Wolf's Sons, 753 9 av...NoS-FA
52 st, 214-216 E—D M Frank & Co.....D&R
53 st, 62 W—Mrs Alice Dusausset.....FA-FP-Rec
54 st, 112 W—Taylor I Proud Elec Co, 114
W 54.....FP-NoS-FA-Rec
54 st, 114 W—Taylor I Proud Elec Co.
Rec-FA-NoS-CF
54 st, 218-224 E—Mercedes Repair Co.....El
55 st, 137 W—Nelson Robinson, 23 E 55.
NoS-Rec-D&R
55 st, 411 W—Glidden Motor & Supply Co.
239 W 58.....El
56 st, 118 W—Lotus Garage Co.
OS-FP-CF-D&R-Rec
57 st, 101-103 W—Francis Motor Renting Co.OS
58 st, 6-12 E—Mary Jones Estate.....Stp(R)
61 st, 16-24 W—Marmon N Y Co, 1855 Bway.
FA-NoS
63 st, 127 E—Henry B Anderson, 15 Broad.
Rub-D&R-El
64 st, 100 E—Caroline F Manice, care Edw
A, 3 Broad.....NoS-FA
66 st, 9 E—Charles Scriber.....NoS-FA-El
66 st, 118 E—60th St Garage Co.....CF-FA-FP
67 st, 225 E—John D Crammins.....Rec-NoS
69 st, 167 E—George G Heye.....OS-Rec
79 st, 320-33 W—Riverdale Realty Co.
NoS-FA-Rec-El-Rub
83 st, 118 E—Stuart Duncan.....NoS-El
86 st, 240 E—Marks & Marks.NoS-FA-Rec-D&R
91 st, 401-405 E—Jandorf Oxberry Co.
NoS-FA-Rec
102 st, 414 E—Charles E Wicke, 406 E 102.
FA-Rec
120 st, 247 E—G Samilon.....NoS-FA
124 st, 119 W—The Margmont Co.....FA-Rec
137 st, 607 W—S E & M E Bernheimer, 2566
Bway.....D&R
139 st, 563 W—Thomas Cunningham 219 W
116.....El-FA-NoS-Rec
141 st, 39 W—Greenberg & Loewenstein.....FA
144 st, 30 W—Clinton Zeh.....CF-El.

Named Avenues.

- Amsterdam av, 1531—Heyoman Fisher.....FA-Rec
Bowery, 89—Est Robert Goelet, 9 W 17.
Stp(R)-Spr(R)
Broadway, 1493-1505—Vincent Astor, 23 W 26.Ex
Broadway, 1976—Whittemore-Sim Co.....FA-NoS
Broadway, 2237-2239—Thos Diamond, 128 W
33.....O-FP-D&R-WSS-Ex-A
Broadway, 2237-2239—N Y School of Fine Art.O
Broadway, 2270—Jonas Wieser & Co.....FA-NoS
Greenwich av, 44—Wexler & Co.....D&R-Rub
Greenwich av, 41—L Schwartz.....Rub
Park av, 587—Park Av Garage.....D&R
Park av, 1475—Manhattan Painting Co, 102
E 108.....Rub-D&R-FA-NoS-Rec
Park av, 1489—Progressive Cleaners & Dyers,
FP-FA
West End av, 83-85—Kelly-Springfield Motor
Co., 485 Park av.....FA-Rec-Rub

MISCELLANEOUS.

- Pier 84, North river—French Line S S Co...FA
Numbered Avenues.
1 av, 93 to 94 sts—Hencken & Willenbrock,
NoS-Rec
1 av, 286—Aronson & Schoenbaum.....FA-D&R
1 av, 1886—Jno A Philbrick & Bros.....FA-El
2 av, 2004—Frank De Rosa & D Grand.
FA-GE-Rec
2 av, 2369—Catherine B Hoppin, care Wm W,
47 W 53.....WSS-FP
2 av, 2369—Harris Sussman.....FP
3 av & 130 st—Harlem & Morrisiana Trans
Co.....Nos-FA
6 av, 522—J L Lewis.....FA-Rec
7 av, 2200—Morris Feinberg Sons.NoS-FA-Rec
8 av, 305—J Miller.....NoS-FA-Rec
8 av, 414—Annie C Pell, 127 Rhode Island av,
Newport, R I.....WSS
8 av, 2054—Julius Glaser & Son, 2056 8 av.
NoS-FA-Rec
8 av, 2531—Louis Levy.....FA-El-D&R

BRONX ORDERS SERVED.

Named Streets.

- Home st, 901—Sam Afromowitz.....Rec
Mt Hope pl, 57—Otto Schnabel.....FA-NoS
Numbered Streets.
139 st, 250 E—Lawrence Kirchhoff,
NoS-Rec-FA-O
147 st, 455 E—Technola Piano Co, 457 E 147.
NoS-GE
148 st, 442 E—Hub Garage Co,
WSS-NoS-CF-OS-FA-Rec
Numbered Avenues.
Decatur av, 2974—Phillip Lenges, 309 E 122.
NoS-FA-Rec
So Blvd & 144 st—Cutler-Hammer Mfg Co, 50
Church.....CF-FA-Rec
Walnut av, 141—Port Morris Garage Co, 841
E 134.....Nos-Rec-OS(R)
Webster av, 2488—John Heitman.....Rec-FP
Webster av, 2868—Harry Scher.....NoS-FA-Rec
West Fordham rd, 299—Joe Gruber.....Rec
Willow av, 138-62—De Rivast & Harris Mfg
Co.....NoS-FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

- Adams st, 230—Herman Chemical Co.Ex(R)-Rec
Ashland pl, 24—A D Matthews Sons, Inc, 398
Fulton.....FP
Ashland pl, 27—Wm A Hill.....FA-NoS
Clinton st, 104—Mary E Read.....DC-El
Emerson pl, 96-98—Washington Bulkley, Inc,
94 Emerson pl.....El-DC-Rec-WSS
Hall st, 224—Geo W Baker.....FP
Harman st, 1918-24—Geo Poll & Co, Inc.
D&R-CF
Humboldt st, 55-57—Manhattan Mantel Co.
DC-Rec-FA-El
Humboldt st, 482—Smith Mem Eastern Dist-
rict Ind School Assn,
FE(R)-FD-WSS-WSS(R)-Ex-FP-FP(R)-FA
Linwood st, 285—Abr Wilensky, 16 Humboldt
st.....FA
Lorimer st, 723—Wm Salmon.....El-Rec
Madison st, 860—Henry Brandeis,
NoS-FA-Rec-El
Madison st, 9—Harry A Briggs, 286 5 av, Man-
hattan.....DC
Nassau st, 105—Herman Miller.....D&R
Otsego st, 71—Keystone Varnish Co.....FA-D&R
Prospect Pl plaza—Cranford Co, 52 9 st.CA-FA
Prospect pl, 729—Dennis P Healy.....FP
Steuben st, 9-15—Eugene S Preston & D F
Davis.....RQ-Rec-D&R-El-StSys-FP
Tillary st, 14-16—Tobert M & Ceras A Loeser..A
Tillary st, 14-16—John J James.....A
Union st, 782—R A Pinkerton, 71 S av.El-D&R
Van Brunt st, 9—Marx & Rawolle.....CF
Van Dyke st, 98—Knowles-Bradley Co.
D&R-FP(R)
Watkins st, 352-54—Wm Domroe.....CF
Winthrop st, 332—Andrew J J Riddell, 317
Winthrop.....FA-Rec
Numbered Streets.
3 st, 252—Thos W Woods Sons, Inc.NoS-FA-Rec
6 st, 80 S—Isidor Brown.....RG
7 st, 365—A H Safer.....NoS-FA
9 st, 37-47 S—Wm Vogel & Bros, Inc.....El
11 st, 165-79 N—Fredk L Lavanburg.NoS-FP
25 st, 2668 E—Edw J Murphy.....Nos-FA-Rec
31 st, 60 Bay—Wm P Graham.....Nos-FA-Rec
35 st, 88—Englander Spring Bed Co.....Nos-FA
39 st, 41—Abr Lerner.....FA
47 st & 1 av—White Tar Co.....Rub-Rec
56 st, 1228—Henry McElwee.....NoS-FA-Rec
Named Avenues.
Atlantic av, 1395—Alfred Tilly & Sons...DC-El
Bushwick av, 728—Emanuel J Leavitt, M D,
FA-Rec
Clarkson av, 111—Phillyrine Raub.....El(R)
Coney Island av, ws, 150 s Montgomery st—
Harry L Jones, 108 Rugby rd,
Nos-FA-Rec-CF-FP
DeKalb av, 417—Peper Bros,
Rec-NoS-El(R)-Rub-RQ
Franklin av, 53—Gutta Fercha & Rubber Mfg
Co.....SA-StSys(R)-FA-Rec
Gravesend av & Cortelyou rd—Gibson Photo
Jewelry Co, 608 Gravesend av.....CF
Greenpoint av, 144—F E Jaeger Co, Inc...Rec
Greenpoint av, 259-65—Empire City Gerard Co.
FA-Rec
Jefferson av, 135—Hannah M Tag...El-DC-NoS
Kent av, 711—Thos Gill Soap Co, Inc...FP(R)
Myrtle av, 516—Harry Greenberg.....NoS-Rec
Nostrand av, 35—Bklyn Varnish Mfg Co.StSys
Nostrand av, 325—Richstein Bros, 437 Frank-
lin av.....FA
Reid av, 362-70—The Peelle Co.....Rec
Snediker av, 380-90—Meltzer & Karron..FA-Rec
Stone av, 107—Eastern Pkway Auto Exchange,
NoS
Waverly av, 111 s Fulton st—J G Trimble, M
D, 503 Vanderbilt av.....Nos-FA-Rec
Wythe av, 537—N Cohen.....D&R-Nos-FA
Numbered Avenues.
2 av, 170-72—Montauk Paint Mfg Co.....FP
13 av, 202—Henry Luck.....Rub-Nos-FA-Rec
21 av, 8418—Prenowitz & Podd.....Nos-DC

QUEENS ORDERS SERVED.

Named Streets.

- Elm st, 76 (Flushing)—Henry H Booth,
NoS-FA-Rec
Franklin st, 224 (L I C)—Litzner & Co....CF
Hamilton st, n Graham av (L I C)—Willard
F Meyers, 342 Vernon av.....Rec-FA
Murray st, 137 (Flushing)—C L Small,
NoS-FA-Rec
Named Avenues.
Britton av & Judge st (Elmhurst)—Wm H
Witherspoon.....NoS-FA-Rec
Bway & Main av (Douglaston)—Jno C Gabler,
NoS-FA-Rec
Bway & 23 st (Flushing)—Thos J Dunn.....CF
East av, ft of (L I C)—Est Thos Morgan...FP
Maurice av, 112 (Elmhurst)—R P Luckner,
D&R-NoS-Rec
Myrtle & Buchman avs—Wagner Comb Mfg
Co.....El-CF-FP
Ocean av, 1213 (Ozone Pk)—Alex Barracano.RQ
Sanford av, 501 (Flushing)—C W Blackman,
NoS-FA-Rec
Van Wyck av & Carll st (Jamaica)—N Y &
Queens Elec Light & Power Co, 444 Jackson
av (L I C).....St Sys(R)-NoS-FA-El-Rec
Washington av (Laurel Hill)—Gen Chemical
Co.....FP-NoS-FA
Waterbury av, 29 rear (Richmond Hill)—Jas
J Lowey.....FA-Rec
Willets Pt rd (Whitestone Landing)—David
S Mold.....CF
Woodhaven av, 1146 (R H)—S D Nutt, M D,
NoS-FA-Rec

RICHMOND ORDERS SERVED.

Named Streets.

- Bay st, 686 (Stapleton)—Frank Weber,
NoS-FA-Rec
Broad and Bay sts (Stapleton)—Wm Boeck,
668 Bay.....NoS-FA-Rec
Cross st, 8-10 (Stapleton)—Martin Feldhusen,
NoS-FA-Rec
Named Avenues.
Fingerboard rd, 338 (Ft Wads)—Chas W
Saacke, 334 Fingerboard rd...NoS-FA-Rec-El
Oakland av, 340 (West Brighton)—Hans Her-
mannsen.....NoS-FA-Rec
Sherman av, 15 (Pt Richmond)—Mariano
Zinicola.....NoS-FA-Rec

BUILDING MANAGEMENT

OPERATING FROM A MANAGER'S STANDPOINT

By JOHN C. KNIGHT

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

LET us look for a bit at the history of the office building, or rather of the skyscraper, as it now exists. The first skyscraper to be erected in New York City was the Tower Building at 50 Broadway in 1868. It was eight stories high, skeleton steel construction, and had passenger elevators. In 1889-90 the new World Building, sixteen stories high, was considered marvelous and held that distinction for several years. In 1898 some of the tallest buildings were the Ivins Syndicate Company, twenty-eight stories, the St. Paul with twenty-six stories, the Commercial Cable with twenty, and the Manhattan Life with eighteen. Today New York has over 700 high buildings, the fifty-five story Woolworth heading the list.

New Era in Chicago.

In Chicago the Home Insurance Building, built in 1884, was the first building where rolled steel was used in the framework. Cast iron was used in the lower stories and above the sixth floor steel was used. The first building to have box steel construction throughout was the Tacoma Building in Chicago, which was built in 1888. In the Monadnock Building, the same city, built in 1881, it was thought necessary to reinforce the steel with masonry throughout the entire height. The walls of the first story were 8 feet thick. This method was abandoned in 1893, and buildings since that time in Chicago, as New York, have been skeleton construction.

The conditions which tended to create skyscrapers were, first, the construction mentioned; second, passenger elevators invented in 1853, the hydraulic elevator invented in 1871, and perfected about 1880; plate glass developed in this country about 1880, and in 1881 the James B. Ford Plate Glass Works of Creighton, Pa., was the first large factory to produce this material on a commercial scale; electric light and power developed about 1882. In other words, the first Edison station in New York was started in 1882. Bridge building, both in America and abroad, about 1880, produced steel workers, and about that time Bessemer and Siemens-Martin steel processes were invented, producing the steel.

Speed Essential.

When we consider that the great European cathedrals grew to completion in from forty to one hundred years, and that the public buildings and postoffices in this United States of America are usually obsolete before they are completed, we realize that the profit side of the ledger of the modern office building is largely affected by the speed with which it is erected.

For many years the architect has been supreme in the production of buildings. I have given you the dates to impress upon your minds the facts that the modern building manager, the modern electrical engineer, structural engineer, ventilating engineer, sanitary engineer, have had less than thirty years' experience. Whether this experience is long enough to create experts I am not prepared to state. The modern architect assumes that it is not, and he goes ahead creating a building with a beautiful exterior, with all the sub-divisions of the interior subservient to lines of beauty and without consulting with the building manager, except in a few rare instances, to produce a building that will pay the desired returns and allow the manager a free hand to give to the tenant the things he would like to give him.

The effect of modern construction seems to be that the architect's fee has

been doubled and it has enabled him to cover up the engineering minds, just as well educated as his, making them employes of his office, subject to him alone. In fact, I have known architects to O. K. bills for materials absolutely condemned by electrical and ventilating experts supposed to be employed on that particular work. The various engineers, striving to build up a practice on ethical lines, free from contact with people who supply goods, specifying only on their merit, do not dare to oppose the architects for fear that on future work they will not be employed.

Building Managers' Duties.

The building manager's duties call for adaptability, patience and diplomacy, together with aggressiveness, but that aggressiveness should not lead him to proceed without caution. I remember a certain building in another city which displayed a sign, "This Building Completed and Ready for Occupancy May 1st." The manager had his leases made and all his conditions arranged for that one idea. He did not realize that on a certain morning the walking delegates from the carpenters' and the masons' unions would come to the building, look up at that sign and say, "Yes, it will if he sees us," and place him in a position where he could not complete his building on May 1st, and could not live up to his leases made on that date unless he came across, but I am proud to say he did not come across.

Ideal Conditions.

When the architect will specify a building constructed with standard sizes of steel, using stock doors, equipped with hardware which can be procured of standard design in the hardware store, and which can be duplicated at a reasonable cost, then will you, Mr. Owner, and you, Mr. Tenant, have conditions from the building manager which will be to your liking. When you, Mr. Owner, will take advantage of the twenty-five or more years' experience of the building manager, and are willing to pay him during the time of construction of your building from the minute that you conceive the idea, then to you, Mr. Tenant,

will be given conditions that will approach your ideals. The building manager on the job, the representative of the owner, going over all the plans and specifications, reporting to him alone throughout all this preparation and completion, will produce conditions for economy which must give satisfaction to all concerned.

Money Savers.

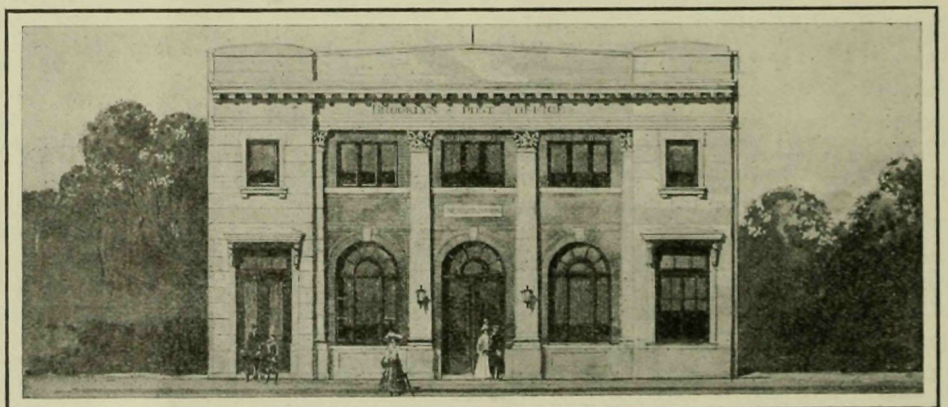
From the little things, like giving to each carpenter a stick so that the hinges will be placed in the same position and the locks placed at the same height on all the doors, so that one may be taken down and another put in its place at the smallest cost, to the larger conditions like the location of lavatories, plumbing pipes of such sizes and in such locations that they can be readily repaired, to the typical floor plan which is usually submitted by the architect and which has no other approval than that given by an inexperienced owner or by a board of directors, either one perhaps assisted by conferences with business friends, who know as little about the subjects as the owners themselves, the practical knowledge of the building manager is invaluable.

Necessity for Architects.

I do not advocate in any way dispensing with the architect's services. I believe that any other body of men would give up as reluctantly as they have the things which they have always considered their prerogative. In the early days before the structural engineer, the steel plans were not produced by the architect but were turned out by the general contractor. This condition existed for several years until complications made it advisable for the architect to employ his own engineers. This condition applied equally well to other services.

Building managers are eager, earnest, persevering men, who have efficiency as their watchword; economy as their slogan, and service as the goal for which they are striving. As a class, they strive to serve faithfully the interests of the property owners, and to maintain the structures at as small an outlay to the owner as possible.

"NEW LOTS" POST OFFICE SUB STATION



Henry J. Kappes, Gen'l Contractor.

P. Tillion & Son, Arch'ts.

P. TILLION & SON, architects, 381 P. Fulton street, Brooklyn, have completed plans and specifications for the construction of a two-story post office building, to be known as the "New Lots" station. This building will be located on the south side of Glenmore avenue, 50 feet east of Crystal street and will occupy a plot 50 x 100 feet. The building is being erected by Henry Kappes,

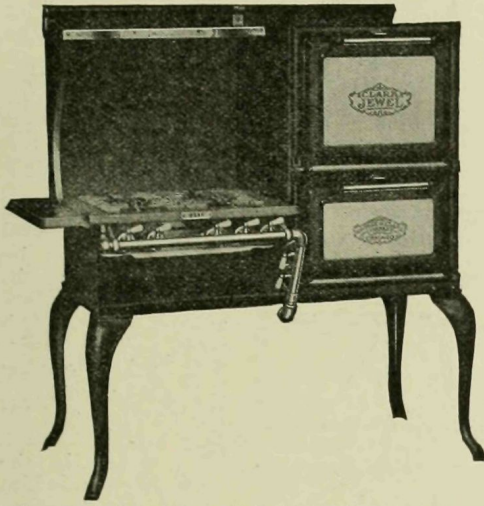
owner and builder, 108 Van Siclen avenue, Brooklyn, and will be leased to the United States Government, Treasury Department. The facade has been designed in the Colonial style of architecture and will be constructed of brick and limestone. The equipment and furnishings throughout will be modern in every respect. The cost of the operation is given as being about \$25,000, exclusive of the cost of the land.

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.

General Utility Range.

THIS range is designed for general utility in either residences, apartments or flats. The construction is substantial and it is equipped with the usual number of burners and a simmerer. There are two ovens, one of ordinary

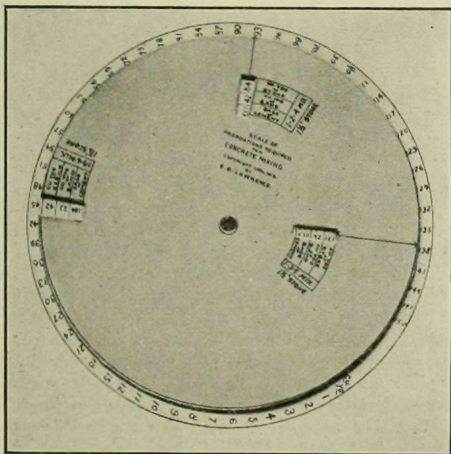


size and the other slightly smaller where broiling may be done, the heat from the broiling flame being utilized in the cooking oven above. It has a plate warming shelf that extends over the cookers as well as over the ovens.

Concrete Mixture Scale.

THERE is illustrated herewith a new cement mixing scale chart that ought to prove a handy implement for architects and contractors as well as for building managers having small concrete jobs to do about their buildings. It is especially valuable for telling exactly how much cement to buy, and how much bond and how much sand to use.

The scale is copyrighted and is so designed that at a glance and without figuring the proper proportions of cement,



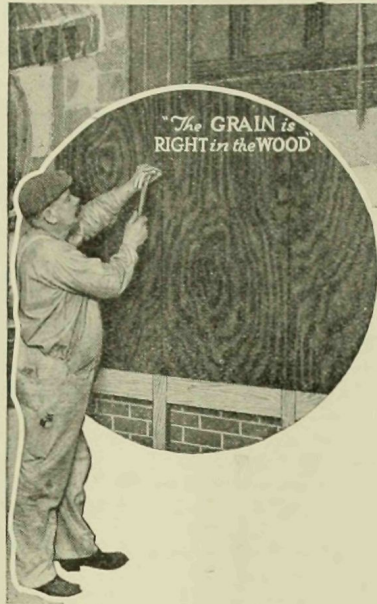
stone and sand can be accurately ascertained for either of three mixtures, for any given number of yards of concrete desired.

It was originated from practical tests when made by expert engineers during the work of constructing the Atlantic avenue subway in Brooklyn. This scale, of heavy cardboard, has been examined by construction engineers since its completion in the present form and pronounced as absolutely correct.

The scale as shown is circular in form on a square cardboard background. By revolving the center disk the exact proportions correctly are indicated in the slot governing grade of batch. The proportions shown are always exact, as they always allow enough material for the desired job without shortage or waste, avoiding deliveries of material in quantity more than once for any given job. The scale also provides for wastage and at the same time giving a "standard concrete" of the desired mix. It is possible to obtain any combination of mixes desired in these scales.

