

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## THE CITY'S COURT HOUSE PROBLEM

Views of Experts on What Is Best to Be Done—The Greater Civic Center Project Challenged—A New Court House Is Imperative

**COMPTROLLER PRENDERGAST** has filed with the Board of Estimate a statement predicting that the new courthouse and site will cost \$25,000,000, or \$8,000,000 more than President McAneny estimates, and advising against the further continuance of the project.

He says the Board of Estimate has proceeded with this great financial undertaking in the face of business conditions which some of the members of the board are daily describing in the press as most unfavorable. He quotes some of his colleagues as saying that "If ever there was a time when public expenditures should be curbed, this is the period."

In view of this stand on the part of the Comptroller of the city, realty and business interests are asking if it is not time to pause and consider. In fact, it is said that the members of the Board of Estimate are waiting to hear from the people on the matter, and that some are inclined to support the Comptroller.

Important interests suggested to the Record and Guide to ascertain if possible the consensus of opinion among business men as to what should be done under the circumstances. In the minds of some of those interviewed the courthouse problem divided itself into three parts. First, the construction of the building, second the acquisition of the site, and third, the making of a civic center to extend from City Hall Park to Manhattan Bridge with a grand boulevard and concourse of public buildings. One thing that seemed to be agreed to was that the civic center project should not be linked up with the courthouse plans at this time.

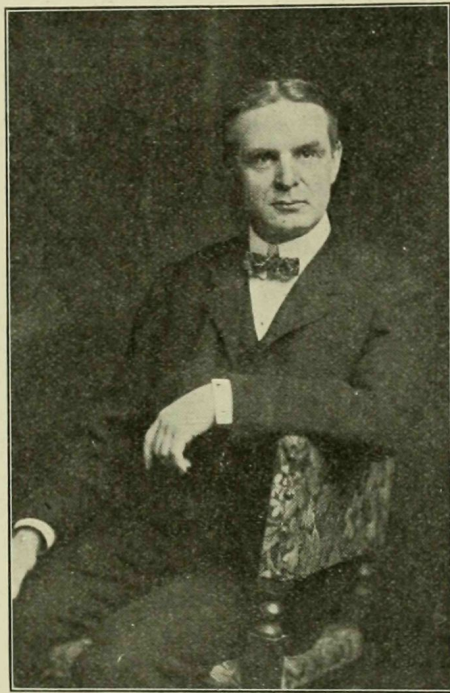
### Sounding Public Opinion.

It seemed to be the predominating opinion that the construction of the building should somehow proceed, but that the civic center scheme is too ambitious and should be disconnected from the court house undertaking proper, and every bit of land not actually needed for a site disposed of.

Said a very representative real estate authority: "Irrespective of the cost of the building, it will cost fifteen million dollars for the land, when the original proposal of the Court House Board did not contemplate expending one dollar for land. The city has been led on by degrees by city planners until it contemplates an improvement which may cost as much as one hundred million dollars, at the price New York pays for things.

"I am thinking of that ambitious civic center scheme of Mr. McAneny's, of which the court house site forms only a part. The excessive amount of land for the court house site was no doubt purchased as part of the civic center plan.

"We simply cannot afford it. In my opinion, I think it would be better to sell off the land and build on a less expensive site. It certainly would be a wise thing to do, if the city has not committed itself too far, to go back to the City Hall Park site, remove the present building, as the Court House Board first proposed, and build there, meanwhile



ERNEST FLAGG.

Criticises the site of the new court house.

renting court rooms in adjacent buildings. That is the way a business man would solve the problem. At any rate, the civic center scheme should be shelved as altogether too extravagant."

The Committee on Civic Improvements of New York Chapter, A. I. A., has submitted to Acting Mayor McAneny a plan for shifting the Court House to a site nearer to the Municipal Building. As explained by Ernest Flagg of the committee, this plan would cost less to carry out, as there is less disturbance of existing streets. It occupies less land and the salvage would be greater. Instead of releasing only 101,000 square feet for sale or other use by the city, it releases 208,650 square feet or over 100 per cent. more. The saving on this item would doubtless amount to several million dollars. It provides better and larger sites for other public buildings in case they are needed. It provides some park area about the building. It adds about 25,000 square feet to the area of Mulberry Bend Park.

"The adoption of this plan would mean a saving of \$6,000,000," continued Mr. Flagg. "The plan put forward by the Court House Board seems to us defective in vital particulars, and should not, we think, be approved by the Board of Estimate and Apportionment or by the Art Commission."

### A Great Architect's Opinion.

Mr. Flagg was of the opinion that a great mistake had been made in the selection of the site.

"The heart of the legal district is, and always will be, in the heart of the financial district," he said. "When the matter was under advisement I suggested a site for the building which would have

cost far less and have been as much better and more convenient, as it was more economical. I refer to the three small blocks bounded on the east by Battery Park, on the west by Coenties Slip Park and on the south by the new Plaza in front of the Municipal Ferry Houses.

"This site would have therefore been perpetually open. Moreover, its cost to the city would have soon been entirely offset by increased taxes from the land lying between it and the financial district.

### No Telling What It Will Cost.

"If the method usually followed in the erection of our public buildings is used in building the Court House, then there is no telling what it will cost. That plan is to start work on somebody's estimate and afterwards discover it was a mistaken one. The Capitol at Albany is a shining example of what may be expected under this method; the original estimate for that building was exceeded by five or six hundred per cent. It is safe to say that nine times out of ten, when work is done in this way, the estimates are overrun by from one hundred to several hundred per cent.

"If, by good luck, the estimate in this case is exceeded by only one hundred, or one hundred and fifty per cent., and the building is paid for from the proceeds of fifty year bonds, then it will have cost the taxpayers, before they are through with it, from \$60,000,000 to \$70,000,000; for every dollar spent will cost, with the interest, three dollars. To be sure, the city will have the use of the building, but the rent will be unnecessarily high.

### Get Bids on All.

"This difficulty can be avoided by starting work only after bids have been received and accepted for the building complete in every detail. Common prudence and past experience demand that this be done and the taxpayers should demand it also.

"The city ought not to go in debt for the building at all. That plan is sure to lead to extravagance.

"Pay as you go, is just as sound a doctrine for a community as for an individual.

"New York has no real need for a court house of the kind proposed. The present one has many defects but for very little, they could all be cured. The court rooms are spacious and well lighted. The dependencies are cramped, but by sacrificing a few of the court rooms, this defect could be obviated and the additional court rooms needed might be provided in a building one quarter the size of the one contemplated."

### Mr. Marling Would Proceed at Once.

Alfred E. Marling, president of Horace S. Ely & Company, said:

"I believe the wise step for the city to take in connection with the court house is to proceed at once to build it and stop further loss in interest, etc. The site has been secured at a great cost, the plans for the building have been approved and careful estimates secured, and Mr. McAneny is authority for

the statement that the net cost will not exceed seventeen millions. We have been waiting for years to have this court house built, the need for it is universally recognized, and whatever mistakes may have been made in the selection of the site, or in the condemnation, or in the plans of the building, might readily be repeated in any new undertaking, and there would be still, in addition to this, further delay. The duty of the city authorities is to proceed at once."

#### Wiser Now to Continue.

William L. De Bost of the Cruikshank Company said:

"Of course, I am quite sure that the real estate world in general feels that the city should be very careful about spending any money at the present time, unless it is absolutely necessary, and the twenty-five or more millions which the court house will cost will be a great burden on the taxpayers. However, as the matter has progressed so far, it does not seem to me that it can be abandoned now, and the work must be carried out."

"Recently I had occasion to look into the question of the loss to the city, providing the site were abandoned and the property already acquired, sold, and the loss seemed so great that it appeared wiser at this stage not to take this step."

#### Have Gone Too Far to Turn Back.

Hon. Cyrus C. Miller, who was a member of the Board of Estimate when the Court House act was passed, said:

"It is a fact that we need a court house; the city has embarked on the plan, and private owners have been subjected to annoyance and loss. I fear that we have gone too far to recede, and that we must proceed."

#### Views of a Financial Expert.

Stewart Browne, of the firm of Stewart Browne & Co., bankers, and president of the United Real Estate Owners' Association, said: "The idea of a Civic Centre and new Court House for Manhattan from the 'city beautiful' standpoint is splendid; provided the site chosen be suitable and the city has the money to pay for it."

"The site for them was chosen because the land was cheap and not because it was an ideal location; the combination of the 'city beautiful' with a cheap out-of-the-way site is grotesque; the proposition to spend anywhere from twenty to forty million dollars for such in the financial condition the city has been in for the past few years was the dream of madmen."

"If the city administration were wise they would do as any business man does when he finds he has made a mistake; he cuts his loss by selling out and profiting in the future by such experience. It would pay the City of New York today to sell the entire site purchased even although it made a loss anywhere from five to seven million dollars; let the city rent space for courts in the buildings surrounding the City Hall until such time as the city's financial condition is put in proper shape, which will not be within five years at the earliest, if even then."

"No man can say what effect the present European war, when finished, will have on the price level of this country; it may be extremely beneficial or the very reverse; even with existing conditions a 2.25 per cent. and 2.50 per cent. tax rate is written on fate's map within five years."

#### "If Unprepared Now, Wait," Says Mr. Parish.

John L. Parish said:

"In a proposition so large as the provision of a new court house for the foremost city in all the world a niggardly or cheese-paring policy would, in my opinion, be entirely out of place."

"If the city is unprepared financially to proceed with the matter on the lines laid out, let it wait until a more propitious time. But whatever is done should be done for permanency."

"I myself feel that the commission could have chosen a better site—one better suited to the dignity and importance of the city, one that would have had what this and so many other public buildings in America lack—a proper and sufficient perspective. But the site selected has been definitely decided upon and the plans for the structure are far advanced. The municipality is so far committed to the general scheme that it would undoubtedly be more costly to abandon it and begin all over again than it would be to go forward."