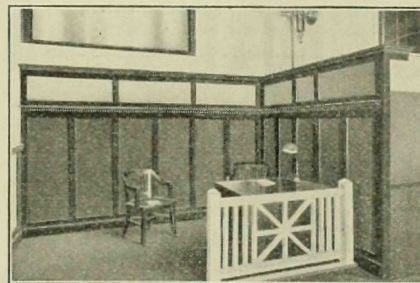
Grained Wood Panels.

COMPOSITION materials of one form or another have made such remarkable progress in the construction world in recent years that it is not surprising that the demand for imitation grained wood panels should be antici-



pated. Such a material is now on the market, and it is meeting with unusual demand.

The basic element of this material is a specially selected imported broom straw shredded and these fibres form the basic part of the fabric after being put through a chemical process to remove all resinous matter. The fibres are then built up under great pressure to any desired thickness. The manufacturers of this particular panel draw a very decided distinction between their product and wall boards. The whole effect of



the manufacturers of these panels is to produce in exact imitation the true characteristics of real wood. The grains appearing in the manufactured product are an exact reproduction of the grains in a real piece of wood of the type imitated because the interlineations are made by a special process peculiar with the manufacturers of this material. The manufacturers are making a specialty of consulting with architects with reference to interior decorative schemes and making up panels to match special requirements.

A Kitchenette Range.

REALIZING that the apartment house kitchenette has come to stay, there is being introduced by an enterprising gas stove manufacturer a range that has virtues particularly attractive to small apartment hunters. The great difficulty with ranges in kitchenettes is that they usually are built to conform to a generally restricted area. Roasting space in the ovens is decidedly limited. This range takes up practically no more floor space than an ordinary gas range, yet it has an oven twenty-two inches wide by nineteen and one-half inches deep and fourteen inches high. This stove, in brief, consists of an oven and cooker, one upon the other. Without side shelves it is thirty-eight inches wide by twenty-four inches deep. With side shelves the width is forty-eight inches. It has six top burners, three of which are of giant capacity. The other three are of the ring type and have an automatic lighter.

Patented Store Front.

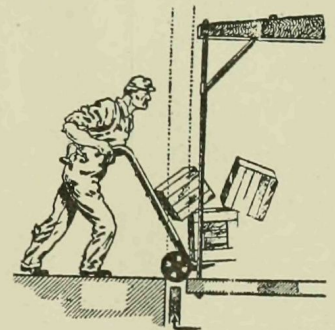
STORE fronts containing special virtues that appeal to merchants are being featured this spring. One of these features is a patented setting for glass that insures against breakage through contraction or expansion. The store front is manufactured complete in factory and sent to job to be set in. The ventilating and drainage sill is wood with metal covering, formed so that there is a gutter on the inside which catches all moisture on the window pane due to condensation of atmosphere within or from rain or wash water and carries it out through non-rusting tubes. These also act as ventilating openings. The wood is so thoroughly protected that no decay can occur at any part of the window.

Continuous Elevator Landing Floor.

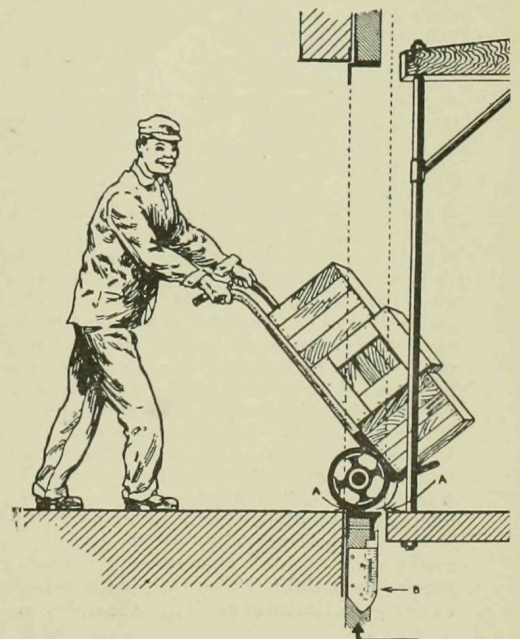
THERE is always danger in elevator shafts of the wheels of a loaded truck becoming caught between the elevator car floor and the landing. In such an event the safety of the operator or the truckman is likely to be seriously menaced. The time lost in trying to get the wheels out of the slough frequently upsets an entire schedule and makes for irate tenants.

Practically every manufacturer and every jobber knows what this means, and yet he does not seem to realize that it is entirely avoidable by means of an elevator door now on the market that gives a firm and sturdy platform between the floor of the elevator car and the floor landing, by the simple operation of opening the door. Furthermore it is a safety check against the sudden starting or stopping of the elevator.

These doors have been in service in some of the large mercantile buildings of the city and, according to the manufacturers, have given perfect satisfaction.



There is a wide flange at the top of the bottom door which sets within a fraction of an inch from the elevator car floor. When the door is lowered the lower part rests upon solid, adjustable stops, relieving all weight from the chains on the door when opened; thus a smooth, solid trucking sill is formed by the upper edge of the lower door and all chance of accident like that shown is eliminated. The element of time-saving alone is worth the cost of installation, say the manufacturers of the device.



CURRENT BUILDING OPERATIONS

Notable Additions to Park Avenue Section, Involving Erection of Several High-Class Apartment Houses

As a location for high-class multi-family houses, Park avenue continues to be attractive to speculative builders. The section is growing rapidly and shows every indication of continued advancement and prestige, and its popularity for many years to come has been assured by the nature of its buildings and the character of their tenants. The Park avenue apartments, so far, have been uniformly successful, and have led investors and operators to erect many other structures of similar character.

At the northwest corner of Park avenue and 54th street, the Four Hundred Park Avenue Company, Inc., S. Fullerton Weaver, president, 30 East 42d street, is building an apartment house of the highest type, designed to compare favorably with any erected in the section. This structure is being constructed on land owned by the New York Central & Hudson River R. R. Co., and leased to the owners of the building for a long term of years. The cost of this project is placed at about \$600,000.

Warren & Wetmore, architects, 16 East 47th street, prepared the plans and specifications from which this apartment is being erected. No general contract for its construction was awarded, the owner sub-letting the various branches of labor and materials in separate contracts. The structural steel was furnished and erected by the Hinkle Iron Co., 534 West 56th street and the ornamental iron supplied by Garman Bros. & Co., 322 East 75th street. The contract for the shoring was secured by Miller Daybill & Co., Avenue B and 18th street. The contract for the heating and plumbing was obtained by W. G. Cornell & Co., Fourth avenue and 17th street, and the elevators were awarded to the Otis Elevator Co., 26th street and 11th avenue.

The brick mason work is being done by the Micweil Company, Inc., 162 East 23d street, plastering by the Klees-Thompson Co., 327 East 40th street, and the concrete floor and arch construction by the National Fireproofing Co., Broadway and 23d street. The cut stone for the facades was supplied by J. Hutchinson & Sons, 2383 First avenue, and the tile work has been awarded to the McLaury Tile Co., Walnut avenue and 141st street. L. H. Woods, 2355 Jerome avenue, has the contract for the electric wiring and the fireproof doors are being made and supplied by the Oriental Fire Proof Sash & Door Co., 721 East 133d street. The contract for the roofing was awarded to the New York Roofing Co., 535 East 19th street, and the trim is being supplied by the Empire City-Gerard Co., 265 Greenpoint avenue, Brooklyn.

As in the majority of Park avenue apartments, this structure is twelve stories in height. The facades are built entirely of limestone. These facades are

very simply treated and in design follow the best of the style of the Adam period.

This structure contains two apartments on each floor, one of fifteen and the other containing fourteen rooms. The larger of the two suites occupies the Park avenue frontage and half the frontage on East 54th street. The fifteen-room apartments contain a living

room \$5,500 to \$7,500 a year, according to the number of rooms and their height above the street. The renting is in charge of the Fullerton Weaver Realty Co., 30 East 42d street, or Douglas L. Elliman Company, Inc., 421 Madison avenue. According to present plans the building will be ready for occupancy not later than October 1, 1915.

Another project, similar in general style, will soon be started at the southeast corner of Park avenue and 55th street. This structure will occupy the site at 409-413 Park avenue and 101 East 55th street. The owner is the Park Avenue & 55th Street Corporation, the Swan Brown Co., 340 Madison avenue.

Cross & Cross, architects, 10 East 47th street, have prepared the plans and specifications from which this building is to be erected. The electric and refrigerating engineers are Clark MacMullen & Riley, 101 Park avenue. This building will have facades of brick, limestone and terra cotta. The

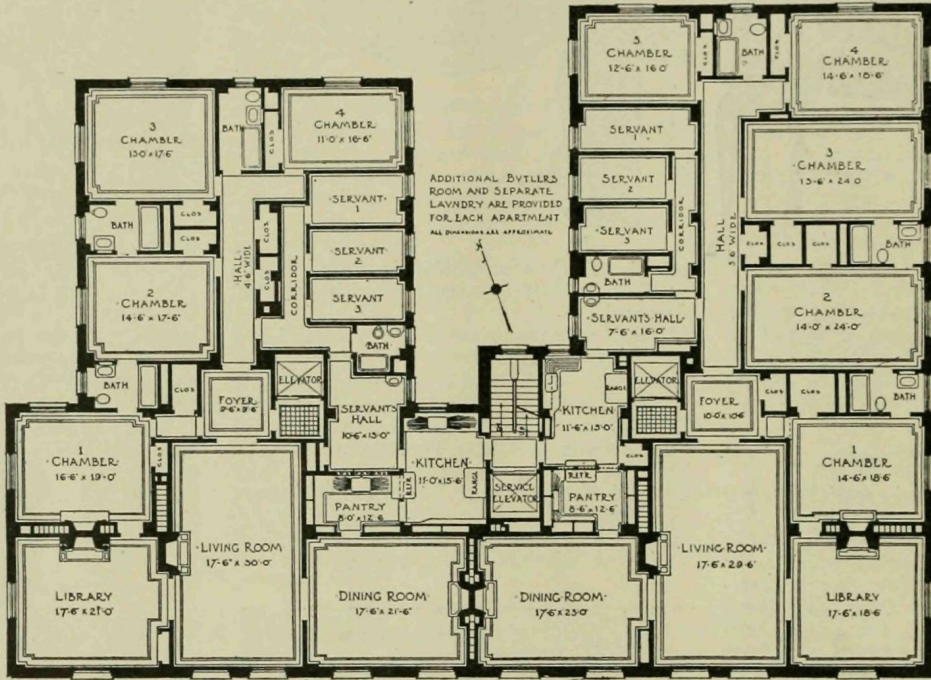
structure will be thirteen stories in height and will cover a plot 60x100 feet. The consulting engineer for steel construction was Robert W. Boyd, 105 West 40th street. Contracts for the construction of this project have not been awarded, although the old buildings on the site have been demolished.

Bing & Bing, general contractors, recently purchased the plot 107x150 feet, at the northwest corner of Park avenue and 84th street, which they purpose to improve with a fifteen-story apartment house of the highest type. No architect has been retained and no definite details have been decided upon at this time.

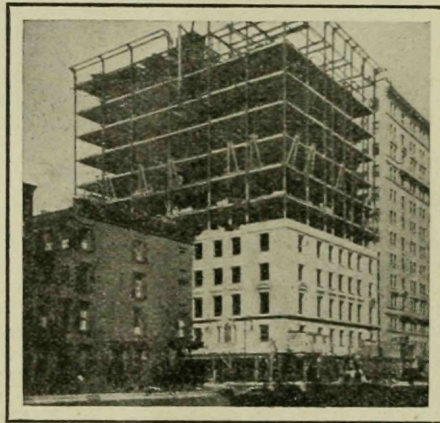
Another recent project proposed for this section is to be located on the southwest corner of Park avenue and 81st street which was purchased by Edgar A. Levy, 505 Fifth avenue. The plot is 80x102.2 feet and Mr. Levy contemplates the erection of a twelve-story multi-family dwelling to cost in the neighborhood of \$500,000. The details of this operation have not been arranged and it is not likely that active work will be started till next spring as there are existing leases which do not expire till May 1, 1916.

It has been only during the last few years that the Park avenue section, north of 45th street, has been developed along modern lines. The improvements on this thoroughfare and in adjacent streets include new structures of various types. Exclusive clubs, churches, handsome private dwellings and high-class apartment houses have been erected and others are contemplated.

Among the new buildings, the apartment house type predominates, however, and in the group of those recently completed or now under construction are numbered some of the best designed and most completely equipped suites to be had in the city.



Warren & Wetmore, Arch'ts
TYPICAL FLOOR PLAN, FOUR HUNDRED PARK AVENUE.



Warren & Wetmore, Arch'ts.
FOUR HUNDRED PARK AVENUE.

room 17.6x29.6 feet, dining room 17.6x23 feet, library 17.6x18.6 feet, five master bedrooms of good size and proportions, three servants' bedrooms, servants' hall, foyer, kitchen, butlers' pantry and four bathrooms. With one exception only, the master bedrooms have outlook upon Park avenue.

In the community rooms and in one of the chambers open fireplaces are installed. The apartments abound in built-in closets which are very conveniently located. The service portion of these suites have for their outlook a wide yard court.

The fourteen-room suites are arranged in practically the same plan with the exception that the master bedrooms are arranged along a side and yard court. The rooms are practically of the same size and the appointments are identical. In another part of the building additional butlers' rooms and separate laundry are provided.

SAVING PROPERTY OWNERS' MONEY

Gas and Steam Companies Will, at the Request of the Advisory Council, Assume Expense of Shut-off Valves at Curb

UNDER date of November 10, 1914, an ordinance was adopted by the Board of Aldermen regulating the installation and maintenance in buildings of plumbing, water supply, gas and other systems of piping. Section 2 of this ordinance provided that shut-off valves should be placed on all gas, steam or water pipes on the outside of every building hereafter erected and also every existing building occupied by three or more families and of more than fifteen sleeping rooms. Such valve or other device should further be marked so as to indicate the contents and purposes of the supply pipe to which it was attached.

This ordinance is merely a reiteration of Section 762 of the Charter, while a similar provision for shut-off valves for gas and steam was part of the Building Code which went into effect December, 1899—Section 89. This latter section, however, was seldom enforced; but since the new ordinance went into effect, November 10, 1914, the Bureau of Buildings enforced this new provision which is practically the same as the old, with the exception that water pipes were added to gas and steam pipes. If the expense of installing these shut-off valves was placed upon the owners of existing buildings, as well as of new buildings, the Advisory Council of Real Estate Interests believes property owners would be required to assume a burden which might be commensurate with the benefits derived therefrom.

"Every violation of the provisions of this ordinance would subject the owner, agent or lessee of the building, as well as the architect, builder, or contractor who assisted in the commission of such violation, to the same legal procedure and the same penalties as prescribed for violation of the Building Code," says a statement from the Council. "Thus, in addition to the large expense entailed in tearing up of pavements to install these shut-off valves, the added responsibility for penalties would be imposed upon the property owner. With a view of lightening this burden, the Advisory Council, through its Building Code Committee, consisting of Messrs. Henry W. Hodge, chairman, Julius Franke and Otto M. Eidlitz, has had conferences with the representatives of the gas, water and steam companies. As a result of these conferences with the representatives of the Consolidated Gas Co., it has been arranged that the gas companies will assume the entire expense for the installation of shut-off valves at the curb, in so far as gas pipes are concerned.

"This will obviate the necessity of placing automatic or manual stopcocks in the building proper. It is understood that the cost of installing a stopcock or shut-off valve at the curb approximates close to \$15 for each pipe. The economy thereby effected through the willingness of the Consolidated Gas Co. to meet this expense will be very large, when it is understood that property owners throughout the city will be concerned. The steam heat companies will also provide at their expense any additional installation of these shut-off valves over which they have control. The only difficulty that remains, therefore, is as to whether or not property owners will be required to bear the expense for valves upon water pipes. The city Water Department has no funds with which to pay for the installation of these stopcocks upon water pipes, and is not prepared to state that any funds will be provided for such a purpose.

"The Advisory Council therefore believes it wise for all property owners' associations to insist that the Building Code be amended so as to eliminate water pipes from the provisions of this ordinance. If this can be accomplished, considerable economy to property own-

ers will result. The reason for the installation of the shut-off valves is that the supply of gas and steam may be cut off from the building in the time of a fire. The Fire Prevention Bureau insists that they be installed for this purpose; and it would seem more desirable to have them placed at the curb, under the pavement, than within the house, so as to be readily accessible in time of emergency.

"However, the same conditions during a fire applicable to gas and steam do not apply to water. Therefore it is evident that shut-off valves upon water pipes entering buildings are not essentially important. Upon this basis, property owners can justly request the Board of Aldermen to amend the ordinance so as to apply only to gas and steam pipes. In so far as these latter cases are concerned, it has been possible, as stated above, for the Advisory Council to arrange that the expense be borne by the gas and steam heat companies."

A MODEL BUILDING CODE.

Characteristics of the Revised Edition of the Underwriters' Regulations.

A revised (fourth) edition of the Building Code recommended by the National Board of Fire Underwriters has just been issued. It contains three new

features. One is the use of numerous notes scattered through the text, serving either as recommendations, cautions, or explanations. The second is the introduction of cuts illustrating details of construction, and the third is the use of frequent cross references in the text which will aid in quickly finding allied subjects. The object of these changes is to make the code a guide or textbook for the use of commissions engaged in drafting building ordinances, and is designed to cover all the essential features of construction which such a commission would be likely to discuss.

The revision was in charge of the committee on the Construction of Buildings, of the National Board of Fire Underwriters, of which committee C. G. Smith is chairman. The committee had the able assistance of Prof. Ira H. Woolson, consulting engineer to the National Board. Attention is called in the foreword of the volume to the "Suggested Building Ordinance for Small Towns and Villages," also issued by the National Board of Fire Underwriters, for the use of municipalities too small to require an ordinance as comprehensive as the one under consideration.

In addition to the prominent new features heretofore mentioned, the treatment of the following subjects is either distinctly new or so radical a revision of old requirements as to constitute practically a new material.

A broader application of the table covering allowable floor areas, both with and without sprinklers, and more generous allowance for efficient protection.

An entirely new treatment of the sub-

THE NEW CHAPEL IN TRINITY CEMETERY

DEDICATION services of the new Chapel of the Intercession, one of the Trinity Church chapels, were held last week and the building, designed by Bertram G. Goodhue, architect, 2 West 47th street, was officially declared opened. Services have been held for some time in the edifice by the Rev. Milo H. Gates, vicar of the chapel. One of the interesting features of the structure is the main altar, composed of one hundred and six stones, collected by Mr.

perous in the city, but the historic Black Friday ruined many of its supporters and debts began to pile up. Prior to the taking over of the church by Trinity Corporation, it is said that there were only 256 communicants, while today there are approximately 2,500 registered communicants. The present building is located in old Trinity Cemetery, bounded by 153d, 155th streets, Amsterdam avenue and Riverside Drive. The old structure, at 156th street, is still stand-



Gates, each having some historical and religious significance. The church was founded in 1846, the first service being held in the old Moorwood house, then located at the southeast corner of St. Nicholas avenue and 155th street, in what was known as the village of Carmansville. A church was later erected at the northwest corner of Broadway and 157th street, and several years ago was absorbed by Trinity Corporation. The church was one of the most pros-

ing, though not used as a place of worship. The corporation sold some of the property abutting on the north to speculative builders, who have erected, during the last five years, apartment houses. The building up of Washington Heights changed the condition of the finances of the church, for a vast number of residents were brought into the section. Old private dwellings were demolished to make way for apartments, and vacant lands were similarly improved.

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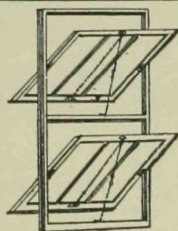
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ject of exits as affecting safety to life, the basis of computations being the number of occupants instead of floor area.

Elimination of the use of the term "fire-escape" as represented by ordinary iron balconies connected by ladders or steps as a means of emergency exit, except on existing buildings where it is impossible to get anything better, and substituting in its place the use of horizontal exits, smokeproof towers, and outside stairways.

Introduction of an appendix containing a new and useful set of grading rules for timber prepared in co-operation with the United States Forest Service; also a set of tables giving allowable loads on wooden floor timbers, prepared especially for the code and based upon new stress values for timber.

Specifications for fire tests for floors, partitions, roofings, fire doors and fire windows.

Specifications for correct methods for loading tests on floor construction with diagrams and calculations for same.

General requirements for sprinkler installations in certain classes of occupancy.

Requirement of a certificate of occupancy for a building, thus promoting safety to life and property.

Tenement House Law (which also includes apartment houses) largely amplified. Frame tenements restricted to two-family houses not exceeding two and a half stories high.

Regulations bringing the subject of roofings so far as possible into harmony with the new classification of roofings based upon fire tests by the Underwriters' Laboratories. The object being the elimination of inflammable roofings.

Provisions for use of various new methods of fireproof construction and new materials which have been proven by test to be valuable fire resistants.

Regulations for the use of hollow building blocks for walls, with complete test specifications for different varieties of blocks.

Complete revision of all engineering and fire protection features of the code.

J. A. Zimmermann Obtains Contract.

A general contract has been awarded to Jacob A. Zimmermann, 18 East 41st street, to erect a six-story fireproof store and loft building at the northwest corner of Fifth avenue and 50th street. The structure will be built on property owned by the Trustees of Columbia College, which has been leased for a term of years to A. De Pinna & Co., who will own and occupy the projected building. The new building will have a facade of Indiana limestone and will be built on a plot 35 x 131 feet.

Another Midtown Loft Building.

Herman Lee Meader, architect, 2 West 33rd street, has been retained to prepare the plans and specifications for a store and loft building to be erected at 35-37 West 37th street for Leslie R. Palmer, owner, 68 William street. The new building will be modern in every respect and equipped with the latest approved fire protective devices. It will be twelve stories in height, built on a plot 50 x 100 feet. The facade will be of buff brick and limestone.

Ogden Codman Plans Residence.

Plans have been practically completed by Ogden Codman, architect, 340 Madison avenue, for a highclass residence to be erected in the north side of 96th street, 262.6 feet east of Fifth avenue, for Mrs. Lucy Drexel-Dahlgren. The house will be fireproof, six stories in height with a facade of brick and limestone, designed in Colonial style. The house will be built on a plot 37.6 x 100.11 feet and will cost approximately \$75,000.

NO ARCHITECTS SELECTED.

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

LYNDHURST, N. J.—The Board of Education of Lyndhurst, Frederick Saum, president, Harrison Wright, Lyndhurst, chairman of building committee, contemplates the erection of a 2-sty public school here. No architect selected.

BUFFALO, N. Y.—The automobile Aviation Industries, Inc., E. Phillips Leitze, President, 347 Pearl St., Buffalo, contemplates the erection of an aeroplane factory. No architect selected. Site will soon be selected.

BUFFALO, N. Y.—The Crippled Children's Home, 487 Niagara st, Mrs. W. W. Paull, 72 Main st, president Board of Directors, contemplates the erection of a home here. A meeting will be probably held in June for the selection of a building committee, site and architect.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—R. Zirin, 76 Allen st, Manhattan, owner and builder, is taking bids on all subs and materials, including slag roofing, steam heating, electric wiring, timber floors, concrete arches, hardwood trim, interior marble and tile, for the apartment at the northeast corner of Manhattan av and Powers st, from plans by M. Jos. Harrison, 61 Park Row, Manhattan. Cost, about \$40,000.

HALLS & CLUBS.

MANHATTAN.—Bids close June 15 for the 8-sty general club for nurses, 75x190 ft, at 132-138 East 45th st, for the Young Women's Christian Association, 600 Lexington av, Mrs. Jas. S. Cushman, president. Parish & Schroeder, 12 West 31st st, architects. F. A. Burdette & Co., 15 East 33d st, steel engineers. Richard D. Kimball Co., 15 West 38th st, heating engineer. Cost, about \$400,000.

HOSPITALS & ASYLUMS.

BLACKWELLS ISLAND.—The Department of Public Charities, Municipal Building, 11th floor, is taking bids to close at 10.30 A. M., June 9, for alterations and completion of central dome for the new operating suite at the City Hospital building, opposite East 53d st, from plans by Chas. B. Meyers, 1 Union Sq., Manhattan. Bids also close for plumbing, water supply and gas fitting and for heating and ventilation. Cost, about \$50,000.

MUNICIPAL WORK.

SOUTH BROOKLYN.—Bids will close June 8 at 12 M, for the pier and shed at the foot of 29th st, for the Department of Docks & Ferries, Pier A, North River, R. A. C. Smith, commissioner. U. S. Steel Products Co., 30 Church st, lessee.

GOVERNORS ISLAND.—The U. S. Government, Frankford Arsenal, Phila., Pa., Commanding Officer in charge is taking bids to close June 8 for rebuilding the wharf at the Harbor Arsenal, from plans by the Robbins Ripley Co., 50 Church St., Manhattan. Cost, about \$20,000.

JERSEY CITY, N. J.—Bids will close June 10 at 2 P. M., for a 2-sty laboratory building on Summit av, near High Service Pumping Station, for the Board of Commissioners of Jersey City. Chas. A. Van Keuren, City Hall, chief engineer.

PUBLIC BUILDINGS.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, 810 Broad st, secretary, is taking bids to close at 3 p. m., June 8 for a 3-sty administration building, 54x120 ft, at Branch Brook Park, from plans by H. Van Buren Magonigle, 101 Park av, Manhattan. Cost, about \$100,000.

MOUNT VERNON, N. Y.—The U. S. Government Treasury Department, Washington, D. C., is taking bids to close June 24 at 3 P. M., for the 1-sty post office building, 82x87 ft, from plans by James A. Wetmore, Washington, D. C., acting supervising architect. Cost, about \$100,000.

SCHOOLS & COLLEGES.

ROCHESTER, N. Y.—The Board of Education of Rochester, S. S. Mullen, Municipal Building, secretary, is taking bids to close June 14 at 12 M., for rebuilding school No. 14 at Scio st and University av, from plans by Gorden & Madden, 300 Sibley Block, architects and steam engineers. Cost, about \$200,000.

TOWN OF HARRISON, N. J.—Bids will close June 10 at 4 P. M. for carpenter repairs to schools here for the Board of Education, Jas. A. Brophy, district clerk.

STABLES & GARAGES.

SUFFERN, N. Y.—Rogers & Blydenburgh, Babylon, N. Y., are figuring the general contract for a group of farm buildings for Henry P. McKinney, 80 5th av, Manhattan. Ross & McNeil, 39 East 42d st, Manhattan, architects, and desire estimates on all subs.

MISCELLANEOUS.

RIDGEWOOD, N. J.—The Harriman Industrial Corporation, Harriman, is figuring the station buildings for the Erie Railroad here, and desires bids on all subs. All bids to be in June 8.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, 810 Broad st, secretary, is taking bids to close

June 8, for a steel skeleton and concrete grand stand, 1-55 feet high. Cost, about \$68,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Moore & Landsiedel, 3d av and 148th st, are preparing plans and will take sub-bids about June 8, for two 5-sty apartments at the southwest corner of Broadway and 207th st, for the Seaman Construction Corp., T. G. Galardi and Max Just, 612 West 207th st. Total cost, \$175,000.

160TH ST.—Young & Wagner, 347 5th av, are preparing plans for a 6-sty apartment at the southeast corner of 160th st and Riverside Drive, for the Melvin Construction Co., Henry Friedmann, president, 189 Broadway.

150TH ST.—George Fred Pelham, 30 East 42d st, has completed plans for two 5-sty apartments, 50x85.11 ft, in the west side of 150th st, 300 ft east of Broadway, for the 533 West 150th St. Construction Co., 354 Grand st. Cost, about \$100,000.

ACADEMY ST.—Plans have been prepared by Frankfort & Kirschner, 830 Westchester av, for a 5-sty apartment, 50 x 87.6 ft, on the east side of Academy st, 150 ft north of Vermilyea av, for the Loyal Building Co., 391 East 149th st. Cost, about \$40,000.

1ST AV.—A. L. Kehoe, 1 Beekman st, has prepared plans for alterations to two 6-sty tenements at 83-5 1st av, and 347 East 5th st, for Jos. Spectorosky, 396 Broadway. Cost, about \$10,000.

AMSTERDAM AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for alterations to the 6-sty apartment, 1256-8 Amsterdam av, and 500 West 122d st, for Fanny Korn, 238 East 68th st. Cost, about \$10,000.

3D AV.—Plans have been completed by Otto Reissmann, 147 4th av, for alterations to the tenement, 1672 3d av, for Anna C. Wiener, 2 West 86th st. Cost, about \$5,000.

DIVISION ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for alterations to the 4-sty tenement, 22-4 Division st, for Levine & Smith, 20 Division st. Cost, about \$5,000.

39TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements, 327-9 East 39th st, for Hannah Wallach, 1361 Madison av.

FACTORIES & WAREHOUSES.

JUMEL PL.—Lorenz F. J. Weiher, 271 West 125th st, has been commissioned to prepare plans for a 9-sty warehouse, 50x 90 ft, on the east side of Jumel pl, 40 ft north of 167th st, for the Interboro Moving Co., 2157 Amsterdam av.

SCHOOLS & COLLEGES.

77TH ST.—Harde & Short, 17 West 44th st, are preparing plans for a 10-sty technical school at 61 East 77th st, corner of Madison av, for The Finch School, Mrs. Cosgrove in charge, 61 East 77th st. Paul J. Fabricius, 311 Madison av, heating and ventilating engineer. Cost, about \$100,000.

STORES, OFFICES & LOFTS.

3D AV.—Work will start at once on the 2-sty cafe, loft and residence alteration at 660 3d av, for A. M. Rothmann Estate, premises. George Hof, Jr., 371 East 158th st, architect. Hollerith Construction Co., 1298 Union av, general contractor. Cost, about \$6,000.

49TH ST.—David Scott, 119 West 33d st, has completed plans for an 8-sty store and studio building, to be altered from lofts at 21 East 49th st, for Mary C. Seaton, premises. The general contract will be awarded without competition. Cost, about \$45,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

165TH ST.—The Hubener & Escher Co., masons, 748 Melrose av, contemplates the erection of four 5-sty apartments in the north side of 165th st, Clay to Teller avs, from plans by Harry T. Howell, 148th st and 3d av.

SOUTHERN BOULEVARD.—John P. Boyland, 2526 Webster av, is preparing preliminary plans for a 5-sty tenement, 50x88 ft, on the west side of Southern Boulevard, 290 ft. north of 167th st, for John O'Leary, 991 167th st. Cost, about \$50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

43D ST.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments in the north side of 43d st, 245 ft west of 12th av, for the 20th Ave. Improvement Co. Cost, about \$80,000.

16TH ST.—Gorman & Schwartz, 367 Fulton st, are preparing plans for a 4-sty apartment, 50x100 ft, in East 16th st, 300 ft south of Beverly rd, for Mrs. Mary Blanchard, 222 East 17th st, owner, who will award contracts to include slag roofing, steam heating, electric wiring, parquet floors, clothes dryers, vacuum cleaning outlets, combination lighting fixtures, garbage closets, refrigerators, gas stoves, dumbwaiters, tile and marble work. Cost, about \$35,000.

35TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 40x90 ft, at the northwest corner of East 35th st and Church av, for the Dean Building Co., 44 Court st, owner and builder. Cost, about \$35,000. Electric wiring, metal ceilings, plate glass store fronts, no heating, slag roofing.

43RD ST.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for two 4-sty apartments in 43d st, near 5th av, for The Bell Improvement Co., Louis Gold, president, 44 Court st, owner and builder. Tar and gravel roofing, steam heating, electric wiring. Cost, about \$60,000.

13TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 40x89 ft, at East 13th st and Av H, for the Lancastershire Realty Co., Louis Gold, president, 44 Court st, owner and builder. Tar and gravel roofing, steam heating, electric wiring. Cost, about \$25,000.

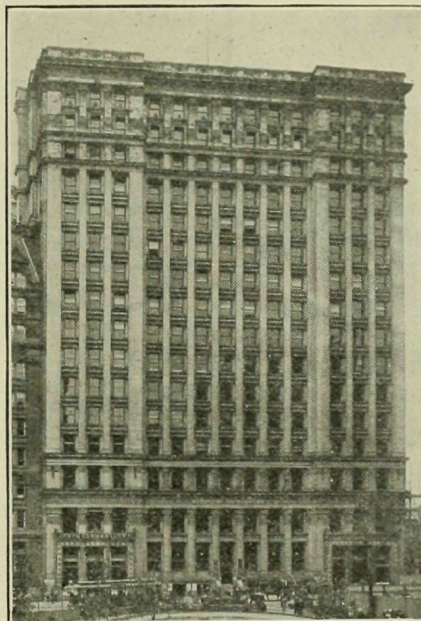
LAFAYETTE AV.—W. B. Willis, 1181 Myrtle av, has completed plans for a 4-sty tenement at 526-8 Lafayette av, for the Paragon Construction Corp., Max Solomon, president, Willoughby and Sumner avs, owner and builder. Cost, about \$30,000.

VANDERBILT AV.—Gorman & Schwartz, 367 Fulton st, are preparing plans for a 4-sty apartment, 33x89 ft, on the west side of Vanderbilt av, 100 ft. north of DeKalb av. Slag roofing, steam heating, electric wiring, parquet floors, garbage closets, W. I. doors and stairs, marble entrance, tile baths and wainscoting, kalamein doors, dumbwaiters. Cost, about \$25,000.

CHURCHES.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 1-sty brick school and syna-

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gogue, 45x78 ft., on the east side of New Utrecht av, 100 ft. north of Benson av, for the Congregation Chera Tfila, 8693 Bay 15th st. Cost, about \$12,000.

DWELLINGS.

56TH ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame residence, 16x35 ft, in the east side of East 56th st, 380 ft south of Av O, for John Reilly, 1945 Flatbush av, owner and builder. Shingle roofing, steam heating, electric wiring, tile baths and wainscoting, parquet floors, mantels. Cost, about \$3,500.

CROPSEY AV.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2-sty frame residence, 21x35 ft, on Cropsey av, 50 ft east of 28th av, for Nicholas Rosomando, 437 West 28th st, Manhattan. Cost, about \$4,000. Tin roofing, steam heating, electric wiring, tile work, parquet floors, combination electric and gas fixtures.

CARROLL ST.—Jas. Boyle, 367 Fulton st, is preparing plans for a 2-sty brick residence, 20x71 ft, at 1396 Carroll st, for the George Potts Building Co., 1379 Carroll st, owner and builder. Cost, about \$4,000. Slag roofing, steam heating, electric wiring, parquet floors, combination gas and electric fixtures, tile baths.

FACTORIES & WAREHOUSES.

THATFORD AV.—T. Goldstone, 49 Graham av, has completed plans for a 2-sty factory, 45x70 ft, on the east side of Thatford av, 140 ft. south of Riverside av, for the S. & S. Wood Working Co., 62 Glenmore st, Jos. Schaefer, 62 Glenmore st, president and builder. Cost, about \$8,000.

HOSPITALS & ASYLUMS.

STERLING PL.—Axel Hedman, 367 Fulton st, is preparing plans for an extension to the 2-sty hospital on Sterling pl, for the Swedish Hospital, on premises. Cost, about \$30,000.

STORES, OFFICES & LOFTS.

FULTON ST.—Chas. Werner, 316 Flatbush av, is preparing plans and will take bids about June 8, for a 5-sty bank building, 25x100 ft, at 363 Fulton st, for J. Lehrenkrauss & Sons, 359 Fulton st. Cost, about \$30,000.

Queens.

DWELLINGS.

BELL HARBOR, L. I.—Plans have been prepared privately for three 2-sty residences, 26x35 ft., on Southampton av, north of Newport av, for John A. Lasher, Rockaway Park, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool, city water. Total cost, about \$12,000.

BELLROSE, L. I.—Irving B. Ells, 1328 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence to cost 9,000 to \$10,000. Owner's name for the present withheld. Shingle tile roofing, steam heating, electric wiring, cesspool, city water. Architect is ready to take bids on general contract.

ST. ALBANS, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for alterations to the 2½-sty frame residence, 23x40 ft, on Glenham av, north of Central av, for Edward H. Brown, 141 Broadway, Manhattan, owner, who is ready to take bids. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about \$4,500.

FLUSHING, L. I.—John P. Benson, 331 Madison av, Manhattan, is preparing sketches for a 2½-sty residence for E. V. D. Cox, care of architect. Cost, about \$5,000.

FLUSHING, L. I.—W. W. Knowles, 35 West 39th st, Manhattan, has completed plans for a 2½-sty frame parsonage, 40x125 ft., in the rear of the church at Sanford av and Union st. for the First Baptist Church. Cost, about \$6,000. Architect is ready to take bids.

Richmond.

DWELLINGS.

MARINERS HARBOR, S. I.—Chas. A. Olsen, 1209 68th st, Brooklyn, is preparing plans for a 2-sty residence, 20x43 ft, on the west side of Harbor rd, 166 ft south of Rapid Transit Railroad, for Frank Rossi, 1324 72d st, Brooklyn. Tar and gravel roofing, electric wiring, no heating. Cost, about \$4,000.

Suffolk.

CHURCHES.

LINDENHURST, L. I.—Morris Winston, 459 Stone av, Brooklyn, has completed plans for a 2-sty brick synagogue, 50x100 ft, for the Lindenhurst Hebrew Congregation, Abraham Weinstein, president. Cost, about \$15,000.

DWELLINGS.

BAYSHORE, L. I.—John Devereaux, Bayshore, contemplates rebuilding the 2½-sty frame residence, 37x37 ft., probably from private plans.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—E. Guy Gollner, 257 Broadway, Manhattan, has completed plans for a 2½-sty frame and clapboard residence, 30x32 ft., on the south side of Frederick place, 50 ft east of Forster av, for Ethel G. Gantz, 141 Wallace av, owner. Chas. E. Gollner, 257 Broadway, Manhattan, general contractor. Shingle roofing, hot water heating, electric wiring. Cost, about \$8,500.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and shingle residence, 24x47 ft., at 301 Hutchinson Boulevard, for John F. Fairchild, 8 South 2d av. The New York Interurban Development Co., 8 South 2d av, general contractor. Shingle roofing, hot water heating, electric wiring. Cost, about \$5,000.

MT. VERNON, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for the 2½-sty frame residence at Sheridan av and State rd, for E. Ellinger, 30 Church st, Manhattan. Samuel Gibson, 40 North 9th av, general contractor. Cost, about \$14,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

ORANGE, N. J.—Sketches are being prepared by Albert Nucciarone, 74 Jackson av, for the 3-sty apartment, 25x80 ft, at the corner of Hurlbutt st and Essex av, for Pasquale Romano, Essex av, owner, who will take bids on general contract. Slag roofing, electric wiring in stores, metal ceilings. Cost, about \$10,000.

JERSEY CITY, N. J.—Plans are being prepared for a 3-sty frame and stucco flat, 44x69 ft, at Stegman and Garfield avs, for J. A. Philman, 131 Dwight st, owner and builder. Slag roofing, electric wiring, metal ceilings, dumbwaiters, interior tiling and no heating. Cost, about \$12,000.

JERSEY CITY, N. J.—William H. Bogart, 298 Jackson av, is preparing plans for two 3-sty frame and stucco flats, 32x59 ft each, on Randolph av, near Claremont av, for Mrs. Emma Hubert, 173 Arlington av. Slag roofing, electric wiring, dumbwaiters, interior tiling. Cost, about \$8,500 each.

WEST ORANGE, N. J.—Albert Nucciarone, 74 Jackson av, Orange, is preparing plans for a 3-sty store and apartment, 50 x60 ft, at 2-4 Eagle Rock av, for James V. Atria, 20 Valley rd. Cost, about \$14,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty apartment, 30x144 ft, at the southwest corner of Camp and Orchard sts, for the J. H. Mayzel Co., 65 South Munn av. Slag roofing, steam heating, electric wiring, interior tiling and marble, dumbwaiters, steel and iron, hot water supply, heater, gas ranges. Cost, about \$40,000.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, is preparing plans for a 2½-sty flat, 22x48 ft., at Lexington and Mollary avs, for John Hansen, 231 East 60th st, Manhattan. Cost, about \$5,000. Shingle roofing, no heating, no electric wiring, no metal ceilings will be required. Cost, about \$5,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two flats on the north side of Lexington av, between Bergen av and Boulevard, for Abe Gorlin, 613 Garfield av, owner and builder. Slag roofing, steam heating, electric wiring, four dumb waiters, interior tiling. Cost, about \$18,000 each.

DWELLINGS.

CHROME, N. J.—J. Ben. Beatty, 59 Broad st, Elizabeth, has completed plans for a 2½-sty residence, 24x30 ft, for P. J. Murphy, this place. Shingle roofing, steam heating, electric wiring. Cost, about \$4,000.

JERSEY CITY, N. J.—William H. Bogart, 298 Jackson av, is preparing plans for a 2-sty residence, 18x65 ft, on Cambridge av, near North st, for H. Lutjen, 178 Myrtle av. Slag roofing, electric wiring. Cost, about \$6,000.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, is preparing sketches for a 2-sty hollow tile and stucco store and residence at 64 Washington st, for A. J. Mitchell, 286 Glenwood av. Slag roofing, steam heating, electric wiring, metal ceilings, vault lights, gas ranges, patent store fronts. Cost, about \$10,000.

LONG BRANCH, N. J.—Plans are being prepared privately for a 2-sty parish house on Broadway, for St. Luke's Methodist Episcopal Church, Rev. F. B. Harris, pastor and chairman of building committee. Cost, about \$10,000.

LITTLE SILVER, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 1½-sty bungalow, 30x40 ft, on Shrewsbury River, for Chas. Fleming, care of architect. Shingle roofing, steam heating, electric wiring, cess-pool. Cost, about \$7,000.

FAIRLONG, N. J.—Harold E. Paddon, 50 Church st, Manhattan, has completed plans for a 2-sty frame residence, 28x34 ft, for George Courter, Ridgewood av, owner and builder. Cost, about \$5,000.

BLOOMFIELD, N. J.—Fred. L. Pierson, 160 Bloomfield av, has completed plans for a 2½-sty frame, metal lath and stucco residence for E. L. Griffith, Smith st, owner and builder. Shingle roofing, steam heating, electric wiring, town sewage and water will be required. Cost, about \$5,000.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan have about completed plans for a 2½-sty residence and garage at Montrose av and Halsey pl, for Robert A. Watson, care of architects.

ENGLEWOOD, N. J.—Murphy & Dana, 331 Madison av, Manhattan, have been commissioned to prepare plans for a brick residence for Stephen T. Kelsey, care of architects. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—S. E. Townley, care of Westinghouse Church Kerr, 37 Wall st, Manhattan, has completed revised plans for two 1-sty storage warehouses, 100x150 ft., each, for George Damon & Sons, 44 Beekman st, Manhattan.

HALLS & CLUBS.

JERSEY CITY, N. J.—Fagan & Briscoe, 95 River st, Hoboken, N. J., are preparing plans for a 3-sty clubhouse, 50x127 ft., at 506 Central av, for The Anchor Athletic Club, on premises. Cost, about \$30,000.

PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, have completed plans, for a lodge building, 50x84x100x110 ft, at the corner of Smith and Union sts, for the General Kearny Council Bldg. Association of the Jr. O. U. A. M., care of Albin Smith, 152 Market st. Bids will be received by architects about July 1. Cost, \$25,000 to \$30,000.

HOSPITALS & ASYLUMS.

PATERSON, N. J.—Chas. Edwards, Paterson Savings Institution Building, has been commissioned to prepare plans for an addition to the hospital here to cost, about \$30,000, for the City of Paterson General Hospital, Market st corner of Madison av.

MUNICIPAL WORK.

LODI, N. J.—John F. Kelly, Post Office Building, Passaic, is preparing plans for a 2-sty fire house, 32x60 ft, at the corner of Liberty and Prospect sts, for the Borough of Lodi, Nicholas Ciampo, chairman of building committee, who will advertise for bids about June 21. Cost, about \$9,000.

CLIFTON, N. J.—W. T. Fanning, Colt Building, Paterson, N. J., is preparing plans for a 2-sty brick municipal building at Passaic and Main avs, for the Borough of Clifton, George Smith, chairman of building committee, 126 Clifton av. Cost, about \$28,000. Bids will probably be called about June 10.

SCHOOLS & COLLEGES.

NEWARK, N. J.—The Board of Education contemplates the erection of a 3-sty public school in the vicinity of 15th av. E. F. Guilbert, architect. Geo. W. Knight, 9 Franklin st, engineer.

NEWARK, N. J.—The Board of Education contemplates the erection of a \$125,000 school on 18th av. E. F. Guilbert, City Hall, school architect. George W. Knight,



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ENGLEWOOD, N. J.—Ernest Sibley, Palisade Park, and J. J. Ferry, Dean st, Englewood, are preparing plans for the 3-sty public school in Engle st, near Palisade av, for the Board of Education of Englewood, Graham Sumner, president. Bids will be advertised about August 1. Cost, about \$150,000.

STORES, OFFICES & LOFTS.

NEWARK, N. J.—William J. Fitzsimons, 207 Market st, is preparing plans for six 1-sty stores at the northeast corner of Clinton av and Bergen st, for Dr. Frank Kaufhold, 41 Leslie st. Slag roofing, 1 steam boiler, electric wiring, metal ceiling. Cost, \$5,000 to \$6,000.

MISCELLANEOUS.

CALDWELL, N. J.—Jos. Allen, 11 Sanford av, Irvington, is preparing plans for a 2½-sty warden's home, 42x28 ft, for the Board of Chosen Freeholders of Essex County, August L. Lacombe, Court House, Newark, chairman of building committee. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about \$15,000.

CEDAR LAWN, N. J.—Chas. Edwards, Paterson Savings Institution Building, is preparing plans for a 1-sty hollow tile block and cement gate lodge for the Cedar Lawn Cemetery Co., Paterson Savings Inst. Building. Cost, about \$3,000.

PASSAIC, N. J.—John F. Kelly, Post Office Building, Passaic, is preparing plans for a playground pavillion adjoining P. S. 10, for the Board of Education of Passaic, E. Flower, president. Cost, about \$10,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has completed plans for a 3-sty store and apartment, 20 x64 ft, at 505 Main st, for Mrs. John G. Halstead, 507 Main st. Cost, about \$7,000.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, has completed plans for a 3-sty apartment, 45x85 ft., at 562-566 Main st, for A. Steinberg, 6 May st, owner and builder, who is taking bids on subs and materials. Cost, about \$30,000.

DWELLINGS.

STAMFORD, CONN.—Aymar Embury 2d, 132 Madison av, Manhattan, is preparing plans for a 2½-sty terra cotta block residence, 150x40 ft, for Louis H. Porter, 140 Nassau st, Manhattan.

FACTORIES & WAREHOUSES.

TROY, N. Y.—A. E. Baxter Co., Ellicott Square, Buffalo, is preparing plans for a 1 and 2-sty grain mill and elevator at the corner of Madison st and River st, for the Boutwell Milling & Grain Co., Hugh Galbraith, manager in charge, 641-655 River st. Cost, about \$60,000.