"Money spent in such works by great municipalities is never lost. It may seem that the investment is wasted, but it is not so. Such structures create values. It is only when the money appropriated to the creation of such buildings is diverted to the pockets of political parasites and grafters that the taxpayers lose in such undertakings."

"In the hands of such an administration as this present the taxpayers need have no fears in this respect. It will be their own fault if the building of the new court house should develop another orgy of rascality, incompetency and graft."

## BUILDING RESTRICTIONS IN CONSTITUTION

### The Principles of Height Limitation, Zoning and Condemnation for Safety and Sanitation Incorporated by Amendments

AT a series of conferences attended by Messrs. Paul D. Cravath, Darwin R. James, Jr., and Alfred T. White of the Tenement House Committee of the New York Charities Organization Society, by Messrs. John C. Gebhard, Ralph K. Jacobs and Charles Coleman Miller, of the Brooklyn Bureau of Charities, and Messrs. Frank Bailey, Edward C. Blum, William M. Calder, John J. Kuhn, Walter Lindner, Cyrus C. Miller and Frederic B. Pratt, of the Advisory Council of Real Estate Interests, it was decided to submit on behalf of these organizations three constitutional amendments to the convention at Albany. These amendments were introduced on Friday, June 11, by Mr. Bannister. The first amendment provides for the legalization of buildings' heights restrictions, and reads as follows:

"The Legislature shall have power to limit the height and dimensions of buildings in cities, towns and villages of the State, by provisions which apply to such cities, towns and villages generally, or to parts or districts therein, and to amend such limitations from time to time."

"This power may be exercised directly or may be exercised by authorizing towns, villages or cities to exercise the same in such manner as may be provided by the Legislature."

Although the New York City Charter confers authority upon the Board of Aldermen to pass ordinances with regard to the restriction of buildings' heights, and a recent Act of the Legislature intrusts this same prerogative to the Board of Estimate, nevertheless there might be some question as to whether or not these special grants to the city on the part of the Legislature are constitutional, under the principles embodied in the Federal Constitution, granting to every citizen the equal protection of the laws and guaranteeing that no one shall be deprived of his property rights, without due process of law.

The second amendment relates primarily to zoning and districting of the City for industrial, commercial, residential and other purposes. This amendment reads as follows:

"The Legislature shall have power to limit the use and character of the occupancy of buildings in the cities, towns and villages of the State, by provisions which apply to such cities, towns and villages generally, or to parts or districts therein, and to amend such limitations from time to time."

"This power may be exercised directly or may be exercised by authorizing towns, villages or cities to exercise the same in such manner as may be provided by the Legislature."

Very few cases have been decided by the courts with regard to the use and the character of the occupancy of buildings. Probably one of the leading cases with an incidental reference to districting has arisen in Massachusetts, where the Legislature enacted a Building Restriction Law applicable to the City of Boston, dividing the city into two sections—commercial and residential, and providing that the buildings in each could not exceed a certain height, and providing for commissioners to determine this height in certain instances. In other words, the height of the building depended upon locality and use, and the court upheld this act under the police power. This case was affirmed in the Supreme Court of the United States, where the court emphasized that the authority conferred by the Legislature must reasonably come within the police power, and in questions of this character local conditions must determine their validity. Although the case is primarily one relating to buildings' heights, nevertheless in so far as it divides the city into two sections—commercial and residential—the zoning feature is recognized. The Federal Court has also upheld a prohibition of laundry work between certain hours in particular sections of the city, on the ground of safety from fire, although most of the opinions of the Federal Court relative to districting have

been in the nature of obiter dicta.

The final amendment submitted to the Constitutional Convention is as follows:

"The Legislature shall have power to authorize the towns, villages and cities of the State to take real property which is dangerous to public health or safety, and to sell or lease the same, subject to such restrictions as may be deemed to be in the public interest. Property taken pursuant to this provision shall be deemed to be taken for a public use."

If this amendment is adopted the legislative authority to condemn private property for public purposes, when this property is maintained as a nuisance or as a danger to public health, will become certain. Such prerogatives have already been exercised by the Legislature, in condemning unsanitary premises for park purposes, as, for instance in the cases of Hudson Park and Mulberry Bend Park. To-day while buildings are condemned under the power of eminent domain, by the Legislature, for reasons of public health or to abate a nuisance, yet the land remains in the possession of the owner. This amendment permits the city to purchase the land, at a fair value, and re-sell it upon such terms as it desires, whenever public interest so demands.

In all these amendments the rights of the property owner are thoroughly and completely protected and conserved, under the provisions of the Federal Constitution, which conclusively prescribes that private property shall not be taken for public purposes, without just compensation, thereby insuring to taxpayers the equal protection of our laws.