WEST NEWBURGH, N. Y.—Frank E. Estabrook, 75 2d st, Newburgh, is preparing sketches for a 2-sty factory, 50x150 ft, at North Park rd, for the Sidway Merchandise Co., Elkhart, Indiana, and 32 Union sq, Manhattan. Cost, about \$15,000.

HOSPITALS & ASYLUMS.

DANNEMORA, N. Y.—An appropriation of \$75,000 has been granted for a 2-sty brick hospital building at the State prison, for the State of New York. Lewis F. Pilcher, Capitol, Albany, architect.

MUNICIPAL WORK.

BINGHAMPTON, N. Y.—Walter H. Whitlock, S. M. Building, has been commissioned to prepare plans for a central fire station at 74 Carroll st, near Court st, for the City of Binghamton. John A. Giles, City Hall, City engineer. Cost, about \$60,000.

SCHOOLS & COLLEGES.

CATSKILL, N. Y.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 4-sty convent and chapel, 120x50 ft., for the Order of Friars Manor, care of architect. Bids will be taken about June 28.

BINGHAMTON, N. Y.—Plans have been approved by the State Board of Education and bids will probably be called on general contract about July 1 for the school in Helen st, from plans by Sanford O. Lacey, 415 Phelps Building. John A. Giles, City Hall, city engineer. Cost, about \$100,000.

STABLES & GARAGES.

POUGHKEEPSIE, N. Y.—Plans are nearing completion by William J. Beardsley, 49 Market st, for the 1-sty garage, 38x50, in Church st, east of Market st, for Fred H. Swift, 550 Main st. Bids will be received on general contract about June 12, by architect. Cost, about \$8,000.

STORES, OFFICES & LOFTS.

ALBANY, N. Y.—The Albany Journal Publishing Co., Wm. Barnes, Jr., 61 State st, president, contemplates the erection

of an office and printing building at the foot of State st, from plans by Marcus T. Reynolds, 100 State st, Albany. Cost, about \$200,000.

MISCELLANEOUS.

GOSHEN, N. Y.—Preliminary surveys have been completed for the electric railroad from Goshen to Walden, N. Y., for a syndicate to be formed later, L. C. Purdy, chairman of committee, 110 Highland av, Middletown. Alex Thomson, East Walden, engineer. Cost, about \$200,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

ORANGE, N. J.—(sub.)—Antonio Spallone, 68 Garside st, Newark, has received the mason work, and the American Building & Construction Co., 800 Broad st, Newark, carpenter work, for a 4-sty apartment, 67x85 ft., at the southwest corner of Park and Snyder sts, for Max Mindlin, 72 Snyder st. Hyman Rosensohn, 800 Broad st, Newark, architect. Cost, about \$40,000.

POUGHKEEPSIE, N. Y. (sub.)—Kelly & Mullen, have received the mason work and E. F. Shover, 142 Cannon st, carpenter work, for the 3-sty store and apartment house, 23x60 ft., at 17 Academy st, for Manning Cleveland, 96 South Hamilton st. Du Bois Carpenter, 45 Market st, architect. Cost, about \$9,000.

EAST ORANGE, N. J.—(sub.)—Renshaw & Barton, 95 Midland av, East Orange, have received the mason work and Milton T. Burnett, South Clinton st, East Orange, carpenter work, for the 4-sty apartment at 569 Main st, for O. E. Bugge, of Bugge's Dry Goods Store, 569 Main st. E. V. Warren, 31 Clinton st, Newark, architect. Cost, about \$40,000.

NUTLEY, N. J.—Ginsburg Bros., 225 Main av, Passaic, have received the general contract to erect a 2-sty store and apartment house, 28x46 ft, at 356-358 Passaic av, for Samuel and Annie Lemberg, Passaic. Abraham Ginsburg, 225 Main av, Passaic, architect. Cost, about \$6,500.

DWELLINGS.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract for interior alterations to the residence at 58 East 66th st, for Arthur Sachs, 58 East 66th st. Buchman & Fox, Madison av and 42d st, architects.

MANHATTAN.—Jas. McWalters & Son, Inc., 1493 Broadway, have received the general contract to alter the 4-sty residence at 176 East 72d st, for Argall L. Hull, 151 Orange st, New Haven, Conn. S. E. Gage, 28 East 49th st, architect. Cost, about \$5,000.

MANHATTAN.—Smith & Leo, Inc., 103 Park av, have received the general contract for alterations to the two residences at 133-135 East 61st st, for Thos. A. Howell, 129 Front st. K. Murchison, 101 Park av, architect. Cost, about \$25,000.

BRONX.—I. Langner, 700 Trinity av, has received the general contract to erect a 1-sty store and residence, 25x64 ft, on the east side of St. Ann's av, north of Westchester av, for Jacob Marx, 35 Nassau st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about \$7,500.

BROOKLYN.—J. & F. Holler, 17 Kosciusko pl, have received the general contract to alter the residence at the southwest corner of Carroll st and 8th av, for Chas. L. Feltman, on premises. Montrose W. Morris, 82 Wall st, Manhattan, architect. Cost, about \$18,000.

MAPLEWOOD, N. J.—K. W. Dalzell & Co., Inc., Burnett st, have received the general contract to erect a 2½-sty frame and stucco residence on the south side of Park av, 200 ft east of Alden pl, for Willard S. Crittenden, 9 Park pl, Bogota. Cost, about \$5,000.

WOODMERE, L. I.—C. A. Schiffmacher, this place has received the general contract to erect a 2-sty frame and stucco over metal lath residence, 30x35 ft, on Neptune av., near Broadway, for B. Booth, this place. A. T. Ketcham, Cedarhurst, L. I., architect. Cost, about \$6,000.

TENAFLY, N. J.—Barnett Bros., 2 Av E, New Rochelle, have received the general contract to erect a 2½-sty frame residence for Richard Dermott, this place. Patterson & Dula, 15 East 40th st, Manhattan, architects. Cost, about \$6,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—Fraser & Berau, 749A Macon st, have received the general contract to erect a 2-sty extension to the factory at 413-415 Willoughby av, for C. & E. Chapel, Freres & Cie, 415 Willoughby av. E. J. Meisinger, 394 Graham av, architect. Cost, about \$10,000.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect factory buildings at East 83d, East 84th, East 85th sts, Ditmas av and the N. Y. Connecting R. R., for the Beckers Aniline & Chemical Works, 107 Underhill av. Benjamin Driesler, 153 Remsen st, architect. Cost, about \$50,000.

BRIDGEPORT, CONN.—(sub.)—Ritchie, Browne & Donald, Maspeth, L. I., have received the contract for the architectural and ornamental iron work in the Remington buildings here.

LEONIA HEIGHTS, N. J.—(sub.)—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the plumbing contract for the Universal Film Mfg. Co. Ernest Flagg, architect.

PLAINFIELD, N. J.—John G. Brown, Witherspoon Building, Philadelphia, Pa., has received the general contract to erect a brick factory for the International Motor Co., 1325 West Front st. Cost, about \$40,000.

PERTH AMBOY, N. J.—Hans Griesen & Son, 223 Jefferson st, have received the general contract to erect a 2-sty factory on Sherman av, for Nelson & Brooks, 196 Smith st. Ira R. Crouse, 495 State st, mason. Cost, about \$25,000. Jensen & Brooks, 196 Smith st, architects.

HALLS & CLUBS.

NEW ROCHELLE, N. Y.—(sub.)—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the heating contract for the Wykagyl Club-house here. Arthur G. C. Fletcher, architect.

LONG ISLAND CITY.—(sub.)—The plumbing and heating contracts for the Pastime Court Building has been awarded to the John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan. Walter D. Blair, architect. Cauldwell-Wingate Co., general contractors.

RICHMOND HILL, L. I.—David Hill, Ozone Park, has received the general contract to erect a 2-sty masonic temple, 40x90 ft., 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. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost, about \$20,000.

RICHMOND HILL, L. I.—The Murray Hill Construction Co., 405 Lexington av, Manhattan, has received the general contract for the 2-sty masonic temple, 40x90 ft., in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892 F. & A. M. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost, about \$20,000.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to remodel the Y. W. C. A. building at 3-7 Lodge st, for the Y. W. C. A. Fuller & Robinson Co., 95 State st, architects.

SCHOOLS & COLLEGES.

YONKERS, N. Y.—George T. Kelly, 20 John st, has received the general contract to erect the 2-sty Halstead school at North Broadway and Lamartine av, for the Philipse Manor School Corporation, Yonkers. H. Lansing Quick, 18 South Broadway, architect. Cost, about \$40,000.

ITHACA, N. Y.—The Matthews Construction Co., Alexander st, Princeton, has received the general contract to erect the two dormitories B and C at Cornell Heights, for Cornell University. J. G. Schurman, president. Day & Klauder, 925 Chestnut st, Philadelphia, Pa., architects. Cost, about \$200,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.)—The Hedden Iron Construction Co., 30 Church st, has received the structural steel contract for the 12-sty loft, store and office building at the northwest corner of 5th av and 31st st, for the Strathcona Construction Co., Inc., 3785 Broadway, owner and builder. George & Edward Blum, 505 5th av, architects. Underpinning & Foundation Co., 290 Broadway, foundation and piling, and Otis Elevator Co., 11th av and 26th st, elevator work. Cost, about \$350,000.

MANHATTAN.—(sub.)—The Marcus Contracting Co., Inc., 309 Broadway, has received the excavating work for the 10-sty loft building at Front and Jay sts, for the Grand Union Tea Co., 68 Jay st, from plans by William Higginson, 13-21 Park Row. John Thatcher & Son, 60 Park av, Brooklyn, general contractors.

MANHATTAN.—(sub.)—Ritchie, Browne & Donald, Maspeth, L. I., have received the contract for all the architectural and ornamental iron work for the new Arnold Constable Building at 5th av and 40th st.

PITTSBURGH, PA.—(sub.)—The Browne window, manufactured by Ritchie, Browne & Donald, Maspeth, L. I., has been specified for the Frick Arcade. F. J. Esterling, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

STORES, OFFICES AND LOFTS.

FACTORIES AND WAREHOUSES.
7TH AV, 729, s e cor 49th st, 16-sty fireproof storage, store and offices, 100.5x100; cost, \$400,000; owner, Fred S. Godfrey, The Belnord, N. Y. C., George Backer, Pres., 727 7th Av Realty Co., Inc.; architect, Arthur Loomis Harmon, 3 West 29th st. Plan No. 197.

5TH AV, 626, n w cor 50th st, 6-sty fireproof store, showrooms, offices and work rooms, 38 rear, 35 front x 131; cost, \$130,000; owner, Somersworth Realty Co., Inc., 233 Broadway, Ralph L. Shainwald, Pres. & Treas.; architect, Henry Otis Chapman, 334 5th av. Plan No. 198.

STABLES AND GARAGES.

157TH ST, 420 w Riverside dr, 1-sty fireproof garage, 60x16; cost, \$1,075; owners, Emma L. and Charles Adams, Bronxville, N. Y.; architect, The Andrew Greis Co., Inc., 335-337 West 19th st. Plan No. 196.

STORES AND TENEMENTS.

HAMILTON ST, 21-23, n s, 244 e Catherine st, 4-sty brick bakery and tenement, 32x51. 16 families; cost, \$14,000; owner, Luigi Torregrossa, 18 Monroe st; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 192.

ELLWOOD ST, s s, 137.7 $\frac{1}{2}$ e Broadway, 5-sty brick tenement, 47x11 $\frac{1}{2}$, 26 families; cost, \$50,000; owner, Haven Construction Co., Charles Flaum, Pres., 215 Audubon av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 193.

BROADWAY, s e cor Elwood st, 5-sty brick tenement, 124x127, 43 families; cost, \$100,000; owner, Haven Construction Co., Charles Flaum,

Pres., 215 Audubon av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 194.

DWELLINGS.

96TH ST, 15 East, n s, 262 e 5th av, 6-sty fireproof residence, 37x100; cost, \$75,000; owner, Mrs. Lucy D. Dahlgren, 11 East 45th st; architect, Ogden Codman, 340 Madison av. Plan No. 195.

MISCELLANEOUS.

AMSTERDAM AV, 618, s w cor 90th st, 1-sty frame temporary shed, 12x30; cost, \$130; owner, Vincent Astor, 23 West 26th st; architect, Alex. H. Katz, 525 East 149th st. Plan No. 199.

Bronx.

CHURCHES.

187TH ST, n e cor Tiebout av, 2-sty brick church, 50x83, asbestos shingle roof; cost, \$20,000; owners, United Presbyterian Church, Jennie C. Halliday, 2316 Cambreling av, Pres.; architect, John C. Sims, 2181 Ryer av. Plan No. 319.

DWELLINGS.

CRUGER AV, w s, 100 n Burke st, 3-sty brick dwelling, 20.8x50, tin roof; cost, \$6,000; owners, Mascia Constn. Co., Jos. A. Mascia, 775 South Oak dr, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 320.

HAVILAND AV, n s, 216.4 e Pugsley av, three 1 $\frac{1}{2}$ -sty frame dwellings, shingle roof, 19x26; cost, \$10,500; owner, Mink Con. Co., Adam Mink, 2135 Gleason av; architect, Anton Pirner, 2069 Westchester av. Plan No. 324.

FACTORIES AND WAREHOUSES.

EDGEWATER RD, e s, 308 n Westchester av, 1-sty frame coal storage, 584x302; cost, \$500; owner, Olin J. Stephens, Inc., 138th st and Mott Haven Canal; architect, H. V. Gormsen, 2555 3d av. Plan No. 327.

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Plans Filed—New Buildings—(Continued).

STORES AND DWELLINGS.

COMMONWEALTH AV, s e cor 174th st, 3-
sty brick store and dwelling, slag roof, 20.2½x
65; cost, \$8,000; owner, L. Einhorn, 1533 Av
B; architect, B. Ebeling, 2400 Westchester av.
Plan No. 326.

FORT SCHUYLER RD, s s, 150 w Waterbury
av, 2-sty frame store and dwelling, rubberoid
roof, 25x25; cost, \$2,000; owner, Francesco
Stabile, 421 East 137th st; architect, T. J.
Blair, 228 East 188th st. Plan No. 325.

STORES AND TENEMENTS.

BATHGATE AV, n w cor 172d st, two 6-sty
brick tenements, 60.5x77, 54x81, plastic slate
roof; cost, \$100,000; owners, Benenson Realty
Co., Benj. Benenson, 401 East 152d st, Pres.;
architects, Tremont Architectural Co., 401 Tre-
mont av. Plan No. 322.

KINGSBRIDGE AV, e s, 95 s 234th st, 5-sty
brick tenement, 50x100, tin roof; cost, \$55,000;
owners, Seabury Bldg. Co., Chas. Carucci, 641
East 183d st, Pres.; architect, M. W. Del
Gaudio, 401 Tremont av. Plan No. 321.

BARKER ST, n s, 68.4 e Castle Hill av, 3-
sty brick store and tenement, 25x63, tin roof;
cost, \$9,500; owners, C. & M. Constn. Co., Mich-
ael Capiello, 2956 Paine st, Pres.; architect, M.
W. Del Gaudio, 401 Tremont av. Plan No. 308.

BAILEY AV, e s, 74.3 n 229th st, four 5-sty
brick tenements, 46.10x90.2, 40x94.7, slag roof;
cost, \$120,000; owners, Freeman St. Co., John A.
Mulligan, 1474 Shakespeare av, Pres.; architect,
John P. Boyland, 2526 Webster av. Plan No.
312.

COLLEGE AV, s e cor 170th st, 5-sty brick
tenement, 50x99.10, slag roof; cost, \$60,000;
owners, C. J. Cary Bldg. Co., C. J. Cary, 1879
Southern boulevard, Pres.; architect, John P.
Boyland, 2526 Webster av. Plan No. 314.

FINDLAY AV, w s, 627.8 n 169th st, two 5-
sty brick tenements, 37.6x87.4, slag roof; cost,
\$60,000; owners, C. J. Cary Bldg. Co., C. J.
Cary, 1879 Southern boulevard, Pres.; archi-
tect, John P. Boyland, 2526 Webster av. Plan
No. 318.

LONGFELLOW AV, n w cor 173d st, 5-sty
brick tenement, 55.9½x90, slag roof; cost, \$40,-
000; owners, W. A. J. Bldg. Corp., Wm. Janota,
1841 Marmion av, Pres.; architect, John P.
Boyland, 2526 Fordham rd. Plan No. 310.

LONGFELLOW AV, e s, 100 s 172d st, 5-sty
brick tenement, 50x88, slag roof; cost, \$40,000;
owners, Traf Bldg. Co., John W. Deitingen, 4029
Lowerre pl, Pres.; architect, John P. Boyland,
2526 Webster av. Plan No. 317.

PROSPECT AV, e s, 125 n 183d st, 5-sty brick
tenement, 50x88, slag roof; cost, \$40,000; own-
ers, Clint Constn. Co., Frank Willetts, 1887 Vyse
av, Pres.; architect, John P. Boyland, 2526
Webster av. Plan No. 316.

SOUTHERN BLVD, w s, 390 n 167th st, 5-sty
brick tenement, 50x88, slag roof; cost, \$50,000;
owner, John O'Leary, 991 East 167th st; archi-
tect, John P. Boyland, 2526 Webster av. Plan
No. 315.

SUMMIT AV, e s, 50 n 164th st, two 5-sty
brick tenements, 47.6x88, slag roof; cost, \$80,-
000; owners, John Boyland Co., John Boyland,
2526 Webster av, Pres.; architect, John P. Boy-
land, 2526 Webster av. Plan No. 313.

TELLER AV, s e cor 165th st, two 5-sty brick
tenements, 61x92.3, 50.2x108.2; slag roof; cost,
\$95,000; owners, Hubener & Escher, 748 Mel-
rose av; architect, Harry T. Howell, 3d av and
149th st. Plan No. 309.

UNION AV, e s, 25.4 n Freeman st, two 5-
sty brick tenements, 50x86.4, 50x85.12, slag
roof; cost, \$80,000; owners, Traf Bldg. Co., John
W. Deitingen, 4029 Lowerre pl, Pres.; archi-
tect, John P. Boyland, 2526 Webster av. Plan No.
311.

175TH ST, n w cor Waterloo pl, 5-sty brick
tenement, 28.7x68.11¼, slag roof; cost, \$30,000;
owners, Marquette Constn. Co., Jas. E. Dough-
erty, Jr., 881 Crotona Park North, Pres.; archi-
tects, Kreymborg Architectural Co., 1029 East
163d st. Plan No. 306.

199TH ST, s s, 55.12 w Bainbridge av, four
5-sty brick tenements, 41.9x66.10, 39.6x66.3,
40x69.6, 40x75.7, plastic slate roof; cost, \$160,-
000; owner, Daniel Houlihan, 2867 Bainbridge
av; architects, Tremont Architectural Co., 401
Tremont av. Plan No. 307.

MISCELLANEOUS.

PARK AV, at Fordham rd, 1-sty frame bag-
gage room, 20.6x7.7; cost, \$600; owner, N. Y.
C. & H. R. R. Co., 70 East 45th st; architect, J.
C. Bailey, Goldens Bridge, N. Y. Plan No. 323.

Brooklyn.

CHURCHES.

OSBORN ST, e s, 200 s Riverdale av, 3-sty
brick synagogue, 32x85, slag roof; cost, \$15,-
000; owner, Saml. Sitsman, 753 Hopkinson av;
architects, S. Millman & Son, 1780 Pitkin av.
Plan No. 4026.

DWELLINGS.

CARROLL ST, n s, 20 e Albany av, seven 2-
sty brick dwellings, 20x38, gravel roof, 1 family
each; total cost, \$35,000; owner, New Style
Bldg. Co., 227 East 26th st; architects, Snee &
Bryson, 154 Montague st. Plan No. 3938.

HOPKINSON AV, w s, 100 n Newport av, 2-
sty brick dwelling, 18.4x55, slag roof, 2 families;
cost, \$3,000; owner, Louis Lapidus, 858 Hopkin-
son av; architect, E. M. Adelson, 1776 Pitkin
av. Plan No. 3946.

CARROLL ST, s s, 20 e Kingston av, 2-sty
brick dwelling, 20x71.4, slag roof, 1 family; cost,
\$5,500; owner, Geo. Potts Co., 1379 Carroll st;
architect, Jas. A. Boyle, 367 Fulton st. Plan No.
3973.

CARROLL ST, s s, 80 e Kingston av, two 2-
sty brick dwellings, 20x71.4, slag roof, 2 fami-
lies each; total cost, \$11,000; owner, Geo. Potts
Co., 1379 Carroll st; architect, Jas. A. Boyle,
367 Fulton st. Plan No. 3953.

CROWN ST, n s, 110 w Rogers av, ten 2-sty
brick dwellings, 20x45, slag roof, 1 family each;
total cost, \$32,000; owner, Realty Associates, 162
Remsen st; architect, A. G. Carlson, 157 Rem-
sen st. Plan No. 3984.

MAPLE ST, n s, 190 w Brooklyn av, 1-sty
brick dwelling, 20x36, tin roof, 1 family; cost,
\$1,600; owner, Filippi Nuso, 437 Lincoln rd;
architect, E. Dennis, 241 Schenck av. Plan No.
3960.

PRESIDENT ST, n s, 100 w Troy av, four 2-
sty brick dwellings, 20x75, gravel roof, 2 fami-
lies each; total cost, \$28,000; owner, J. K. Cole,
Inc., 1405 Carroll st; architect, C. L. Seyfert,
110 West 40th st, Manhattan. Plan No. 3957.

51ST ST, n s, 100 e 13th av, two 2-sty frame
dwellings, 24x39, shingle roof, 1 family each;
total cost, \$10,000; owner, C. W. P. Realty Co.,
5007 New Utrecht av; architect, F. W. Eisenla,
147 Remsen st. Plan No. 3985.

SNEDEKER AV, e s, 100 s Newport av, ten
2-sty brick dwellings, 20x44, slag roof, 2 fami-
lies each; total cost, \$26,000; owners, Abr. Segal-
owitz & ano., 582 Hinsdale st; architect, Morris
Rothstein, 601 Sutter av. Plan No. 3974.

BEDFORD AV, w s, 260 n Farragut rd, two 2-
sty frame dwellings, 20x60, shingle roof, 2 fami-
lies each; total cost, \$10,000; owner, Emma S.
Levis, 580 East 22d st; architects, Snee & Bry-
son, 154 Montague st. Plan No. 3927.

EAST 21ST ST, e s, 100 s Av J, 2-sty frame
dwelling, 23.6x41.6, shingle roof, 1 family; cost,
\$8,000; owner, Jos. Steiner, 5 Canarsie lane;
architect, Emanuel Kaiser, 713 7th av. Plan
No. 4006.

18TH AV, s w cor 61st st, 3-sty brick store
and dwelling, 20x90, gravel roof, 2 families;
cost, \$12,000; owner, Schnell Realty Co., 215
Montague st; architects, Kallich & Lubroth, 215
Montague st. Plan No. 4011.

18TH AV, w s, 40 s 61st st, 3-sty brick store
and dwelling, 20x90, gravel roof, 2 families;
cost, \$12,000; owner, Schnell Realty Co., 215
Montague st; architects, Kallich & Lubroth, 215
Montague st. Plan No. 4010.

EAST 15TH ST, e s, 280 s Av N, 2-sty brick
dwelling, 17x36, shingle roof, 1 family; cost,
\$3,000; owner, John M. Garvey, East 15th st
and Av N; architect, John M. Garvey East 15th
st and Av N. Plan No. 4062.

12TH AV, n w cor 79th st, 1-sty brick dwell-
ing, 13.6x20, shingle roof, 1 family; cost, \$650;
owner, Reinhar Hall, 1655 42d st; architect, B.
F. Hudson, 319 9th st. Plan No. 4039.

FACTORIES AND WAREHOUSES.

14TH AV, e s, 70 s 64th st, 2-sty brick fac-
tory, 30x82, gravel roof; cost, \$10,000; owner,
Vincenzo La Barbera, 6405 14th av; architects,
DeRosa & Sangano, 150 Nassau st, Manhattan.
Plan No. 3995.

STABLES AND GARAGES.

CLARENDON RD, s w cor East 28th st, 1-
sty brick garage, 22x30, tin roof; cost, \$900;
owner, Jennie Stark, 2724 Clarendon rd; archi-
tect, Chas. A. Mele, 37 Liberty av. Plan No.
4005.

TEN EYCK ST, s w cor Graham av, 1-sty
brick garage, 18x54, gravel roof; cost, \$1,500;
owner, Geo. M. Ebert, on premises; architect,
Geo. E. Crane, 4710 Jamaica av. Plan No. 3945.

UNION ST, w s, 275 n Sutter av, 1-sty brick
stable, 15x25, slag roof; cost, \$1,000; owner,
Golde Rabinowitz, 263 Amboy st; architect, E.
M. Adelson, 1776 Pitkin av. Plan No. 3962.

JOHNSON AV, s s, 250.4 w Bogart st, 1-sty
brick stable, 58x25, slag roof; cost, \$2,500;
owner, Robert Plant, 342 Johnson av; architect,
Louis Danancher, 370 Fulton st, Queens. Plan
No. 3967.

NEPTUNE AV, n w cor, West 8th st, 1-sty
frame stable, 35x16, slag roof; cost, \$175;
owner, Sea Beach Land Co., 60 Wall st; archi-
tect, Jas. A. Boyle, 367 Fulton st. Plan No.
3972.

BROOKLYN AV, s e cor Lincoln rd, 1-sty
brick stable, 14x20, gravel roof; cost, \$700;
owner, Gabriel Damato, on premises; archi-
tect, Ernest Dennis, 241 Schenck av. Plan No.
4037.

STORES AND DWELLINGS.

FLATBUSH AV, s e cor Snyder av, 2-sty brick
store and dwelling, 18x88.6, gravel roof, 2 fami-
lies; cost, \$6,000; owners, K. & B. Constn. Co.,
1210 Nostrand av; architects, Cohn Bros., 361
Stone av. Plan No. 3942.

FLATBUSH AV, e s, 18 s Snyder av, four
2-sty brick stores and dwellings, 18x55, gravel
roof, 2 families each; total cost, \$16,000; owners,
K. & B. Constn. Co., 1210 Nostrand av; archi-
tects, Cohn Bros., 361 Stone av. Plan No. 3941.

DEAN ST, s s, 116.10 w Saratoga av, 1-sty
brick store and dwelling, 26x60, gravel roof, 2
families; cost, \$2,500; owners, S. Brownstein &
ano., 2118 Dean st; architect, Mitchel Bern-
stein, 131 East 23d st, Manhattan. Plan No.
3981.

ROCKAWAY AV, s s, 81 s Pitkin av, 2-sty
brick store, 25x50.6, slag roof; cost, \$4,000;
owner, Benny Rowe, on premises; architect,
Louis Danancher, 370 Fulton st, Queens. Plan
No. 3968.

SNEDEKER AV, n w cor Hegeman av, 2-sty
brick store and dwelling, 20x52, gravel roof, 2
families; cost, \$3,400; owners, Gordon & Hal-
pern, 116 Sutter av; architect, Morris Roth-
stein, 601 Sutter av. Plan No. 3976.

FULTON ST, n s, 71.5 w Elton st, 1-sty
brick store, 30x96.10, tin roof; cost, \$7,500;
owner, Rebecca Koop, 595 Van Buren st; archi-
tect, Louis F. Schillinger, 167 Van Siclen av.
Plan No. 4047.



TROY AV, w s, 276 n Union st, four 3-sty brick stores and dwellings, 18.6x54, gravel roof, 2 families each; total cost, \$20,000; owner, R. N. Bldg. Co., 1622 48th st; architects, Cohn Bros., 361 Stone av. Plan No. 4052.

STORES AND TENEMENTS.

CLARKSON ST, n s, 286.3 e Flatbush av, two 4-sty brick tenements, 50x96, slag roof, 20 families each; total cost, \$70,000; owner, DeKalb Constn. Co., 1935 Bedford av; architect, W. T. McCarthy, 16 Court st. Plan No. 3924.

DIVISION AV, n s, 160 w Marcy av, 6-sty brick tenement, 40x91.8, slag roof, 30 families; cost, \$50,000; owner, Mary L. McDonald, 177 Remsen st; architects, Shampam & Shampam, 772 Broadway. Plan No. 4021.

MAUJER ST, s s, 200 e Union av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$22,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 3911.

WILSON ST, s s, 225 w Lee av, 6-sty brick tenement, 50x86.10, slate roof, 35 families; cost, \$40,000; owner, Chas. Lehrens, 207 Hooper st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3914.

CHURCH AV, n e cor Storey st, 4-sty brick tenement, 19.9x100, slag roof, 4 families; cost, \$12,000; owner, Lillian M. Williams, 57 Church av; architects, Rupp Bros., 189 Montague st. Plan No. 4014.

THEATRES.

BROADWAY, n s, 129.6 w Hooper st, 2-sty brick theatre, 45.6x100, tin roof; cost, \$15,000; owner, Jacob A. Reed, 370 Broadway; architect, E. J. Messinger, 394 Graham av. Plan No. 4033.

MISCELLANEOUS.

NEPTUNE AV, s w cor West 28th st, 1-sty frame sleeping room, 12x20, rubberoid roof; cost, \$100; owner, Bernard Bergas, on premises; architect, S. Barclay McDonald, on premises. Plan No. 4000.

GRAND ST, n s, 16.7 w Vandervoort av, 1-sty brick shed, 24x131, gravel roof; cost, \$5,000; owner, John Blyman, 1083 Grand st; architect, Jas. V. Pettit, 517 57th st. Plan No. 3964.

Queens.

DWELLINGS.

BAYSIDE.—Prince av, n s, 150 e Torry av, 2-sty frame dwelling, 16x25, shingle roof, 1 family; cost, \$1,000; owner, M. Holomoski, Woodhull av, Bayside; architect, P. Josinsky, Bayside. Plan No. 1807.

BELLAIRE.—Euclid av, e s, 140 n Queens pkwy, 2-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$4,400; owner, Mrs. Grace A. Stewart, Bellaire; architect, Grace A. Elliott, Willow st, Jamaica. Plan No. 1835.

ELMHURST.—Gerry av, s s, 150 w Junction av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,700; owner, John J. Froenhofer, Jennings st, Elmhurst; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1815.

FLUSHING.—Percy st, w s, 80 s Delaware st, 2½-sty frame dwelling, 27x46, shingle roof, 1 family, steam heat; cost, \$7,000; owners, Runge-Appleton Corp., 96 Main st, Flushing; architect, G. S. Appleton, 13 Ash st, Flushing. Plan No. 1813.

JAMAICA.—Humboldt blvd, s s, 125 e Baltic st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$3,800; owner, N. Ferrera, Bandman av, Jamaica; architect, A. Sorica, 126 South st, Jamaica. Plan No. 1809.

RICHMOND HILL.—Amber st, e s, 146 s Belmont av, 2-sty frame dwelling, 14x37, shingle roof, 1 family, steam heat; cost, \$2,000; owner, L. Brandenberg, Oyama av, Woodhaven; architect, owner. Plan No. 1832.

RICHMOND HILL.—South Vine st, w s, 150 s Sutter av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, \$4,500; owner, B. W. Post, Bronx Village, N. Y. C.; architect, A. Murray Jenks, Mt. Vernon, N. Y. Plan No. 1830.

SOUTH JAMAICA.—Derby st, w s, 100 n Higbie av, 2-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Jos. F. Nidds, Derby st, South Jamaica; architect, B. Schauli, 1556 Thadford av, Ozone Park. Plan No. 1818.

WOODHAVEN.—Ferry st, w s, 217 n Brandon st, 2½-sty frame dwelling, 24x49, shingle roof, 1 family, steam heat; cost, \$6,500; owners, Gutting Bros., Ashland st, Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 1814.

WOODHAVEN.—Shiplest st, s s, 100 w Vanderveer av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 1828.

WOODHAVEN.—Freedom av, w s, 216 n Amber st, six 2-sty brick dwellings, 20x55, tin roof 2 families; cost, \$22,000; owners, John Falkenberg & Son, Brooklyn Manor; architect, Wm. C. Winters, 106 Van Siclen av, Brooklyn. Plan Nos. 1803-4-5-6.

ELMHURST.—Washington st, s w cor Bowne st, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$4,500; owner, Union Hall Building Co., 95 Wayne st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 1840.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 1-sty brick dwelling, 64x24, tin roof, 2 families; cost, \$1,750; owner, Max Feld, premises; architect, M. Perlstein, Middle Village. Plan No. 1842.

HOLLIS.—Hilburn st, e s, 220 s Winfield pl, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Geo. Bieling, 317 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1849.

JAMAICA.—Shelton av, n s, 60 w Orchard st, six 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$18,000; owner, Jas. B. Thomas, 7 Skillman pl, L. I. City; architect, L. Dananher, 371 Fulton st, Jamaica. Plan Nos. 1856-7-8-9-60-61.

JAMAICA.—Allen st, n e cor Lincoln av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1850.

SOUTH OZONE PARK.—Baldwin av, s s, 230 w Ashby av, 1-sty brick dwelling, 20x30, shingle roof, 1 family; cost, \$1,600; owner, Herman Tauber, 22 Messing av, South Ozone Park; architect, owner. Plan No. 1836.

WOODHAVEN.—Fulton st, n w cor Yarmouth st, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$25,000; owner, Samuel Bernstein, 2088 Douglas st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1843-44.

CORONA.—47th st, e s, 320 s Summit av, 2-sty brick, 18x52, slag roof, 2 families; cost, \$4,800; owner, Al. Napoli, 120 43d st, Corona; architect, A. Marenilla, 11 East Jackson av, Corona. Plan No. 1789.

EDGEMERE.—46th st, e s, 779 n Boulevard, 1½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$1,200; owner, A. Harrington, 157 Halsey st, Brooklyn; architect, A. D. Hough, 55 Beh. 44th st, Edgemere. Plan No. 1800.

FOREST HILLS.—Rockrose pl, s s, 140 e Greenway South, 2½-sty tile dwelling, 20x42, tile roof, 1 family, steam heat; cost, \$7,500; owner, Ward J. McNeil, Post Grad. Hospital, 2d av & 19th st, Manhattan; architect, R. M. Farrington, 489 5th av, Manhattan. Plan No. 1795.

HOLLIS.—Flushing av, w s, 100 s Bellview av, three 2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Harvey & George, 2394 Jamaica av, Richmond Hill; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 1796-97-98.

QUEENS.—Queens rd, s e cor Bergen av, 2-sty, tile dwelling, 35x24, tile roof, 1 family, steam heat; cost, \$5,000; owner, Geo. Haubtzer, Queens; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1794.

RICHMOND HILL.—Jamaica av, s s, 61 e Cedar av, two 3-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$10,000; owner, Alvin Const. Co., 1957 85th st, Brooklyn; architect, Fred. W. Eisenla, 147 Remsen st, Brooklyn. Plan No. 1799.

WOODHAVEN.—Willard av, e s, 474 n Jackson av, 2½-sty frame dwelling, 25x39, shingle roof, 1 family, steam heat; cost, \$4,000; owner, St. Mathews Church, Willard av, Brooklyn Manor; architect, W. H. Smith, 1 Madison av, Manhattan. Plan No. 1791.

COLLEGE POINT.—Av G, s s, 25 w 17th st, 2-sty frame dwelling, 16x20, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Chas. Wohlmacher, College Point; architect, A. R. Richardson, 100 Amity st, Flushing. Plan No. 1873.

EDGEMERE.—48th st, e s, 100 n Blvd, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner and architect, Chas. F. Meyers, Jamaica. Plan No. 1875.

FLUSHING.—27th st, w s, 226 n Broadway, 2-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Lucy I. Cooper, 75 Whitestone av, Flushing; architect, G. A. Cooper, same address. Plan No. 1869.

FLUSHING.—35th st, w s, 240 n State st, 2½-sty frame dwelling, 28x48, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Mrs. J. Stindel, 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1874.

FACTORIES AND WAREHOUSES.

L. I. CITY.—14th st, n w cor Governor st, 4-sty brick factory, 57x138, slag roof; cost, \$60,000; owner, Fred'k Ayer, 1004 Oliver Building, Boston, Mass.; architect, J. Odell Whitenack, 231 West 18th st, Manhattan. Plan No. 1782.

L. I. CITY.—Dutch Kills Creek, w s, and 3d st, 1-sty steel oil storage, 25x45; cost, \$500; owner, Superfine Oil Co., 8th av and 49th st, Manhattan. Plan No. 1837.

L. I. CITY.—Jackson av, 600, 1-sty brick storage, 25x100, slag roof; cost, \$4,000; owner, Gustave Steiner, 594 Jackson av, L. I. City; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1790.

HALLS AND CLUBS.

RAMBLERSVILLE.—Hawtree av, at Jamaica Bay, 1-sty frame club house, 48x64, tin roof; cost, \$2,500; owner, Howard Estate Dev. Co., Ramblersville; architect, Fav Kellogg, 32 Union sq, Manhattan. Plan No. 1855.

STABLES AND GARAGES.

HOLLIS.—Willow st, n e cor Cooper av, 1-sty tile garage, 10x18; cost, \$150; owner, I. Wohl, Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1848.

HOLLIS.—Homer Lee av, n e cor Willow st, two 1-sty tile garages, 10x18, tile roof; cost, \$300; owner, I. Wohl, Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1846-47.

JAMAICA.—Flushing av, n w cor Willet st, steel garage, 10x14; cost, \$150; owner, John Lawrence, premises. Plan No. 1845.

RICHMOND HILL.—Willow st, w s, 23 n Metropolitan av, 1-sty tile garage, 10x18; cost, \$150; owner, M. Gross, premises. Plan No. 1852.

RICHMOND HILL.—Willow st, n w cor Wheeler av, 1-sty tile garage, 10x18; cost, \$150; owner, I. Wohl, Unionhall st, Jamaica. Plan No. 1853.

BAYSIDE.—Jackson av, w s, 45 n Warburton av, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner and architect, Geo. Harnden, Bayside. Plan No. 1816.

CORONA.—42d st, 187, 1-sty frame garage, 9x15, slag roof; cost, \$40; owner, M. Jawitz, on premises. Plan No. 1811.

FLUSHING.—Ash st, 132, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, G. H. Doyle, on premises. Plan No. 1834.

GLENDALE.—Kossuth pl, 433, 1-sty tile garage, 16x29, tile roof; cost, \$375; owner, George Schurmacher, on premises. Plan No. 1831.

JAMAICA.—Orchard st, w s, 319 n Hillside av, steel garage, 12x18; cost, \$120; owner, E. M. Schaeffner, on premises. Plan No. 1827.

L. I. CITY.—1st av, w s, 151 s Jamaica av, 1-sty brick garage, 21x20, slag roof; cost, \$500; owner, H. M. Mulqueeny, on premises. Plan No. 1802.

WOODHAVEN.—Shiplest st, s s, 100 w Vanderveer av, 1-sty frame garage, 10x16, shingle roof; cost, \$200; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 1829.

ARVERNE.—Carlton av, w s, 63 s Amstel blvd, 1-sty frame stable, 14x20, slag roof; cost, \$100; owner, A. Lashrower, on premises. Plan No. 1783.

MASPETH.—Grand st, n s, 120 e Muller st, 1-sty frame garage, 10x16; cost, \$150; owner, J. M. Doyle, premises. Plan No. 1863.

ROCKAWAY PARK.—West End av, n e cor Boulevard, 1-sty frame garage, 14x20, shingle roof; cost, \$500; owner, Antonio Zuca, Woodmere. Plan No. 1870.

STORES AND DWELLINGS.

ELMHURST.—Kingsland av, s e cor Hampton st, 3-sty brick store and dwelling, 22x55, slag roof, 2 families; cost, \$6,000; and Kingsland av, s s, 35 e Hampton st, four 3-sty brick store and dwellings, 22x55, slag roof, 2 families; cost, \$24,000; owner, 20th Av Realty Co., 44 Court st, Brooklyn; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 1792-3.

JAMAICA.—Rockaway rd, e s, 171 s Scudder st, two 2-sty brick store and dwellings, 20x47, shingle roof, 2 families; cost, \$8,000; owner, Mathies Boesch, Boesch pl, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1833.

WOODHAVEN.—Jamaica av, s e cor Manor av, 3-sty brick store and dwelling, 20x56, slag roof, 2 families; cost, \$8,000; owner, Armor Constn. Co., 135 Henry st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan No. 1824.

WOODHAVEN.—Jamaica av, s w cor Vanderveer av, nine 3-sty brick store and dwellings, 20x56, slag roof, 2 families; cost, \$56,000; owner, Armor Constn. Co., 135 Henry st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1825-26.

RICHMOND HILL.—Jamaica av, s s, 334 e Oxford av, two 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, \$10,000; owner, Silman Investors Co., 44 Court st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1862.

STORES AND TENEMENTS.

L. I. CITY.—Wilbur av, s e cor Academy st, 5-sty brick tenement, 13x67, slag roof, 13 families; cost, \$16,000; owner, Maria V. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1801.

RIDGEWOOD.—Madison st, s s, 568 e Fresh Pond Rd, two 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$16,000; owner, Chas. G. Groesch, 2570 Hughes st, Brooklyn; architects, L. Berger & Co., Myrtle av, Brooklyn. Plan No. 1819.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Construction Work—Re-building old wall in Main Building at the Long Island State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission at the Capitol, Albany, N. Y., until 2:30 P. M. on Wednesday, June 16, 1915, when they will be opened and read publicly.

Proposals shall be accompanied by certified check in the sum of \$200.00 and the Contractor to whom the award is made will be required to furnish surety company bonds in the sum of 50% of the amount of contract, and in accordance with the terms of specification No. 2201.

Drawings and specifications may be consulted and blank forms for proposal obtained at the Long Island State Hospital, Brooklyn, N. Y., or at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 21, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 25, 1915, for the construction complete of new wharf, etc., for the Cape Fear (N. C.) Quarantine Station, near Southport, N. C. Drawings and specifications may be obtained from the custodian of the Quarantine Station, Southport, N. C., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed, Brooklyn, Continued.

RIDGEWOOD.—Stephen st, n s, 128 e Seneca av, three 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$30,000; owner, Kilian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan Nos. 1820-21-22.

ELMHURST.—25th st, e s, 320 s Fillmore av, 5-sty brick tenement, 70x30, slag roof, 20 families; cost, \$46,000; owner, Roosevelt Ave. Building Co., Bridge Plaza, L. I. City; architect, G. H. Wills, 10 East 43d st, Manhattan. Plan No. 1864.

ELMHURST.—25th st, e s, 315 n Polk av, 5-sty brick tenement, 70x30, slag roof, 20 families; cost, \$46,000; owner, Roosevelt Ave. Building Co., Bridge Plaza, L. I. City; architect, G. H. Wills, 10 East 43d st, Manhattan. Plan No. 1865.

L. I. CITY.—9th av, e s, 595 n Jamaica av, 3-sty brick tenement, 24x60, slag roof, 3 families; cost, \$8,000; owner, B. J. Lynam, 422 9th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1866.

L. I. CITY.—Webster av, s s, 25 e 3d av, 5-sty brick tenement, 30x79, slag roof, 10 families; cost, \$15,000; owner, Frank Novatany, 378 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1867.

L. I. CITY.—3d av, w s, 190 n Jamaica av, 5-sty brick tenement, 60x88, slag roof, 30 families; cost, \$60,000; owner, Frank Zonovack, 70 Wilson av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1871.

MISCELLANEOUS.

JAMAICA CREEK.—East Bay av, e s, 162 s Cross st, 1-sty frame boat house, 16x24, tin roof; cost, \$200; owner, J. DeForest, 2412 Hughes st, Brooklyn. Plan No. 1812.

L. I. CITY.—Hunterspoint av, bet Hayward and Creek sts, 2 frame stands, 100x28; cost, \$300; owner, Degnon Constn. Co., 256 West 22d st, Manhattan. Plan No. 1817.

L. I. CITY.—Thompson av, s w cor Van Buren st, 1-sty frame office, 20x48, paper roof; cost, \$900; owner, E. E. Smith Co., 101 Park av, Manhattan. Plan No. 1823.

L. I. CITY.—8th st, 71, fence; cost, \$10; owner, R. Rango, on premises. Plan No. 1810.

WHITESTONE.—6th st, s s, 300 e Vernon av, 1-sty frame shed, 16x29, tar roof; cost, \$85; owner, Mrs. E. Riely, Whitestone. Plan No. 1808.

JAMAICA.—Springfield rd, e s, 36 n Merrick rd, 1-sty frame cow barn, 134x79, gravel roof; cost, \$10,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1788.

JAMAICA.—Springfield rd, e s, 35 n Merrick rd, 1-sty brick milk house, 20x70, gravel roof; cost, \$4,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1787.

JAMAICA.—Springfield rd, e s, 35 n Merrick rd, 1-sty frame dormitory, 29x51, gravel roof; cost, \$1,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1786.

JAMAICA.—Springfield rd, w s, 35 n Merrick rd, 2-sty frame barn, 30x20, gravel roof; cost, \$1,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1785.

JAMAICA.—Springfield rd, s s, 35 n Merrick rd, 1-sty frame shed, 29x40, gravel roof; cost, \$100; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1784.

CORONA.—Jackson av, s w cor 41st st, two 1-sty frame stores, 40x45, tin roof; cost, \$1,000; owner, Mrs. L. Derleck, 42d st, Corona. Plan No. 1854.

ELMHURST.—Fisk av, e s, 150 n Franklin st, 1-sty frame store, 14x34, tin roof; cost, \$600; owner, A. E. Wilhelm, 200 Celtic av, L. I. City. Plan No. 1841.

JAMAICA.—Hoffmann boulevard, e s, 461 n Hillside av, frame sign, 10x50; cost, \$90; owner, H. O'Brien, Jamaica. Plan No. 1838.

L. I. CITY.—Queens st, 31, 1-sty brick shop, 25x100, slag roof; cost, \$1,000; owner, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 1851.

ROCKAWAY BEACH.—Oceanus av, n w cor Boulevard, 1-sty brick store, 50x72, slag roof; cost, \$6,000; owner, Edw. Balmuth, 380 Boulevard, Rockaway Beach; architect, E. T. Howell, 31 Kane pl, Brooklyn. Plan No. 1839.

L. I. CITY.—Temple st, s w cor Crescent st, frame stand, 15x15; cost, \$10; H. C. Johnson, 219 Temple st, L. I. City. Plan No. 1868.

RAMBLERSVILLE.— Rambler av, n s, 50 L. I. R. R., 1-sty frame boat house, 18x27, tin roof; cost, \$200; owner, Mrs. C. Henry, 184 9th av, Manhattan. Plan No. 1872.

Richmond.
DWELLINGS.