There have been merely dicta in New York cases upon this subject, although the courts have upheld ordinances which prohibit the erection of a bill board exceeding 6 ft. in height, as within the police power. Upon the grounds of public health and safety, as well as for economic reasons, it would appear that the restriction of buildings' heights in the City of New York, within certain reasonable limitations, would be valid.

## RECONSTRUCTION OF STEINWAY TUNNEL

For Temporary Operation Under the Dual System—A New Force for the Development of Queens Borough Realty

**A**NOTHER link in the chain of rapid transit railroads will be opened to travel shortly when the temporary operation of the Steinway Tunnel (or Belmont Tube) under the East River will begin. Eventually it will be an integral part of the Dual System carrying through trains from Manhattan into Queens, but for the time being it will be used for a shuttle service only, because of the incompleteness of the connections at either end. The present Manhattan Terminal station entrance is through a new building which the Interborough Rapid Transit Company decided to erect on the south side of 42d street between Lexington and Third avenue. This will become a way station when the tunnel line is connected with the underground system at Grand Central Terminal.

The original owners of the franchise were incorporated as the New York and Long Island Railroad Company July 30, 1887. The work was started in May, 1892, and continued until December of that year, when an explosion having occurred, operations ceased, for a period of 13 years. The Rapid Transit Company acquired control of the capital stock in January, 1904, and a new contract for construction was entered into with the Degnon Contracting Company in July, 1905. In April, 1914, the property was purchased by the City of New York and made part of the Dual System. Since then the tunnel has been reconstructed in part and brought to its present nearly completed state. Melville S. Miller, Assistant Engineer Second Division, in a report appearing in the May Public Service Record, issued by the Public Service Commission, gives a complete account of the reconstruction work, from which the following information is taken:

The Steinway tunnel extends from a loop at the intersection of Park avenue and 42d street, Manhattan, somewhat below the present subway, easterly under 42d street and the East River to the west end of 5th street, Long Island City; thence under private property to 4th street and thence under 4th street to a loop just west of Van Alst avenue, Borough of Queens.

The tunnel was built in the form of two single-track tubes, except under 4th street, Long Island City, where the usual form of subway section was used. Under Manhattan, Long Island City and for about 300 feet under Man-o'-War Reef, the tubes were constructed of concrete. Under the East River, with the exception of the three hundred feet under Man-o'-War Reef, the tubes were built of cast iron rings two feet two inches in width. The main grades in the tunnel are as follows: Manhattan section, 3 per cent; River section, 1.63 per cent, and Queens section, 4 1-2 per cent, and

0.25 per cent. Three stations were provided, but not entirely completed; one under 42d street, Manhattan, between Third and Lexington avenues, one at Jackson avenue, Borough of Queens, and one at Van Alst avenue, Borough of Queens. The tunnel was designed for surface cars with an overhead contact, but with the exception of the loops at each end, sufficient clearance was left for the present subway car.

### Reconstruction.

The contract with the Interborough Rapid Transit Company provided for the temporary equipment and operation of a part of the Tunnel, pending the extension of the Steinway Tunnel to the west to connect with the present subway at, or near, Times Square, and its extension to the northeast in Long Island City to a junction with the As-

the building of a temporary superstructure for the Grand Central and Jackson Avenue Stations. The removal of parts of the present tracks now in place, and the provision and installation of additional track material to make the track complete throughout the railroad.

### Contractor's Plant.

At the time of the construction of the Steinway Tunnel, four shafts were used: The first on the south side of 42d street between Lexington and Third avenues, the second on the north side of 42d street between First avenue and the East River, the third, at Man-o'-War Reef, and the fourth on the north side of 4th street, Long Island City, between Front street and West avenue, all in private property.

For the reconstruction, the contractor's plant was divided into three units;

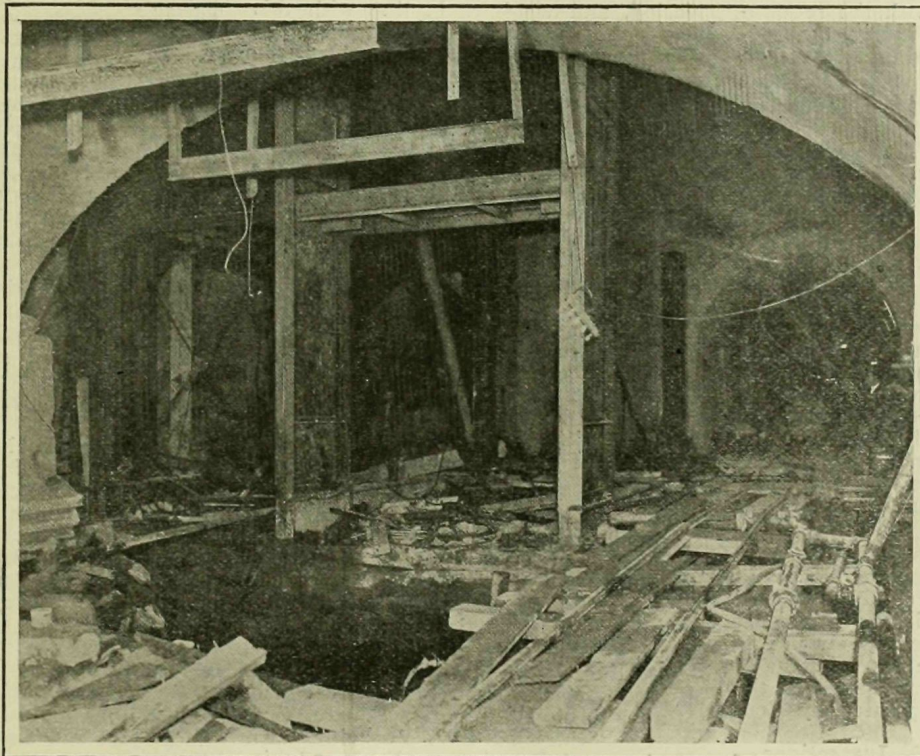
one at Shaft No. 2, one at Shaft No. 3 on Man-o'-War Reef, and one at Shaft No. 4. In the yard at Shaft No. 2, were located the offices, carpenter shop, blacksmith shop, etc., and here the excavated material from the crossover and vicinity was taken out, and conveyed over a narrow gauge track to the dock at the east end of the yard. By means of this shaft the steel for the crossover was lowered into the tunnel.

At Shaft No. 3 on Man-o'-War Reef were located the concrete mixer and compressor plant. This made a very accessible point for the storage and delivery of material. Sand, cement, stone, tunnel ducts, etc., were delivered here by scows. The greater part of the concrete used in the reconstruction was

mixed at this point. The concrete was dropped through a chute to the small cars below and distributed by means of electric locomotives, run by storage batteries.

### Station Finish Work.

At Grand Central Station a temporary superstructure was to have been built, but the Interborough Rapid Transit Company decided to construct a building on this property. This building provides the necessary entrance to the station in accordance with an agreement with the city. Because of the great depth of the platform below the street surface, the Interborough Rapid Transit Company has built an escalator as part of the equipment to convey passengers from the mezzanine level to the street surface. This escalator is said to be the longest ever installed in this country, having a vertical lift of 52 feet. At this point, the platform had to be raised, a new stairway built from the platform to the mezzanine, the stairway from the mezzanine to the surface completed, railing, etc., provided, a dispatcher's office built, electric conduits, etc., laid, concrete finish applied to floors, fire lines installed and the walls plastered,



THE WESTERN PORTALS OF THE STEINWAY TUNNELS UNDER CONSTRUCTION.

toria and Corona rapid transit lines on the Queens Plaza of the Queensboro Bridge. In order to put the road in condition for operation, it was necessary to reconstruct part of the tunnel and complete the remaining part to be operated. The contract for reconstruction was awarded to the lowest bidder, the Rapid Transit Subway Construction Company, and the contract was signed on the 10th of April, 1914. Based on the preliminary estimate of the quantities and on the unit prices of the contract, the cost of reconstruction would have amounted to \$383,910.75.

The contract called for the following work to be done: The reconstruction of the structure and the provision for a crossover between First avenue and the East River. The filling in of Shaft No. 3 at Man-o'-War Reef. The reconstruction of Shaft No. 4 and the providing of suitable doors and ladders for use as exists in case of emergency. The building of new duct lines and the grouting and draining of the old ducts. Grouting wherever necessary to make the tunnel watertight. Furnishing and laying tile drains and such pipe connections with sumps and sewers, as required. Provision of station finish and

## SOME OF THE YEAR'S HAPPENINGS REVIEWED

### Results Accomplished in Municipal Affairs Dwelt on in Annual Report of Manhattan's Borough President

**L**AST week the Record and Guide printed a portion of the annual report of Borough President Marcus M. Marks, and following are some other points touched upon in his report:

**Building Activity.**—Although building activity was comparatively light in 1914, a few notable structures were erected or planned. The Equitable Building, estimated to cost \$8,000,000; also the Hallenbeck-Hungerford building, in Franklin street, costing \$1,200,000; the J. P. Morgan bank building, costing \$1,200,000; the Hill Publishing Company building, at 36th street and Tenth avenue, costing \$750,000; the Waldorf building at No. 2 West 33d street and No. 5 West 32d street; and a twenty-story office building at Vanderbilt avenue and 45th street, costing \$900,000.

**Elevator Inspections.**—During the year, 35,895 inspections of elevators were made to comply with the requirements of the law, which specify that elevators shall be inspected not less than four times a year.

**Filing Plans.**—Work was begun on the installation of a new system of filing plans and applications. There are in the files about 250,000 plans. The old system of filing plans had been in use since 1868, and was obsolete and absolutely inadequate for present needs. Under the new system, all plans are filed by lot and block numbers as given by the Tax Department.

**Car Track Re-Location.**—A year ago, it seemed simple enough to relocate the street car tracks on Central Park West, where a dangerous condition has long existed. We pushed negotiations vigorously, but finally had to invoke the slow process of mandamus, which it is hoped may, during the present year, bring the much desired relief and safety to pedestrian traffic.