OAK ST, w s, 26 s Church st, Tottenville, eight 2-sty frame dwellings, 25x33; cost, \$7,600; owner, Adolf Weiss, Tottenville Copper Co., Tottenville; architect, Otto Loeffler, 85 Water st, Stapleton; builder, W. S. Holbert, Huguenot Port, S. I. Plan No. 498.

4TH ST, s e, 100 e Lincoln av, Beach Park, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$200; owner, A. Clark, Smith st, Brooklyn; builder, Robt. Seelen, 575 Lincoln av, Plan No. 489.

7TH ST, w s, 340 n Midland av, Beach Park, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$400; owners, J. W. & Elsie Kaufman, 259 West 143d st, Manhattan; architect, Jos. Carson, 6th st and Midland av, Midland Beach. Plan No. 488.

DAVIS ST, n s, 180 w Nelson av, Great Kills, 1-sty frame bungalow, 20x28; cost, \$600; owner, J. H. Houston, 221 West 141st st, Manhattan; architect, G. Hoverkamp, Richmond, S. I. Plan No. 505.

9TH ST, s s, 60 e Midland av, Grant City Park, Midland Beach, 1-sty frame bungalow, 14x32; cost, \$400; owner, M. Sullivan, 449 Centre st, Trenton. Plan No. 508.

NEAR WATERSIDE, South New Dorp, 1-sty frame bungalow, 18x22; cost, \$500; owner, Thos. Gresham, New Dorp, S. I.; architect, Int. Mill & Timber Co. Plan No. 501.

WATERFRONT, 500 s Moore's Hotel, South Beach, 1-sty frame bungalow, 16x16; cost, \$45; owner, J. H. Davis, South Beach. Plan \$500.

EDGEGROVE AV, s s, 350 w Jefferson blvd, 1½-sty frame dwelling, 18x24; cost, \$1,400; owner, Geo. Bahr, Annadale, S. I.; architect, Aug. Busch, Huguenot Park, S. I. Plan No. 493.

MYRTLE AV, s s, 195 e Elizabeth st, West New Brighton, 2½-sty frame dwelling, 25x26; cost, \$3,200; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, Wm. H. Hoffman, West New Brighton; builders, Karlsson Bros., Tompkinsville. Plan No. 494.

ROOSEVELT AV, e s, 880 n Willowbrook rd, Willowdale, 1-sty frame bungalow, 12x22; cost, \$70; owner, Giuseppe Grosso, 432 East 15th st, Manhattan. Plan No. 497.

SPRAGUE AV, e s, 300 n beach front, Tottenville, two 1-sty frame bungalows, 18x26; cost, \$500; owner, Francis J. Reilly, P. O. Box 363, Tottenville, S. I.; builder, Chas. Pierson, 280 Broadway. Plan No. 491.

MISCELLANEOUS.

BAY ST, n s, 200 w Mesereau av, Third Ward, 1-sty frame shed, 19x35; cost, \$100; owner, W. D. Bailey, 32 Lockman av, M. B. Plan No. 492.

DAVIS ST, w s, 300 s Nelson av, Great Kills, brick cesspool, 5x6; cost, \$20; owner, Harry Mitchell, 142 Clark st, Portchester; builder, Geo. Enright, 2389 Richmond rd. Plan No. 504.

NEPTUNE ST, s s, e of Cedar Grove av, New Dorp Beach, concrete cesspool, 5x4; cost, \$10; owner, Bertha Michel, 642 St. Ann's av, Bronx; builder, A. Michel, 642 St. Ann's av, Bronx. Plan No. 506.

SEA FOAM ST, n s, 60 s Britton, New Dorp Beach, brick cesspool, 5x5; cost, \$20; owner, Adelia Burgess, 218 Railroad av, Brooklyn; builder, Thos. Levins, Atlantic av. Plan No. 496.

GUYON AV, n w cor Ocean av, Great Kills, brick cesspool; cost, \$25; owner, Asquan Club, Great Kills. Plan No. 495.

HARRISON AV, 90, Port Richmond, 1-sty frame shed, 13x24; cost, \$50; owner, Geo. Ross, Port Richmond. Plan No. 490.

LEXINGTON AV, w s, s of Palmer av, Port Richmond, 1-sty frame storage, 18x20; cost, \$50; owners, F. B. Sterner & Co., 93 Lexington av, Port Richmond. Plan No. 508.

MIDLAND AV, cor 8th st, Midland Beach, concrete cesspool, 7x5; cost, \$30; owner, J. H. Schwarz, Midland Beach; architect, Henry Fish, New Dorp. Plan No. 502.

RICHMOND TURNPIKE, w s, 350 s Chelsea, Lincolntonville, 2-sty frame barn, 60x23; cost, \$1,600; owner, Ernst Weigman, Furman av, Middle Village, L. I.; architect, Fred E. David, Grand st, Elmhurst, N. Y. Plan No. 507.

HAPPY LAND, South Beach, 1-sty frame shed, 18x22; cost, \$100; owner, Hergenhan, South Beach; builder, J. M. Stellitson, 70 Fingereboard rd. Plan No. 499.

PLANS FILED FOR
ALTERATIONS.

Manhattan.

CANAL ST, 149, n s, 28 e Bowery, new fireproof partitions, fireproof s. c. doors to 5-sty brick stores and offices; cost, \$250; owner, Edward D. Farrell, 158 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 1261.

CANAL ST, 59, n s, 24.10 w Orchard st, remove w. c's and partitions, new partitions to 4-sty store and lofts; cost, \$100; owner, Bernard Epstein, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1308.

DIVISION ST, 20-24, n s, 158 e Bowery, remove rear wall, excavate front area, new extension (rear), steel beams to (2) 4-sty brick store and dwelling; cost, \$6,000; owners, Max Levine and Herman Smith, 20 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1288.

DOWNING ST, S, excavate yard to cellar floor, new vault lights and iron beams and partitions, remove trap doors and stairs, change windows to doors to 5-sty brick school and apartments; cost, \$2,500; owner, Father Antonio Demo, 210 Bleecker st; architect, Anthony Ventrasso, 183 Spring st. Plan No. 1293.

EAST BROADWAY, 49, s s, 290 w Market st, fireproof partitions and bulkhead, continue stair to roof to 5-sty brick loft building; cost, \$725; owner, Joseph Solomon, 691 Broadway; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1300.

EAST BROADWAY, 147, s s, 193 w Rutgers st, remove rear wall, new steel beams, windows, door and partitions (water closet compartment), to 4-sty brick synagogue; cost, \$500; owner, Morris Delinsky, 147 East Broadway; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 1306.

GRAND ST, 314-20, n w cor Orchard st, build adjoining part to mezzanine to 3-sty brick stores and lofts; cost, \$300; owner, John L. Cadwalader, 40 Wall st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1230.

LAFAYETTE ST, 395-99, n e cor East 4th st, new fireproof mezzanine floor, steel floor beams, concrete arches, fireproof kalamein windows to 7-sty fireproof printing establishment; cost, \$800; owners, Roswell Smith and Theo. L. De Vinne estate, Theo. B. De Vinne, 395 Lafayette st, executor; architect, Walter S. Timmins, 315 5th av. Plan No. 1270.

MAIDEN LANE, 62, s w cor Liberty st and William st, build vault, remove walls, new stair opening, raise window, new framing for roof to 8-sty fireproof store and offices; cost, \$1,200; owner, J. Metcalfe Thomas, 83 William st; architect, Walter B. Chambers, 109 Broad st. Plan No. 1231.

THOMAS ST, 84, fireproof stair enclosure, fireproof s. c. doors and windows, entrance stair to roof, bulkhead and fire escapes to 5-sty brick

paper warehouse; cost, \$2,500; owner, Erastus Titus, Jr., 200 Hudson st; architect, M. J. Callahan, 23 Varick st. Plan No. 1235.

WALKER ST, 119-121, s s, 50 w Baxter st, fireproof stair hall partitions with metal lath 24 U. S. gauge and ¾ cement, continue stair to roof to 4-sty brick store and loft; cost, \$750; owner, George W. Halock, 401 Grand st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1312.

WEST HOUSTON ST, 92, remove four piers, stoop and partitions, new partitions, stairs, 4 iron girders to 3-sty brick stores and two apartments; cost, \$1,500; owner, Joseph Personeni, 496 Broadway; architect, Anthony Ventrasso, 183 Spring st. Plan No. 1292.

WILLIAM ST, 62-64, s e cor Cedar st, erect temporary enclosure (elevator machines on roof), to 8-sty brick offices; cost, \$300; owner, Germania Fire Insurance Co., George B. Edwards, Pres., 62 William st; architect, Harry N. Paradis, 231 West 18th st. Plan No. 1266.

WOOSTER ST, 116-118, e s, 126 s Prince st, cut opening, 40x40 inches in floor and fireproof s. c. door to 6-sty brick stores and lofts; cost, \$100; owner, Howard C. Forbes, Inc., 66 Broadway, Howard C. Forbes, Pres.; architect, M. Joseph Harrison, World Building. Plan No. 1237.

4TH ST, 368-70 East, s s, 75 e Av D, remove partitions, new apartment (3 rooms and bathroom), partitions, doorway, w. c. compartments and window opening to 6-sty brick store and tenement; cost, \$150; owner, Aron Gottlieb, 207 West 110th st; architect, Chas. M. Straub, 142 4th av. Plan No. 1260.

8TH ST, 28 West, and McDougal alley, connect main and rear buildings and shift partitions to 3-sty brick studio and dwelling; cost, \$2,500; owner, Mary A. Chisolm Estate, care George E. Chisolm, exr., 84 William st; architect, Herbert M. Baer, 665 5th av. Plan No. 1295.

14TH ST, 223 East n s, 235 e 3d av, remove partitions, walk & floor beams, new 4-in. stud lath and plaster partitions, bath rooms, toilets and rooms, steel irons and metal cast iron columns, concrete footings, windows and new store front to 5-sty brick tenement; cost, \$3,500; owner, Albert E. Smith, 1787 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 1290.

18TH ST, 7-9 West, n s, 185 w of nw cor 5th av, erect 5,000-gal. wood gravity tank and structure to 9-sty brick factory; cost, \$500; owner, Louis Stern, care Stern Bros., 29-45 West 42d st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn, J. S. Montgomery, Pres. Plan No. 1310.

27TH ST, 547-553 West, and 28th st, erect on roof a 15,000-gal. wood gravity tank and two 6,000-gal. pressure tank and steel tank supports, pent house to 6-sty brick factory; cost, \$3,000; owner, Berlin & Jones Envelope Co., 547 West 27th st, Henry C. Berlin, Pres.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Earl C. Maxwell, Pres. Plan No. 1309.

27TH ST, 547-53 West, and 28th st, remove stair and enclosure, new stair and enclosure, fireproof partitions and doors, fill in well holes to 6-sty brick factory; cost, \$500; owner, Augustus Meyers, 314 Riverside dr; contractor, Hugh Getty, Inc., 359 West 26th st. Plan No. 1278.

28TH ST, 417-431 West, fireproof stair enclosure and doors with fireproof floor construction to 7-sty brick factory; cost, \$500; owner, The Fischer Estate, T. Tasso Fischer, exr., Brielle, N. Y.; contractor, Hugh Getty, Inc., 359 West 26th st. Plan No. 1276.

28TH ST, 226 West s s, 295 w 7th av, new partitions, cut windows, rear wall, water closet and water closet compartments to two 4 and 5-sty brick tenements; cost, \$2,500; owner, Jacob Kaplon, 441 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1289.

32D ST, 10 West, s s, 200 w 5th av, convert basement to 1st floor, remove partitions and dumbwaiter, extend front, 1-sty extension (rear), new show windows, toilet rooms, stairs, partitions, flue and doors to 5-sty brick stores, offices and rooms; cost, \$5,630; owner, J. H. Alexander Estate, J. Albert Lane, executor, 320 Broadway; architect, M. R. Beam, 135 Madison av. Plan No. 1267.

33D ST, 32-34 East, s s, 133 e Madison av, remove front wall, new steel beams and stairs to 3-sty brick store and dwelling; cost, \$300; owner, George A. Whilock, 3 West 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1281.

36TH ST, 148 West, new windows (rear), extend building front to building line to 1-sty brick offices; cost, \$500; owner, Edgar Sidman, 299 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1294.

37TH ST, 236-38 East, s s, 125 w 2d av, remove rear wall, fireproof window and sash, new elevator shaft, brick walls, reset fireproof window and sash, cut window and door openings, fireproof s. c. doors, enclosure stairway to 2-sty fireproof garage; cost, \$2,500; owner, Wm. R. H. Martin Estate, care Harris & Towne, attorneys, 258 Broadway; architects, Townsend, Steinel & Haskell, Inc., 1328 Broadway. Plan No. 1302.

38TH ST, 301 East, n e cor 2d av, erect new partitions, store front, remove store front and divide store to 4-sty brick stores and tenement; cost, \$500; owners, John, Henry, Chas. and Hermann Wendt, 99 Nassau st; architect, William H. Meyer, 1861 Carter av, Bronx. Plan No. 1299.

48TH ST, 215-17 West, n s, 155 w Broadway, cover floors with concrete and ceiling with fireproof material, fireproof stair enclosure to 4-sty brick garage; cost, \$4,000; owner, Caroline A. Grant, 22 East 49th st; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 1277.

56TH ST, 541-43 West, and 57th st, fireproof stair enclosure, frame for stair to roof to 4-sty brick loft bldg; cost, \$500; owner, William Allen, 136 West 79th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1234.

57TH ST, 514 West, s s, 150 w 10th av, new opening, concrete lintle, 4-inch gas pipe columns, fireproof doors to 6-sty brick loft building; cost, \$200; owner, Gustav Schock, 514 West 57th st; contractors, Turner Construction Co., 11 Broadway. Plan No. 1269.

65TH ST, 17 East, alter design of building front, remove stoop and brick wall, erect small extension, new basement entrance to 5-sty brick dwelling; cost, \$8,000; owner, Edmund L. Dow, 37 West 50th st; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 1287.

67TH ST, 50 East, s s, 120 w Park av, 1-sty addition and two new bathrooms to 4-sty brick private dwelling; cost, \$1,500; owner, Henry C. Swords, 50 East 67th st; architects, Renwick, Aspinwall & Tucker, 8 West 40th st. Plan No. 1286.

69TH ST, 42 East, s s, 200 e Madison av, block up openings, fireproof door and partition to 5-sty brick residence; cost, \$100; owner, Isaac N. Heidelberg, 42 East 69th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1288.

71ST ST, 154 East, s s, 127 e Lexington av, build new front, extend walls, new 3-sty and basement extension (rear), 1-sty addition, remove and rebuild interior partitions, etc., to 4-sty brick dwelling; cost, \$12,000; owner, Adele Kneeland, care H. L. Bogert, 99 Nassau st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1259.

73D ST, 110 East, s s, 89 e Park av, remove stoop, partitions, stair and fireplace, new bath room, stair, partitions, cement steps to 4-sty brick private dwelling; cost, \$5,000; owner, Maria Isaacs Estate, 52 William st; M. S. & I. S. Isaacs, attorneys; architects, Schwartz & Gross, 347 5th av. Plan No. 1274.

74TH ST, 23 East, n s, 75 w Madison av, 3-sty and basement brick extension (rear), concrete footings, brick walls, spruce beams, tin roof, partitions (stud and plaster) to 4-sty brick private residence; cost, \$8,000; owner, Mrs. Rebecca Mayer, 45 East 82d st; architect, Woodruff Leeming, 20 Broad st. Plan No. 1262.

75TH ST, 36 East, s s, 150 e Madison av, remove and rebuild front, new automatic elevator, remove stair and rebuild 2 new stairs, remove and rebuild fireplaces, new headers, trimmers and steel framing, window and door openings, new extension, rewire entire building for electric lights, etc., to 4-sty brick private residence; cost, \$30,000; owner, R. Horace Gallatin, Esq., 438 Madison av; architect, F. Burrall Hoffman, Jr., 15 East 40th st. Plan No. 1305.

78TH ST, 179 East, n s, 100 w 3d av, new toilet compartments (rear), to 5-sty brick stores and tenement (ten families); cost, \$200; owner, Emanuel H. Schwartz Estate, 234 Canal st; A. E. Schwartz, attorney; architects, Benj. H. and Chas. N. Whinston, 148th st and 3d av. Plan No. 1228.

82D ST, 11 East, n s, 260 e 5th av, erect fireproof elevator shaft (6-in. terra cotta blocks and angle iron frame), fireproof doors, galvanized iron skylight, change partitions to 5-sty brick residence; cost, \$2,500; owner, Mrs. Ellen C. Kellogg, 21 East 45th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1265.

110TH ST, 322 East, and 109th st, erect shed in rear to 2-sty brick stable and dwelling; cost, \$200; owner, Luigi Guida, 322 East 110th st; architects, De Rose & Cavaliere, 2333 1st av. Plan No. 1301.

116TH ST, 150 East, s e cor Lexington av, remove entrance and stairs, wood floor beams and show windows, new entrances and stairs, partitions, steel I-beams and cinder concrete arches and show windows to 5-sty brick stores and tenement; cost, \$5,000; owner, Peter Doelger Brewing Co., Inc., Peter Doelger, Pres., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1264.

118TH ST, 3 West, remove and reset partitions, increase apartments, two new bath rooms, window opening (cast iron 3/4-in. metal box frames), remove dumbwaiter shaft, new fire-escapes and chimney and create boiler room to 5-sty brick store and tenement; cost, \$2,250; owner, Ignatz Zigler, 1097 Forest av, Bronx; architect, Frank Hansle, 81 East 125th st. Plan No. 1232.

119TH ST, 446 East, remove partitions (base), install 8-in. 18-lbs. I-beams to 2-sty brick club rooms; cost, \$180; owner, Church of the Holy Roly, Rector Right Rev. Mon. Wm. J. Cuinan, 444 East 119th st. Plan No. 1240.

124TH ST, 74-80 West, s e cor Lenox av, 2-sty addition, revision of steel framing of 4 floors and readjust interior framing, new floors, mezzanine and columns, change arrangement of rooms, laundry addition on roof to 7 and 6-sty fire proof use of Young Women's Christian Association; cost, \$250,000; owner, The Young Women's Christian Association of New York City, 600 Lexington av, Mrs. James S. Cushman, Pres.; architect, Louis E. Jallade, 37 Liberty st. Plan No. 1272.

AV A, 97, w s, 20 n 6th st, remove wall (rear), new I-beams, new brick extension to 4-sty brick store and dwelling; cost, \$5,000; owner, Meyer Horowitz, 44 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 1263.

AV A, 1267-9, s w cor 68th st, fireproof stair enclosure, new bulkheads to 6-sty brick factory; cost, \$3,000; owner, United Cigar Manufacturers Co., 68th st and Av A, Fred Hirschorn, Pres., 1016 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1226.

BROADWAY, 524-28, and Crosby st, continue stairs, 4-in. terra cotta bulkhead to 11-sty fireproof stores and lofts; cost, \$500; owner, Interstate Land Holding Co., John Larken, Pres., 44 Wall st; architect, James F. Egan, 162 West 20th st. Plan No. 1233.

BROADWAY, 1631-37, n w cor 50th st, new elevator shaft (6-in. terra cotta blocks and angle irons), skylight, openings and fireproof doors to 3-sty fireproof stores and lofts; cost, \$1,000; owner, The Wendel Estate, Rebecca A. D. Wendel Swope, extr., 175 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1258.

BROADWAY, 2121-27, n w cor 74th st, cut hole in mezzanine floor, new galvanized iron

vent stack, cooking range to 4-sty brick stores and lofts; cost, \$300; owner, Therese D. Browning, Rye, N. Y.; architect, John C. Westervelt, 36 West 34th st. Plan No. 1225.

BROADWAY, 751, w s, 57 s e 8th st, cover partitions with No. 24 wire lath and 3/4 cement plaster, new skylight, fireproof, s. c. doors to 7-sty brick store and lofts; cost, \$800; owners, trustees Sailors' Snug Harbor, 61 Broadway, James Henry, secretary; architect, William G. Wilson, 512 West 62d st. Plan No. 1283.

BROADWAY, 749, w s, 83 s e 8th st, new stairs to roof, galvanized iron skylight, fireproof self-closing doors, furr out T. & G. partitions and cover with No. 24 wire lath, new bulkhead, etc., to 6-sty brick store and lofts; cost, \$2,000; owners, trustees of Sailors' Snug Harbor, 61 Broadway, James Henry, secretary; architect, William G. Wilson, 512 West 162d st. Plan No. 1282.

BROADWAY, 2320-26, n e cor, extend elevator shaft 6 ft. higher, new 12-in. brick walls, fireproof doors, skylight, freight elevator, elevator shaft, iron stairways, c. i. or steel platforms, fire escapes, concrete flooring and ceiling of plastic boards to 6-sty brick garage; cost, \$15,000; owner, McMillan Crawford Corporation, Samuel McMillan, Pres., 936 West End av; architect, William E. Mowbray, 604 West 115th st. Plan No. 1298.

COLUMBUS AV, 147, n e cor 66th st, erect marquee to 4-sty brick restaurant; cost, \$500; owner, Thomas Heally, 147 Columbus av; architect, Emery Roth, 405 Lexington av. Plan No. 1239.

FT. WASHINGTON AV, 316, temporary screen, booth, seats dancing floor, space for tables and chairs and soda fountains for temporary dance hall and moving pictures to 3-sty fireproof armory; cost, \$1,000; owner, City of New York, occupant, 22d Corps of Engineers, National Guard, New York; architects, Walker & Morris. Plan No. 1303.

MADISON AV, 50, and 27th st, install seats, fireproof moving picture booth and screen to 1-sty brick place of amusement and moving pictures; cost, \$500; owner, S. & D. Co., 50 Madison av, Rudolph Preszberg, Pres., William Wellman, Gen. Manager; architect, Eugene De-Rosa, 150 Nassau st. Plan No. 1236.

MADISON AV, 710, n w cor 63d st, raise floor beams, new columns and girders, remove bay window and wall, rearrange partitions, new pent house to 5-sty brick store, offices and dwelling; cost, \$10,000; owner, Harold C. Mathews, 14 East 69th st; architect, Ernest Greene, 5 Beekman st. Plan No. 1271.

MADISON AV, 995, n e cor 77th st, alter washrooms to bathrooms with tile floor and 6-in. base to 7-sty fireproof apartment house; cost, \$1,200; owner, Charles Gulden, 318 West 102d st; architects, Schwartz & Gross, 347 5th av. Plan No. 1296.

MADISON AV, 963, 81 n 75th st, raise basement floor, also 1 and 2 floors, remove floor and rear walls, new store and offices and apartments, new plumbing (cellar) to 5-sty brick stores, offices and apartments; cost, \$12,000; owner, Elmer A. Miller, 963 Madison av; architect, Edward L. Angell, 509 East 182d st. Plan No. 1285.

WEST BROADWAY, 375-77, and Wooster st, fireproof stair enclosure (base to roof), extend stairs to roof to 5-sty brick loft building; cost, \$5,000; owners, Edith Coventry, 14 Wall st, and Catherine L. Kernochan, 14 Wall st; architect, Adolph E. Nast. Plan No. 1304.

2D AV, 2295-97, s w cor 118th st, remove stairs and stair hall and wall, new roof (iron beams and fireproof arch), cinder concrete stairs to 4-sty brick store and lofts; cost, \$1,000; owner, Trinity M. E. Church, Inc., 305 East 118th st, William Barker, Pres., 431 East 139th st; architect, Lorenz F. H. Weiher, 271 West 125th st. Plan No. 1229.

2D AV, 145-47, n w cor 9th st, remove partitions, reset plumbing fixtures, new 4-in. stud partitions, water closet compartments, to 7-sty brick store and tenement; cost, \$100; owner, Jenny Faber, 301 West 76th st; architect, Ignatz I. Rosenberg, 250 West 112th st. Plan No. 1288.

4TH AV, 363-65, n e cor 26th st, new entrance door and marquee, metal covered columns to 4-sty brick hotel; cost, \$500; owner, Samuel L. Glantz, 363 4th av; architect, George Hof, Jr., 371 East 158th st. Plan No. 1291.

4TH AV, 398-402, s w cor 28th st, remove partitions, walls, etc., new steel columns and girders, stud plastered partitions and remove and reset show windows to 4-sty brick stores and lofts; cost, \$5,000; owner, Robert W. Goeltz, 9 West 17th st; architect, Otto Reissmann, 147 4th av. Plan No. 1275.

5TH AV, 500-504, n w cor 42d st, remove sash of frames of windows, new show window to 7-sty brick stores and offices; cost, \$3,500; owner, Louisa N. Gerry, 258 Broadway; engineer, James P. Whiskeman, 30 East 42d st. Plan No. 1284.

5TH AV, 1409, e s, 100 n 115th st, remove partitions and show windows, new openings and partitions, show window, watercloset and wash basin to 5-sty brick stores and apartments (16 families); cost, \$250; owner, Gustav Basch, 18 Fulton st; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1273.

5TH ST, 403 East, n s, 72 e 1st av, remove partitions and wood stairs and walls, etc., new partitions, windows, 3x7 skylight, iron stairs, cut new doorways to 5-sty brick stores and tenement; cost, \$2,000; owner, Norbert Landau, 246 East 5th st; architect, Otto Reissmann, 147 4th av. Plan No. 1279.

6TH ST, 217 East, n s, 98 e Hall pl, block up doorways and form bath rooms to 4-sty brick store and tenement; cost, \$1,000; owner, Ruthenian Greek Church of St. George, 22 East 7th st, Rev. Nat. Pldhorecki, rector; architect, Otto Reissmann, 147 4th av. Plan No. 1280.

6TH AV, 376-382, n e cor 23d st, construct six vaults (for moving picture films), alterations to terra cotta partitions to 19-sty fireproof stores and lofts; cost, \$2,500; owner, Trustees Masonic

Hall & Asylum Fund, 46 West 24th st, Geo. J. Jackson, Pres., 41 Park Row; architect, H. H. Murdock, Pres. of the Properties Service Corp., 3 West 29th st. Plan No. 1227.

6TH AV, 118-122, e s, 40 n 9th st, stair and elevator shaft enclosure (stud partitions), extend stairs to roof, alter front fire-escapes and install toilets to 4-sty brick store and lofts; cost, \$3,000; owner, R. J. Dillon Estate, Townsend B. Baldwin, trustee, Edgewater, N. J.; architects, Maynicke & Franke, 25 Madison av. Plan No. 1307.

8TH AV, 2133-39, n w cor 115th st, motor enclosure (2x4 studs) to 2-sty brick stores and theatre; cost, \$100; owner, Central Building Improving & Investment Co., 49 Church st, Herman Sonn, Pres.; architect, Jacob M. Felson, 1133 Broadway. Plan No. 1241.

9TH AV, 215-219, w s, 74 n 23d st, remove toilets in yard, new w. c. compartments (stud and lath and plaster partitions), slate floor and base, extend fire-escapes to 4-sty brick store and tenement; cost, \$1,500; owner, care Boardman Wright, Montclair, N. J.; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1311.

Bronx.

142D ST, n e cor Alexander av, new partition, general repairs where needed to 4-sty brick stores and bowling alleys; cost, \$6,000; owners, Franklin Wilcox Estate, 306 West 72d st; architect, A. Arctander, 994 Grant av. Plan No. 229.

BARKER AV, w s, 25 n Adee av, move 2-sty frame dwelling; cost, \$1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 227.

BAKER AV, 3301, 2-sty frame extension, 4x2, new posts, new girders, etc., to 2 1/2-sty frame dwelling; cost, \$900; owner, Florence A. Mortlack, on premises; architect, L. W. Lewis, 839 East 216th st. Plan No. 224.

BURKE ST, s e cor Barker av, move 2-sty frame dwelling; cost, \$1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 226.

BURKE AV, s s, 125 e Barker av, move 2-sty frame dwelling; cost, \$1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 228.

MORRIS AV, s w cor 148th st, new toilets to 5-sty brick store and tenement; cost, \$500; owner, Haffen Realty Co., Matthias Haffen, 2979 Marion av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 225.

PARK AV, 2522-24, new doors, new beams to 4-sty brick stable; cost, \$600; owner, Olin J. Stephens, 138th st and Canal; architects, James & Cordes, 124 West 45th st. Plan No. 221.

ROSEWOOD ST, s s, 95.11 e Barker av, move 2-sty frame dwelling; cost, \$1,000; owner, Anna M. Hobbs, Rochelle Park, N. J.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 220.

Brooklyn.

BERGEN ST, n s, 123.3 e Court st, plumbing to 2-sty stable; cost, \$150; owner, Wm. O'Connell, on premises; architect, Martin F. Mulligan, 4620 5th av. Plan No. 3937.

CARROLL ST, s w cor 8th av, interior alterations to 3-sty dwelling; cost, \$18,000; owner, Chas. L. Feltman, on premises; architect, M. W. Morris, 82 Wall st, Manhattan. Plan No. 3952.

CARROLL ST, s s, 172 w Clinton st, interior alterations to 3-sty tenement; cost, \$200; owner, John Mauro, 49 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4001.

DUPONT ST, s s, 95 w Manhattan av, interior alterations to 4-sty tenement; cost, \$350; owner, Louis Blumenthal, 1079 Manhattan av; architect, Jas. McKillop, 154 India st. Plan No. 3999.

FULTON ST, s w cor Cleveland st, interior alterations to 2-sty dwelling; cost, \$600; owner, Herman Seidel, 158 Eldert st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4029.

FULTON ST, s e cor Gallatin pl, interior alterations to 3-sty store; cost, \$3,500; owners, Abraham & Strauss, 420 Fulton st; architects, Montgomery & Riggs, 105 West 40th st Manhattan. Plan No. 3926.

HENDRIX ST, e s, 40 n Livonia av, extension to 2-sty dwelling; cost, \$400; owner, Lizzie Waxman, on premises; architect, Max Cohn, 350 Bedford av. Plan No. 4035.

HICKS ST, w s, 75 s Carroll st, interior alterations to 3-sty tenement; cost, \$300; owner, Mathew S. Foley, 550 Leonard st; architect, E. H. Scally, 527 Henry st. Plan No. 4053.

OSBORN ST, w s, 150 s Belmont av, interior alterations to 3-sty store and tenement; cost, \$600; owner, Mary Bollowitz, 176 Osborn st; architect, Max Hirsch, 391 Fulton st. Plan No. 4059.

POPLAR ST, n w cor Poplar pl, extension to 4-sty office; cost, \$5,000; owner, Jas. A. Cameron, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 4048.

RUTLEDGE ST, s s, 183 w Broadway, interior alterations to 1-sty stable; cost, \$5,000; owners, Potters & Wallero, 170 Eldridge st, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4051.

SEIGEL ST, s s, 125 e Leonard st, interior alterations to 3-sty tenement; cost, \$350; owner, Abr. Sklarsky, 133 Penn st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3987.

STAGG ST, s s, 25 w Waterbury st, interior alterations to 3-sty tenement; cost, \$350; owner, Louis Hyman, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 4004.

NORTH 6TH ST, n s, 100 e Wythe av, interior alterations to 3-sty dwelling; cost, \$250; owner, Michel J. Hannon, 1545 Pacific st; architect, C. O. P. Barker, 293 Herkimer st. Plan No. 4056.

EAST 9TH ST, e s, 221.8 n 18th av, extension to 2-sty dwelling; cost, \$1,000; owner, Mrs. A. Wright, on premises; architect, A. S. Hedman, 371 Fulton st. Plan No. 3923.

21ST ST, n s, 225 e 4th av, extension to 3-sty tenement; cost, \$200; owner, Andero Pizzo, 193 21st st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3916.

Alterations—(Continued).

43D ST, n w cor 3d av, exterior alterations to 4-sty tenement; cost, \$500; owner, Excelsior Bwg. Co., 254 Hart st; architect, Geo. Hoff, Jr., 371 East 158th st, Manhattan. Plan No. 4020.

71ST ST, n s, 60 w 3d av, interior alterations to 1-sty garage; cost, \$350; owner, Hy. Schwannede, 7500 3d av; architect, F. W. Stark, 7416 3d av. Plan No. 3983.

EAST 92D ST, w s, 160 n Church av, extension to 1-sty dwelling; cost, \$800; owner, Mary Kavensky, on premises; architect, Wm. S. Berres, 381 Pennsylvania av. Plan No. 4007.

BROADWAY, n s, 25 w Berry st, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Tion Realty Co., 905 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 4022.

EVERGREEN AV, e s, 25 s Putnam av, extension to 2-sty garage; cost, \$600; owner, John Warner, 517 Evergreen av; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 4023.

FLUSHING AV, n s, 401 w Evergreen av, exterior alterations to 5-sty factory; cost, \$3,000; owner, Iron Clad R. E. Co., on premises; architect, Suffern Eng'r Co., 149 Broadway, Manhattan. Plan No. 3912.

JAMAICA AV, n s, 430 w Lott av, extension to 3-sty school; cost, \$6,500; owner, City New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3918.

KENT AV, e s, 275 s Myrtle av, interior alterations to 2-sty dwelling; cost, \$500; owner, Dominick Ferrone, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4050.

MANHATTAN AV, e s, 75 s Saratoga av, interior alterations to 3-sty tenement; cost, \$350; owner, Yetta Horowitz, 726 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4038.

MANHATTAN AV, n s, 75 w Nassau av, interior alterations to 3-sty tenement; cost, \$300; owner, Eliz. Baffe, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 3950.

NASSAU AV, n s, 75 e Manhattan av, exterior alterations to 3-sty tenement; cost, \$800; owner, Jessie Nisbet, on premises; architect, John G. Dryer, 75 Oakland st. Plan No. 3943.

OCEAN PARKWAY, e s, 280 s Beverly rd, extension to 2-sty dwelling; cost, \$1,200; owner, Geo. F. Ethel, on premises; architect, Beni. F. Hudson, 319 9th st. Plan No. 4040.

PARK AV, s s, 200 e Throop av, interior alterations to 2-sty garage; cost, \$1,000; owner, Jacob F. Link, on premises; architect, J. H. Harman, 109 Forrest av, Queens. Plan No. 3955.

ROCKAWAY AV, e s, 65 s Flatlands av, extension to 2-sty dwelling; cost, \$850; owner, A. C. Moneagle, 426 Jamaica av; architect, F. W. Aeock, 35 Wyona st. Plan No. 4019.

SUTTER AV, n w cor Stone av, extension to 1-sty store; cost, \$500; owner, Jos. G. Rinkin, 458 Stone av; architect, Lee Samenfeld, 230 Grand st, Manhattan. Plan No. 3988.

SUTTER AV, n w cor Ashford st, extension to three 3-sty stores and dwellings; cost, \$6,000; owner, Saml. Hermelein, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4049.

SUTTER AV, n e cor Watkins st, interior and exterior alterations to 3-sty tenement; cost, \$2,000; owner, Dora Singer, 217 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3944.

UNION AV, e s, 53 s Montrose av, plumbing to 3-sty tenement; cost, \$200; owner, Anne De Anglis, Merrick, L. I.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3917.

VERNON AV, s s, 190 e Marcy av, interior alterations to 3-sty dwelling; cost, \$200; owner, Elias Lassar, 88 Vernon av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3932.

WASHINGTON AV, w s, 65 s Bergen st, interior alterations to 2-sty store; cost, \$450; owner, Harry A. Copland, 628 Washington av; architect, Harris Aronowsky, 1039 Fulton st. Plan No. 3956.

WOODRUFF AV s e cor Parade pl, extension to 2-sty dwelling; cost, \$2,000; owner, Emil Spindler, on premises; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 3936.

3D AV, n e cor 32d st, interior alterations to 3-sty dwelling; cost, \$2,500; owner, Jas. Fitzgerald, 422 36th st; architect, MacDonald Meyer, 8204 Ridge boulevard. Plan No. 3915.

5TH AV, n w cor 16th st, extension to 1-sty store; cost, \$10,000; owners, Bernard Adler & ano, 311 5th av; architect, Harold G. Dangler, 215 Montague st. Plan No. 3932.

5TH AV, n w cor 54th st, interior alterations to 2-sty bank; cost, \$15,000; owner, Peoples Trust Co., on premises; architects, Ludlow & Peabody, 101 Park av, Manhattan. Plan No. 3928.

8TH AV, w s, 81 s Lincoln pl, extension to 3-sty dwelling; cost, \$1,500; owner, Dr. Robert Bell, 304 Warren st; architect, A. G. Carlson, 157 Remsen st. Plan No. 4024.

8TH AV, w s, 40.4 n 43d st, interior alterations to 3-sty dwelling; cost, \$250; owner, Martin Hanley, 564 58th st; architect, Jens P. Olsen, 4117 8th av. Plan No. 3898.

Queens.

ARVERNE.—Amstel boulevard, s w cor Clarence av, 1-sty frame extension rear and side dwelling, interior alterations; cost, \$500; owner, S. J. Ferguson, 66 Broadway, Manhattan; architect, J. B. Smith, Rockaway Beach. Plan No. 1227.

COLLEGE POINT.—15th st, w s, 75 n 7th av, interior alterations to shed; cost, \$100; owner, E. Eckert, premises. Plan No. 1219.

COLLEGE POINT.—3d av, s s, 125 w 3d st, interior alterations to shed to provide for family; cost, \$1,200; owner, W. Emerich, premises. Plan No. 1220.

DUNTON.—West st, w s, 100 s Swale rd, new brick foundation to dwelling; cost, \$200; owner, R. Bloomfield, on premises. Plan No. 1265.

FAR ROCKWAY.—Ocean av, s s, 500 e Channell av, plumbing to dwelling; cost, \$200; owner, Mrs. S. Morton, premises. Plan No. 1204.

FLUSHING.—Holly st, n s, 300 w Jamaica av, plumbing to dwelling; cost, \$50; owner, J. Miller, premises. Plan No. 1250.

FLUSHING.—Beech st, 136, plumbing to dwelling; cost, \$50; owner, J. H. Connors, premises. Plan No. 1255.

FLUSHING.—Beech st, 140, plumbing to dwelling; cost, \$50; owner, Edw. Spaulding, premises. Plan No. 1256.

GLENDALE.—Indiana pl, n s, 100 e Tesla pl, plumbing to dwelling; cost, \$100; owner, M. Alreta, premises. Plan No. 1222.

GLENDALE.—Tesla pl, e s, 43 s Central av, plumbing to dwelling; cost, \$100; owner, H. Kline, premises. Plan No. 1223.

JAMAICA.—Jamaica av, 100, new store front; cost, \$180; owner, F. Loero, premises. Plan No. 1225.

JAMAICA.—Jamaica av, s e cor Kaplan av, plumbing to dwelling; cost, \$75; owner, M. Hatters, premises. Plan No. 1226.

LITTLE NECK HILLS.—Highland av, n s, 175 w Browvale drive, plumbing to dwelling; cost, \$250; owner, L. J. Longhran, premises. Plan No. 1253.

L. I. CITY.—Pearsall st, 105, interior alterations to dwelling; cost, \$150; owner, M. Thurmalski, premises. Plan No. 1205.

L. I. CITY.—2d av, 69, store front to dwelling; cost, \$75; owner, A. D. Avenzo, premises. Plan No. 1206.

L. I. CITY.—Orchard st, n s, opposite Boulevard, interior alterations to foundry; cost, \$300; owner, Brooklyn Foundry Co., premises. Plan No. 1211.

L. I. CITY.—Sunswick st, w s, 100 s Paynter av, install new freight elevator in factory; cost, \$2,500; owners, Touroff & Karp, premises. Plan No. 1212.

L. I. CITY.—Jackson av, n s, 175 e Henry st, 2-sty brick extension, 25x58, front of stable, interior alterations to provide for garage; cost, \$2,400; owner, Chas. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1247.

L. I. CITY.—Diagonal st, n s, 336 e Van Dam st, interior alterations to dwelling, tin roof; cost, \$1,000; owner, B. A. Foy, 114 Prospect st, L. I. City; architect, B. W. Burger, 121 Bible House, Manhattan. Plan No. 1258.

L. I. CITY.—Borden av and 3d st, plumbing to factory; cost, \$150; owner, A. D. S. Corporation, premises. Plan No. 1259.

L. I. CITY.—Borden av and 3d st, plumbing to factory; cost, \$50; owner, A. D. S. Corporation, premises. Plan No. 1236.

L. I. CITY.—Ely av, w s, 125 s Paynter av, 2-sty frame extension, 4x5, rear dwelling, new plumbing, interior alterations; cost, \$1,800; owner, M. Suec, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1224.

L. I. CITY.—Young st, 100, 2-sty frame extension, 10x16, side foundry, slag roof; cost, \$1,000; owner, M. J. Reilly, premises. Plan No. 1238.

L. I. CITY.—8th st, 128, gas piping to tenement; cost, \$50; owner, T. J. White, premises. Plan No. 1239.

L. I. CITY.—Chestnut st, 16, plumbing to office; cost, \$50; owner, C. Palentz, premises. Plan No. 1241.

MASPETH.—Hull av, s s, frame Rust to High st, erect retaining wall; cost, \$500; owner, F. S. Griffen, premises. Plan No. 1235.

MASPETH.—Grand st, s s, 130 e Columbia av, interior alterations to dwelling; cost, \$200; owner, I. Reisfeld, premises. Plan No. 1249.

MASPETH.—2d st, n s, 200 e Broad st, plumbing to dwelling; cost, \$70; owner, N. Peltieski, premises. Plan No. 1200.

METROPOLITAN.—Flushing av, 1426, interior alterations to dwelling; cost, \$300; owner, G. Freitag, premises. Plan No. 1252.

OZONE PARK.—Lawn av, s e cor Belmont av, new foundation to dwelling; cost, \$500; owner, S. Passervilla, premises. Plan No. 1245.

OZONE PARK.—Lawn av, s e cor Belmont av, new foundation and new plumbing to dwelling; cost, \$500; owner, S. Passervilla, premises. Plan No. 1246.

RICHMOND HILL.—Herald av, w s, 240 n Jerome av, plumbing to dwelling; cost, \$50; owner, C. Cheseman, premises. Plan No. 1243.

RICHMOND HILL.—Lefferts av, e s, 35 s Hillside av, plumbing to dwelling; cost, \$100; owner, E. Vitter, premises. Plan No. 1240.

RICHMOND HILL.—Walnut st, w s, 320 n Atlantic av, plumbing to dwelling; cost, \$70; owner, Wm. Markman, premises. Plan No. 1208.

RICHMOND HILL.—Ward st, 315, plumbing to dwelling; cost, \$115; owner, J. R. Krey, premises. Plan No. 1210.

ROCKAWAY BEACH.—Oceanus av, n w cor Boulevard, new foundation and interior alterations to dwelling; cost, \$3,000; owner, Edw. Balmuth, 380 Boulevard, Rockaway Beach; architect, E. T. Howell, 31 Kane pl, Brooklyn. Plan No. 1266.

ST. ALBANS.—Glenheim st, e s, 180 n Central av, general interior alterations to dwelling; cost, \$4,500; owner, Edw. H. Brown, 141 Broadway, Manhattan; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1271.

WINFIELD.—Columbia av, w s, 125 n railroad, interior alterations to dwelling; cost, \$400; owner, G. Poppe, premises. Plan No. 1207.

WOODHAVEN.—Liberty av, n s, 175 w Ferry st, new foundation to dwelling; cost, \$200; owner, M. Jefferson Estate, premises. Plan No. 1209.

WOODHAVEN.—Woodhaven av, w s, 180 n Brandon av, plumbing to two dwellings; cost, \$100; owner, G. Jameson, premises. Plan Nos. 1230-31.

WOODHAVEN.—Woodland av, e s, 180 n Brandon av, plumbing to dwelling; cost, \$50; owner, F. W. Schmidt, premises. Plan No. 1228.

WOODHAVEN.—Woodland av, e s, 120 n Brandon av, plumbing to dwelling; cost, \$50; owner, J. J. Knehle, premises. Plan No. 1229.

WOODHAVEN.—Lawn av, w s, 350 n Liberty av, 2-sty frame extension, 18x16, rear dwelling, tin roof, interior alterations; cost, \$800; owner, F. Romanello, Yawn av, Woodhaven; architect, A. Cehio, 1129 Boyd av, Woodhaven. Plan No. 1264.

Richmond.

BAY ST, n e cor Canal st, Stapleton, alterations to brick bank; cost, \$150; owner, Stapleton National Bank, Stapleton; builders, P. Wolff & Son, Stapleton. Plan No. 258.

RICHMOND TERRACE, s s, 125 e Richmond av, Port Richmond, alterations to brick store; cost, \$300; owner, B. P. Winant, 2040 Richmond terrace, Port Richmond; architects, Frank B. Sterner & Co., 93 Lexington av, Port Richmond. Plan No. 257.

8TH ST, w s, 100 s Lincoln av, Midland Beach, alterations to frame dwelling; cost, \$200; owner, M. Balough, 8th st, Midland Beach; builder, L. W. Delanar, Summit av, New Dorp. Plan No. 260.

FAIR VIEW AV, e s, 50 n 3d pl, Castleton Corners, alterations to frame dwelling; cost, \$218; owner, Mrs. Chas. Missall, Castleton Corners; builders, Vroom & Bush, Castleton Corners. Plan No. 263.

OCEAN DRIVEWAY, n s, 125 w Arden av, Eltingville, alterations to frame club house; cost, \$300; owner, Eltingville Pleasure Club, Inc., Hoboken, N. J.; architect, E. E. Meissner, Inc., 68 Barclay st, Manhattan. Plan No. 259.

MOORE'S CAMP, Plot 27, South Beach, alterations to frame bungalow; cost, \$90; owner, Christian Taylor, 1269 Lind av, Manhattan; builder, Frank A. Wall, 467 West 166th st, Manhattan. Plan No. 262.

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 29. The location is given, but not the owner's address.

NEWARK.—Louie Doblinsky, 640-642 High st, 4-sty brick, \$40,000; Leo Stein & John C. Dehle, 103-105 2d av, 4-sty brick, \$35,000; Davis Bender, 419-421 Jelliff av, two 3-sty frame, \$10,000; Frank W. A. Hain, 411 Hawthorne av, 3-sty frame, \$6,000; Wolf Kurskin, 234 18th av, 3-sty frame, alteration, \$3,000.

JERSEY CITY.—Samuel Margulies & Jos. Greenberg, 68 Rutgers av, 3-sty brick, \$12,000; Samuel Rubine, 68-70 Romaine av, 4-sty brick, \$35,000; Samuel Rubine, 374 Fairmount av, 4-sty brick, \$20,000; Samuel Hass, 193 Jackson av, 3-sty frame, alteration, \$1,000; Samuel Margulies & Jos. Greenberg, 70 Rutgers av, 3-sty brick, \$12,000; Morris Broadman, 275 Monticello av, 3-sty brick, \$12,000.

ATLANTIC CITY.—Jacob Rimkufsky, 134 North Illinois av, 3-sty brick, \$7,000.

ATLANTIC CITY.—May M. Ogden, 143 South Carolina av, 3-sty brick, \$25,000.