**Cross-Town Traffic.**—The very poor pavement on the transverse roads at 65th, 79th and 97th streets has caused a dangerous congestion in the 86th street transverse road. We are actively urging new pavements, and the development of electric bus connections between the east and west sides, separated by Central Park.

**Building Orders and Inspections.**—We have for over a year aroused public interest in the elimination of duplication and conflict in building inspections and orders by various State, city and borough departments. Landlords and tenants have been annoyed and unnecessarily taxed on account of stupid and wasteful methods. Aroused public sentiment has finally crystallized the efforts to secure relief through legislation.

**Borough Control.**—The regulation of streets, sewers, markets, buildings, physical works coming close to the daily lives of the people—can best be guided by borough control, leaving police, fire and other general functions to the city government. If a referendum were taken on this subject, we believe that every borough would vote to retain such local physical functions. The argument that borough government is too responsive and sympathetic to the desires of the people, is no argument against, but really in favor of local control, for our representative form of government is based and depends for success upon such quick response.

**Revenue from Waste Paper.**—The practice formerly followed was to sell the waste paper at a lump monthly contract price determined by a rough estimate as to the probable value of the

paper. We considered that this practice was certain to result in an injustice either to the city or to the buyer, inasmuch as no method was employed to determine the exact value of the paper sold. We adopted, instead, the plan of selling waste paper by weight and to the highest bidder. The change in the system went into effect March 1, 1914. The highest bidder at present is the Salvation Army. It pays at the rate of 41 cents per hundred weight; and bales, collects and removes the waste paper from the various buildings and offices under the Borough President's jurisdiction. It is interesting to note that the total receipts from the waste paper during 1913 under the old plan, were \$310, and that during 1914, under the new plan, they were \$1,802.06.

**Use of Roofs.**—We have urged upon architects and builders the utilization of roofs for purposes of pleasure and recreation, and we have in line with this urged the use of sleeping porches. In this movement, we have received the unanimous support and cooperation of representative architects, civic associations and other institutions of New York.

**Loading Platforms.**—To reduce the amount of street and sidewalk obstructions to traffic, we have urged upon architects and builders the desirability of constructing loading platforms within the buildings devoted to business purposes, wherever there is a large volume of shipping concerned. Many prominent architects have expressed their intention to cooperate to this end, and concrete results have already been accomplished in the actual construction of inside loading platforms as a direct consequence of our recommendation.

**Advisory Commissions.**—We have appointed sixteen neighborhood commissions, representing all sections of the Borough, each consisting of twelve members, two of whom are women. The total membership is 201. The following is a list of the commissions: Fifth Avenue, Washington Heights, Riverside, West End, West Harlem, Central Park West, Chelsea, East Side, Greenwich, Murray Hill, Washington Square, Gramercy Park, Kips Bay, Yorkville, East Harlem and Broadway. Each commission will advise the Borough President of the needs of its neighborhood.

**Open Markets Established.**—Four open markets were established by us on September 1, 1914, without expenditure for improvements, on unused city-owned land. They catered to as many as 100,000 buyers in a day, and reduced the cost of living 33 1-3 per cent. in vegetables, fruits and meats. During the early days of the open markets, no fees were charged to sellers, but we early urged that modest rentals should be fixed as soon as the markets were duly established. Three of the four open markets thus established have lately been adopted by the city as permanent public markets. The fourth near the Fort Lee Ferry will be continued as a private cooperative enterprise. Washington Market is being reconstructed, and we have plans to save Jefferson Market. Our next effort is to promote wholesale terminal markets, preferably through the investment of private capital.

**Highway Pavements.**—Considering the conditions of street upheaval consequent to subway construction, we trust that pavement repairs during the past year have been satisfactory to the public. Our appropriation for new paving was cut

from \$2,500,000 in 1913 to \$1,500,000 in 1914. We are asking for \$2,000,000 in 1915, inasmuch as many of our old pavements are in such condition that maintenance is expensive and unsatisfactory and new construction is necessary and economical.

**Bureau of Sewers.**—The use of the sewers for snow removal was greatly extended. Careful experiments were also made to determine how rapidly snow will melt in sewers, and how great an amount of snow can be accommodated without seriously obstructing the sewers.

The Bureau of Sewers, working with the New York Sewer Plan Commission, has taken an active and prominent part during 1914 in devising not only a general plan for the entire city, but also a scheme for treating sewage and partially reconstructing the old sewers in Manhattan.

**Protection of Harbor.**—It has made marked progress toward protecting New York harbor from serious pollution from sewage from New York and other communities whose sewage is disposed in the tributaries which empty into New York harbor. Measures have been undertaken during the year to abate the gasoline nuisance and danger consequent to the discharge of gasoline into the sewers. A ventilating fan has been purchased for use in forcing fresh air into a sewer where the men are working.