BAYONNE.—Boulevard and 33d st, Apartment House Co., 90-96 West 33d st, 4-sty brick, \$60,000.

BAYONNE.—Morris Wilder, 458 Broadway, 3-sty frame alteration, \$500.

CLIFTON.—Filmielfio Todaro, n e cor. Mahar and Barbour av, 2-sty brick, \$5,000.

CLIFTON.—Joseph Kohout, 116 Lake av, 3-sty frame, \$6,000.

EAST ORANGE.—Harry Kolodin, southeast corner Dodd and Park sts, 3-sty brick, \$16,000.

ELIZABETH.—Benjamin Kosberg, 63 Broadway, 4-sty frame alteration, \$300.

IRVINGTON.—Mayk Melnyk, southeast corner 16th av and Grove st, 3-sty frame alteration, \$400.

MONTCLAIR.—Vita Caponigro, s s Woodland av, 125 ft e of Maple av, 3-sty frame, \$4,000.

MONTCLAIR.—Boudinot Investment Co., 316-318 Bloomfield av, 3-sty brick, \$15,000; George W. Usher, 15 Pine st, 3-sty brick, \$9,000; Fairchild-Baldwin Co., east side Fullerton av, 82 ft. north of Union st, 3-sty brick, \$60,000.

MONTCLAIR.—Donato Fusco, 28 Glenridge av, 3-sty brick alteration, \$1,200.

NEW BRUNSWICK.—John Pesciotta, Hamilton av, opposite Robinson st, 3-sty frame alteration, \$2,000.

ORANGE.—Pasquale Romano, s e cor. Essex av and Hurlbut st, 3-sty brick, \$9,000.

ORANGE.—Max Mindlin, northwest corner Park and Snyder sts, 4-sty brick, \$30,000.

PATERSON.—The Solbraver Co., 292 12th av, 3-sty frame, \$6,000.

PATERSON.—Samuel and Isaac Greenblatt, 59-61 Degrasse st, 4-sty brick, \$30,000.

PATERSON.—Mrs. Gustave Reimer, 90 Front st, 3-sty frame alteration, \$2,000.

PERTH AMBOY.—Philip Levy, 267 Washington st, 3-sty brick alteration, \$2,000.

ROSELLE BOROUGH.—Gottlieb Ulmer, east side Linden av, 100 ft. north of 2d av, 3-sty brick, \$11,000.

TRENTON.—Henry M. Beatty, 50 Centre st, 3-sty brick alteration, \$800.

TOWN OF UNION.—Katherine Herzog, 21 Bergenline av, 3-sty frame, alteration, \$1,500.

TOWN OF UNION.—Nathan Weiss, 150-152 5th st, 5-sty brick, \$28,000.

WEST NEW YORK.—Lucia Modarelli, s e cor. 17th st and Tyler pl, 4-sty brick, \$35,000; Simon Abramson, s w cor. Hudson av and 7th st, 4-sty brick, \$16,000.

WEST NEW YORK.—Antonio Prizzia, 422 Bergenline av, 3-sty brick \$15,000.

WEST NEW YORK.—Domenico Silvestri, north side 16th st, near Park av, 3-sty brick, \$15,000; Abraham Boorstein, northwest corner Dewey av and 20th st, 4-sty brick, \$20,000.

PERSONAL AND TRADE NOTES.

MISS K. C. BUDD, architect, has moved her offices from 500 5th av to 527 5th av.

E. C. HEALD, architect, has moved his offices to 14 South Broadway, Yonkers, N. Y.

SAMUEL KATZ, architect, has moved his offices from 1 Madison av to 405 Lexington av.

G. MORTON WOLFE, architect, has moved his offices from 638 Ellicott sq to 1377 Main st, Buffalo, N. Y.

H. J. HORWITZ, architect, has moved his office from 290 Broadway, Manhattan, to 44 Court st, Brooklyn.

ROBERT P. SMITH, architect, has moved his offices from 467 Jackson av to 498 Summit av, Jersey City, N. J.

FREDERICK W. TUPPER, civil engineer, has been appointed village engineer by the Board of Trustees of Walden, N. Y.

JOHN MACNAB MACHINERY CO. has moved its offices from 154 Chestnut st, Jersey City, N. J., to 90 West st, Manhattan.

GEORGE STARIN COWLES, architect, has moved his offices from 8 Getty sq to the Putnam Station Building, Yonkers, N. Y.

ORLAND W. JOHNSON, architect, formerly at 105 West 40th st, Manhattan, has moved his offices to Pelham Heights, N. Y.

WALTER B. GRIFFIN, architect and landscape architect, who has been some time in France, recently returned to America.

CHARLES KATZ, INC., plumbing contractor, has moved his offices from 65 Ludlow st, Manhattan, to 414 Bedford av, Brooklyn.

J. WILFRED KIRST, architect, has moved his offices from 12 North Broadway to the Radford Building, Getty sq, Yonkers, N. Y.

WATSON LUMBER COMPANY, INC., has moved to its new yard and office at 186 6th st, near 3d av, Brooklyn. Telephone, 5436 South.

DAVID GOROS, plumbing contractor, formerly of the firm of Levine & Goros, has opened a shop and office at 1052 Tremont av, the Bronx.

BIRDSALL & GROSS, plumbing and heating contractors, have incorporated and opened a shop and office at 4 Winans st, East Orange, N. J.

F. A. GALLOW, architect, who formerly had offices in the Proctor Building, Mt. Vernon, N. Y., has discontinued his office and practice.

MONTAGUE FLAGG, architect, 109 Broad st, is preparing the plans for a residence which he will shortly erect at Brookville, L. I., for his own occupancy.

O'BRIEN CONSTRUCTION CO., general contracting, has moved its offices from 18 East 41st st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WILLIAM E. WALSH, general building contractor, has moved his offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

GEORGE H. OLPHERT, architect, has opened offices in the Proctor Building, Mt. Vernon, N. Y., and desires samples and catalogs from manufacturers interested in the building trades.

WILLIAM DONAGHY, for the last twenty years a plumbing contractor at 112 South Oxford st, Brooklyn, was recently appointed an inspector for the Board of Health of the Borough of Brooklyn.

LOUIS KRAEMER AND PETER GAHN formed a partnership under the name of Kraemer & Gahn and will conduct a general heating and plumbing business at 85 North 14th st, Newark, N. J.

FRANK J. SEMPLE, vice-president of the Simmons Hardware Company, 17 Battery pl, recently predicted that by next spring the United States will enjoy an era of prosperity such as it has never seen before.

C. W. ANDERSON, carpenter, cabinet maker and general contractor has moved his factory and offices from 42 Beaver st to larger and better equipped quarters at 114-118 Leroy st, near Hudson st. Telephone, 2156 Spring.

KENNEDY VALVE MFG. CO., Elmira, N. Y., has moved its New York office from 57 Beekman st to 81 John st, where the firm has larger quarters and better facilities for the display of its line and handling increased business.

LAUVIGNE MANUFACTURING CO., Detroit, Mich., manufacturer of valves, has moved its Eastern sales office from 110 West 40th st to 358 5th av. This office is under the direction of H. R. Watson, Eastern sales manager.

HARRY D. APPLEBY has resigned as Chief Engineer of the Bureau of Design and Survey of the Borough of Manhattan, New York City. The bureau has been abolished and the work divided among the bureaus of highways, sewers and topography.

BARTOLOME M. RAFFO, a prominent architect of Buenos Aires, Argentine Republic, recently arrived in New York. He will make an extended tour of this country for the purpose of making a study of American architecture and building methods.

WHEELING STOVE & RANGE COMPANY, Wheeling, W. Va., recently opened a branch office at 50 Vestry st, Manhattan, in charge of C. N. Cumberland as manager. A full line of gas ranges, heating stoves, hot plates, ovens, water heaters, etc., will be on display.

GEORGE H. WELLS, architect, who has been with Cass Gilbert during the last fifteen years, has withdrawn from Mr. Gilbert's organization for the purpose of separately practicing his profession. He has opened offices at 10 East 43d st. Telephone, 5646 Murray Hill.

S & S WINDOW CORPORATION, 41 Liberty st, has received a contract to furnish the S & S ventilating and reversible windows on all street fronts of the new Central Branch Young Men's Christian Association Building in Brooklyn. Trowbridge & Ackerman, architects.

BRUNSWICK-BALKE-COLLENDER CO., manufacturers of billiard tables and bar fixtures, has decided to discontinue their activity in the bar fixture line. It is understood that their plant at Dubuque, Ia., which was devoted exclusively to the manufacture of bar fixtures, will be used for making talking machine and piano cases.

WILLIAM A. KLEMANN, secretary of the New Jersey State Board of Architects, recently called the attention of the public to the existing law against the practice of the profession of architecture without a license in the State of New Jersey. This law is to protect builders against a letting down of standards in art as applied to buildings.

PRESTON K. YATES, consulting engineer, Equitable Building, 120 Broadway, has admitted his son, Sheldon F. Yates, into partnership, under the firm name of Yates & Yates. Sheldon F. Yates was for two years an instructor in the Harvard Engineering School under Professor Swain. He has since then been principal assistant engineer on the construction of the New Haven Trap Rock Co.'s plant at North Branford, Conn.

CITY EMPLOYEES in Brooklyn must now be punctual. A new time system has been adopted by the heads of city departments in that borough for the employees under them. The regulation went into effect June 1. All employees must in future record on a time-sheet the hour and minute of their arrival at their respective offices. If they are late four days in the month, a day is clipped from their vacation.

NATIONAL FIREPROOFING COMPANY, whose Natco hollow tile is used so extensively for the fireproofing of buildings is applying its material to a new form of sewer construction. It is claimed for this tile that a lineal foot of it displaces approximately fourteen ordinary bricks, saving cement and time. A lock-joint feature produces such tenacity that an assembled section may be suspended after allowing the cement but twenty-four hours to set. Accordingly, the sewer may be assembled in half or whole sections before lowering into the trench, thus saving much time in building the sewer and obviating any of the costly delays so commonly experienced because of wet trenches.

OBITUARY

LEMUEL HOWELL, a general contractor, died at his home, 45 Union st, Flushing, L. I., Saturday, May 29. He was seventy years of age and is survived by his widow and one son.

JAMES CAMPBELL, a general contractor formerly prominent in Republican politics in Brooklyn, died at his home in Long Branch, N. J., Tuesday, June 1. He was seventy-one years old.

THOMAS DE NIER, a lather and general contractor, died of pneumonia, at his home, 243 Morris av, Brooklyn, Sunday, May 30. He was born in Manhattan sixty-one years ago. He is survived by his widow, five sons and two daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

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 CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

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.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

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.

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.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its eighteenth annual meeting and convention at Atlantic City, N. J., June 22-26. The headquarters will be at the Hotel Traymore.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

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 STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

MACHINERY CLUB OF THE CITY OF NEW YORK at its annual meeting held May 25, elected the following members to the board of governors to serve for a period of four years: W. L. Saunders, A. B. See, W. A. Redding, D. W. Bigoney and W. P. Bowman. Charles Shults was elected to the board to serve two years.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

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.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK have issued the first number of a "Journal" which is to be published monthly in the interests of the society. The paper is to be edited by Percy C. Barney, who has had a long experience in the handling of the Board of Water Supply's printed matter, including annual and special reports, contracts, specifications, etc. The journal will contain advance copies of the papers to be presented at the society's meetings, reports of past meetings, names of new members, personal notes, accounts of inspection trips and a section headed "Our Associate Editors," in which communications from members will be printed.

NEW JERSEY SOCIETY OF SANITARY ENGINEERING was recently formed at a meeting held in Newark, N. J. The society was organized for the purpose of securing better sanitary regulations throughout the State and to work for a State law governing the installation of house drainage systems, so as to give the suburban districts the same sanitary regulations as those enjoyed by the larger municipalities. The election of officers resulted as follows: L. J. Devine, Elizabeth, president; Louis Maier, Newark, first vice-president; J. H. Kerr, Perth Amboy, second vice-president; A. M. McGookin, Newark, secretary-treasurer. J. Campbell, M. J. Healy and J. Sonnenberg, were elected to the executive committee.

RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will hold its 1916 annual convention in Poughkeepsie next January. The decision to meet here was reached last Friday, when the directors of the organization were in session aboard Hon. William H. Frank's yacht "Clara." The directors were invited to meet at Poughkeepsie by Henry T. Lumb, a member of the board, who had the assurance of the Dutton people and others in the local lumber trade that the visitors would be welcome and royally entertained. On arrival at Poughkeepsie the directors were taken for a motor tour of the city and suburbs. Returning they were taken aboard the yacht "Clara," where luncheon was served, while the boat steamed up the river about 15 miles. After landing the party was escorted to the Nelson House for dinner. Speeches were delivered by Mayor D. W. Wilbur, acting as toastmaster; Hon. William H. Frank, Congressman Edmund Platt, Hon. G. V. L. Spratt, ex-Mayor C. N. Arnold, President James Burr and Secretary K. C. Everts, of the Retail Lumber Dealers' Association.

RECENT INCORPORATIONS.

CLEMATIS REALTY CO. has been chartered with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Flora Weiss, 103 West 141st st.; Wm. A. Johnson, 301 West 114th st., and Philip Cohen, 529 Cortlandt av. Frank Thorn, 35 Nassau st, attorney.

ANDREWS CONSTRUCTION CORP., with offices in Manhattan, has been chartered to do a realty and construction business, act as constructing engineers, install steam and water heating apparatus, etc., and deal in building materials, with a capitalization of \$10,000. The directors are Wm. Andrews and Thos. H. S. Andrews, both at 367 Grand av, Brooklyn; Edward H. Mays, Forest Hills, L. I., and one other. The attorneys are Appell & Taylor, 51 Chambers st.

BUILDING MATERIALS AND SUPPLIES

NATIONAL CONSTRUCTION SHOWS NET GAIN OF \$10,000,000—CEMENT AND BRICK MOVE UP

Further Advance in Copper—Brass Manufacturers Withdraw Quotations

ACCORDING to construction statistics compiled for the metropolitan district, the great preponderance of demand for material now developing is for hastily constructed mill shops required by firms making war supplies of one sort or another. Notable among the orders taken in the last three weeks have been orders for munitions for the United States Government. In the lists are powder, machinery, metal ceiling, corrugated iron mills, a grain elevator, a searchlight factory, a cheese factory, a butter manufacturing plant, a packing plant, several additions to meat refrigerators, one ship building plant, a wire-making factory and many cloth and shoe mills.

A majority of the operations are for one and two-story structures, mostly of manufactured material, like corrugated iron, wire cloth and expanded metal, some concrete reinforcement, but not much brick, steel, stone or cement. The lime and plaster markets have not reported marked impetus in orders emanating from this class of building work, so the inference is that the construction work is finished with composition boards or metal. There is a great change for the better in factory flooring in the lumber department, a department that has been stagnant for some time. Studding is said to be in better demand in the wholesale market for this class of construction.

The building situation in general is active. Bradstreets, from incomplete reports received to date, looks for an actual increase over national building construction for the same month last year. There will be shown a net gain of more than \$10,000,000 for large cities. Manhattan and the Bronx shows a gain of \$6,000,000; Chicago, despite the strike, shows a gain of \$1,000,000; Cleveland, of \$3,000,000, and Milwaukee a drop of only \$500,000, from last year's figures. The total building figures for the country are expected to show a normal state of building for 130 cities for the first time since the war began.

Prices of building materials open June at about the same level as last month. Portland cement is the notable exception. This has advanced about ten cents a barrel. With the exception of

one or two small companies every manufacturer supplying this market from the Hudson or Lehigh valleys has listed the product at \$1.32 a barrel, alongside of dock, N. Y., in wholesale lots. The smaller companies who have not put their prices up to a profit-taking base are rapidly filling to capacity for building construction and taking contracts some distance ahead. Other manufacturers are now selling cement at prices giving them a small margin of profit, while the cutters are taking orders at an actual loss. As soon as they fill up to the limit of their production capacity, they will be forced to bring their prices to the new level and the consumer will have no alternative but to pay more for this commodity.

The May statistics for shipments of cement, considered a reliable barometer for the rise and fall of the construction movement in the metropolitan district, will show a gain over the total reported for April which was in excess of 13 per cent. over March. In May 2,690,000 barrels were shipped, or 125,000 more than in May, 1914, from Zone No. 1.

Edward M. Hager, who is organizing the large national cement manufacturing company, was at the Waldorf-Astoria this week. There was a rumor that the Edison plant at New Village, N. J., may be the Lehigh Valley member of the chain. Verification was not obtainable from Edison officials, however. Intimation was given that except for a few minor details the Century Portland Cement Company, the name of the new company, is about ready for incorporation, which will be under the laws of Delaware.

Copper, brass, spelter and lead have advanced another cent a pound, making the former 24 cents; brass, 25 cents; June spelter, 27 cents and lead 4.82½ cents. Further advances are expected.

Plan filings for the five boroughs this week follow: In the same week last year 301 new building plans were filed with an estimated value of \$3,184,942.

	Week ending			
	May 28.	June 4.	No.	Value.
Manhattan....	12	\$731,000	8	\$770,175
Bronx.....	24	723,350	34	1,087,100
Brooklyn....	136	1,789,700	75	505,025
Queens.....	139	737,975	92	471,280
Richmond....	34	29,203	29	16,920
Totals.....	345	\$4,011,228	248	\$2,828,500

COMMON BRICK.

Price Movement Upward—Unsettled Weather Only Drawback.

UNSETTLED weather pulled the brick market down this week. Otherwise \$7 brick doubtless would be ruling at this time. As it is the current quotations are minimum at \$6.50, with some moving at a shilling to three shillings above that figure. The change in condition was due not so much to increased demand, which, in fact, was curtailed owing to intermittent rainy and clear days for ten days, as to an upward movement in Portland cement.

Official transactions for Hudson River brick covering the week ending Thursday, June 3, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., May 28—37.	Arrived.	Sold.	
Friday, May 28.....	4	1	
Saturday, May 29.....	5	7	
Monday, May 31.....	6	3	
Tuesday, June 1.....	2	6	
Wednesday, June 2.....	10	5	
Thursday, June 3.....	7	8	
Total.....	34	30	

Reported en route, Friday, June 4—11.

Condition of market, rising. Prices: Hudsons, \$6.50 and —; Raritan, \$6.50 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and \$7.25 (yard). Cargoes left over Friday A. M., June 4—41.

1914.	
Left over Friday, A. M., May 29—30.	Arrived. Sold.
Friday, May 29.....	5 6
Saturday, May 30.....	10 5
Monday, June 1.....	16 18
Tuesday, June 2.....	0 5
Wednesday, June 3.....	9 4
Thursday, June 4.....	8 4
Total.....	48 42

Condition of market, firmer. Price: Hudson, \$5.60 to \$5.87½; Newark, yard, \$7.25 to \$7.50, firmer. Left over Friday a. m., June 5—36.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 3, 1915.....	678
Total No. bargeloads sold Jan. 1 to June 3, 1915.....	637
Total No. bargeloads left over June 4, 1915.....	41
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 4, 1914.....	547
Total No. bargeloads sold Jan. 1 to June 4, 1914.....	511
Total No. bargeloads left over June 5, 1914.....	36

BUILDING METALS.

Structural Steel Firm—Iron More Active—Copper Up.

STRUCTURAL steel and building and commodity metals were uniformly stiff. Copper advanced another cent. Brass manufacturers withdrew all former quotations. They are quoting only on order. Tees are up to 2.35c. and 2.40c. for 1 in XIX ½ ins.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to June 1, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, May 1, 1915.

Hudson common.....	\$6.25 @ \$6.75
Raritan common.....	6.25 @ 6.50
Second hand common.....	— @ 2.75
Newark (yard).....	6.75 @ 7.25
Front or face.....	18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland, Spot.....	\$1.32 @ —
Over 30 days.....	1.37 @ —
10c. bag; returns on bags.....	— @ —
Mill base.....	.70 @ —
Con. Rosendale Nat. to dealers.....	\$0.90 @ —
Dealers price to job.....	1.10 @ —
7½c. bag; returns on bags.....	— @ —

Alsen's German.....	No Quotation
Dyckerhoff German.....	No Quotation
CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):	
Trap rock, 1½ in.....	\$1.00
Trap rock, ¾ in.....	1.10
Bluestone, 1½ in.....	.85
Bluestone, ¾ in.....	.95

GLASS, Windows—from jobbers' list—Discounts.

Single thick.....	90-20
Double thick.....	90-25
Plate (May 1 list).....	90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.....	\$0.80
¾ in.....	.85
P. S. C. gravel.....	.95
HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12
12x12x12 in.....	.15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.048
4x12x12 in.....	.054
6x12x12 in.....	.072
8x12x12 in.....	.096

Shaded on quantities

LIME (Standard 300 lb. bbls. wholesale):	
Farnham Cheshire, finishing.....	\$1.55 @ \$1.60
Eastern common.....	1.15
Hydrated finishing.....	8.50

LINSEED OIL—

American Seed City Raw.....	\$0.67 @ \$0.68
American Seed City Boiled.....	.66 @ .67

LUBRICANTS (Mineral):

Black, refined, summer.....	\$0.13 ½ @ —
Black, reduced, 27 gravity, 35 @ 30 c. t.....	.13 @ \$0.13 ½
Wax, crude.....	per lb. 3 ½ @ 3 ¾
Cylinder, light filtered.....	.21 ½ @ 23
Cylinder, dark, steam, refined.....	.15 ½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):	
8 to 12 in.....	\$22.00 @ \$26.50
14 to 16 in.....	28.50 @ 33.50
Heart face siding 4-4 & 5-4.....	— @ 28.00
Flooring, 13-16x2 ½ & 3 ins.....	14.00 @ 27.00

Hemlock, Pa., f. o. b. N. Y. base price, per M..... @ 22.50

Hemlock, W. Va., base price per M..... @ 20.50

Hemlock, Eastern mixed cargoes..... 18.00 @ 19.00

(To mixed cargo price add freight \$1.50.)

Spruce Canadian..... \$24.00 @ \$25.00

Spruce (W. Va. f. o. b. N. Y., lighter grades limits):

2x4, 18 and 20 ft.....	\$26.00
9 in., 16 ft. and under.....	28.00
2x6, 10 and 14 ft.....	23.00
2x8, 12 and 14 ft.....	23.00
2x10, 3x10, 10 to 16 ft.....	29.00

Add \$1.00 per M. for each inch over 12 ins.

Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side..... \$26.00

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. slab..... \$3.90

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton..... \$8.50 @ —

BLOCKS—

2 in. (solid) per sq. ft..... @ \$0.06

3 in. (hollow)..... @ .06 ½

4 in. (hollow)..... @ .07 ½

Boards ¾ in. thick, per sq. yd..... @ .16

SAND—

Screened and washed Cow Bay, 500 cu. yds., lots, wholesale..... \$0.50

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon..... \$4.10 @ \$4.75

Munson, Maine, No. 1..... 5.50 @ 7.75

Munson, Maine, No. 2..... 4.50 @ 6.75

No. 1 red..... 10.00 @ 12.00

Unfading green..... 4.00 @ 6.00

Genuine Bangor (stiffening)..... 4.75 @ —

Pen Argyle..... 4.00 @ 6.00

Vermont, sea green..... 3.00 @ 4.20

STRUCTURAL STEEL (Waverly):

Beams & channels up to 14 in..... \$1.85 @ \$1.90

Beams & channels over 14 in..... 1.85 @ 1.90

Angels 3x2 up to 6x8..... 1.85 @ 1.90

Zees and tees..... 1.85 @ 1.90

Steel bars, half extras..... 1.80 @ 1.85