**Better Organization.**—Repair and cleaning forces have been brought under a single head, thus eliminating duplicate office staffs and expensive supervision. Official records have been simplified, and a gang cost control worked out for the Repair Division. The establishment of an Inspection Division has secured a better protection of the sewer structures against disturbance by corporations, the Water Department and the Public Service Commission. We have adopted a plan which affords better surface drainage facilities. Intakes to the catch-basins located at street corners are now placed on either side of the corner instead of exactly at the corner. Before this improvement was effected, the surface water would traverse the crosswalks, thus exposing the pedestrians to annoyance and discomfort.

**Bureau of Design and Survey.**—Its principal work is the surveying and preparation of plans and contract drawings in connection with sewer, highway and topographical work, and special engineering problems of the Department of Public Works. During 1914, the bureau has undertaken a topographical survey of Manhattan, based on the triangulation system recently determined for this borough, and which is co-ordinated with that for Greater New York. A portion of the field work and the computations have been completed. Based on this survey, a complete topographical surface map of Manhattan is being prepared for the first time, indicating all building lines, street lines and street grades. The bureau has undertaken a complete sub-surface map of Manhattan for the first time, indicating all water pipes, gas pipes, steam pipes, subways, sewers, electric ducts, mail tubes, and other sub-surface structures. This map will bring about a reduction in pavement mutilations by avoiding numerous haphazard openings to locate a pipe or conduit. It will assign definite location for future sub-surface construction so that existing sub-surface structures will not be disturbed, and will furnish reliable information to all departments and corporations.

## CHAOTIC CONDITION IN 42nd STREET

Deadlock Between City and Railroad Officials Blocks Widening of Thoroughfare—Property Owners Suffer in the Meantime

ASK ten men familiar with traffic conditions to name the most dangerous crossings in New York City and nine of them will probably include in the list, Madison avenue and 42nd street. If you ask them why they will say that the hill on Madison avenue and the subway kiosks, almost upon the curb support this contention. A pedestrian stepping from the sidewalk into the roadway steps on the track of the Madison avenue surface line, and has an excellent opportunity of walking into a car. An attempt has been made to remedy this situation by the removal of the opaque glass on one side of the kiosk and by the substitution of a screen in order that the passengers leaving the subway by this exit may be more readily aware of possible danger.

The same people will probably tell you that the enormous pedestrian and vehicular traffic to and from the new Grand Central Terminal, which appears to centralize or focus in the short block between Park and Madison avenues, has created an almost endless procession of vehicles of every description, at practically all hours of the day. The trolley cars on 42nd street crosstown; also the Third and Tenth avenues, the Broadway, and the Fourth and Madison avenue lines, present other formidable factors for traffic regulation. Conditions are further aggravated by the fact that the Fourth and Madison avenue cars turn into 42d street going north and south, from Madison avenue.

But the crowning obstacle and the greatest source of annoyance and confusion is the width of nearly half the street, between Park and Madison avenue, which is only forty feet as compared with fifty-five feet for the rest of the block. The space left for the operation of the cars and the use of the various conveyances is too narrow for more than one vehicle to pass east or west at a time.

Before the opening of the new Grand Central Terminal the possibilities of this traffic problem presented themselves and the city decided in July, 1910, to widen 42nd street from forty feet to fifty-five feet, involving the removal of 7½ feet from each side. Those interested in the improvement proceeded to do their share. The street car tracks on Madison avenue were moved in almost to the sidewalk, creating the above described dangerous condition which was to have been a temporary one. The property owners began to remove the encroachments from their 42nd street holdings. The thoroughfare was widened, with the exception of half the block between Park and Madison avenues. The work stopped at a point in front of the office of the Lincoln Safe Deposit Company and another point directly opposite and has never been completed. Today half of the block is fifty-five feet wide and the remainder forty feet wide.

Inquiry into the reasons for the delayed improvement resulted in the knowledge that there is no difference of opinion regarding the desirability of the further widening of the street and the removal of the kiosks. There is a

unanimity of opinion among the property owners, Public Service Commission, the Borough authorities, and the Interborough Rapid Transit Company that the work should be completed and a dangerous condition eliminated.

As far as could be learned the hold-up of the project has been caused by the difference in opinion between the engineers of the city and of the Interborough with reference to the cost. The widening of the street involves certain structural changes in the subway station which include the removal of the ventilating gratings, the elimination of the kiosks and the providing of new entrances and exits. Matters are further complicated by the fact that this work

again, and the same difficulty encountered, namely, the apparent inability of the parties to come to an agreement.

At the present time there seems to be a dead-lock and no appreciable progress is being made. A number of the property owners interested in 42nd street holdings are indignant that such a condition should have been permitted to exist for so long a time.

"The assessed valuation in West 42nd street is not justified until this improvement is completed," said Edward B. Boynton, president of the American Real Estate Company, which is the lessee of the Vanderbilt Avenue Building. "When we have so long suffered on account of chaotic conditions lack of funds should not be pleaded."

"Owners who are urging this improvement, which should have been completed two years ago, represent properties taxed for more than a hundred million dollars and the taxes paid on this block alone in one year could cover the entire cost of the project. A disagreement of engineers should not hold up so necessary an improvement," declared W. R. Messinger, representing the owners of No. 30 East 42nd street.

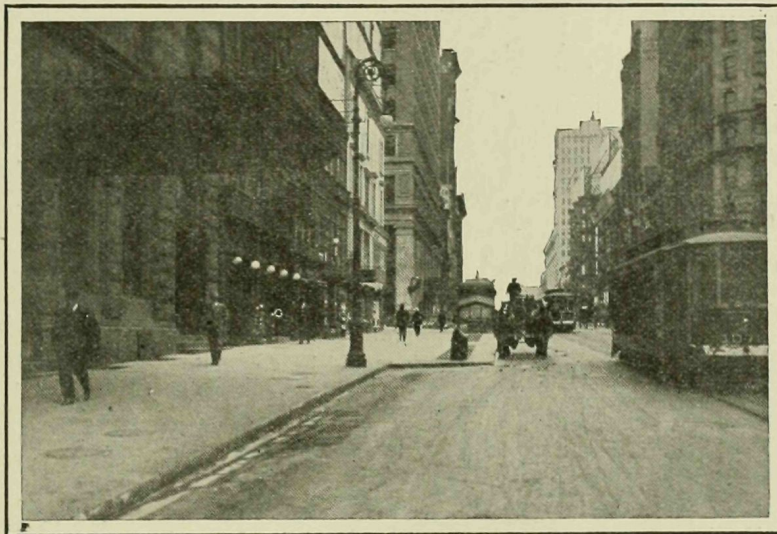
"Laying aside all questions of traffic, inconvenience, etc., in this thoroughfare, the property owners are entitled to some consideration in view of the fact that the street has been torn up by subway construction, the laying and relaying of sewers, and by the removal of encroachments, all of which have been borne patiently by them," said Alexander Taylor, owner of the Taylor Building, at 26 East 42nd street.

"The heavy traffic, however, should in itself constitute enough of an incentive for the immediate authorization of the widening because the effects of the congestion in this one block are felt in blocks in practically every direction."

"Why should the city be a privileged party in this transaction," asked Robert E. Simon, president of the Henry Morgenthau Company, "and withhold from doing its part in the improvement? Property owners have done their share and it is only fair to ask that the city do its share. Those who use the street should not be subjected to further inconvenience."

At the offices of the Interborough Rapid Transit Company this week it was said that the matter was in status quo and that nothing had been done since last January when negotiations had been again reopened. It is said that there have been conferences from time to time but there does not seem to be any move made toward the completion of the work. The Public Service Commission is in a way powerless because its jurisdiction does not cover the street widening improvement in itself but only the proceeding in its relation to the transit question which will not come up until the actual street widening.

The Interborough Rapid Transit Company has made its estimate of the cost; the city engineers feel that the price is too high. That is the present situation and there does not seem to be any relief in sight; meantime a dangerous condition is permitted to exist. How long will it continue?



FORTY-SECOND STREET SIDEWALK "IMPROVEMENTS."

must be done without further interference with vehicular and pedestrian traffic and the operation of the subway trains.

The Interborough estimated the work as follows: Additional entrances and exits, \$138,045; widening 42d street, \$161,318 and the Belmont tunnel, \$73,511. The Public Service Commission's estimate for the portion made necessary for the widening of 42nd street was \$147,801. On this basis the chief engineer of the Public Service Commission recommended that the offer to do the work for \$161,318 be accepted. The Borough President's engineers considered this price too high, since their designs and estimates ran considerably less and the offer was not accepted. Negotiations were begun again, but for a time no progress seemed to have been made.

Then the idea of improving the existing station at Madison avenue and 42nd street was abandoned on account of the authorization of the construction of the Lexington avenue subway, which it is expected will relieve a great deal of the congestion. There remained, however, the street widening matter which again brought up the question of the kiosks. It was suggested that they be moved around into Madison avenue and it was also suggested that they be entirely removed and new entrances built in front of or alongside of some of the buildings in the immediate neighborhood. There seems to be a general feeling that the kiosks are undesirable, so much so that the Public Service Commission at one time seriously considered closing them entirely, but was reluctant to take such an extreme measure on account of the unusual congestion which might result in some of the other entrances and exits. The question of cost came up

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The Nostrand avenue subway route indicates a section of Brooklyn that will witness a great upbuilding, in the opinion of realty experts, and with a good type of apartment houses. The character of the section has been well settled by what has gone before. Already considerable has been done in anticipation.

Gradually property interests are getting their feet back under them. The Court of Appeals says, in effect, an owner is not responsible for the negligence of his tenant. Both the Tenement House act and the Labor law have tried to make him so, by asserting his equal responsibility. The former act having been overruled, it is likely that the other will soon be challenged also.

Architects have greatly reduced the cost of construction in recent years by exercising remarkable skill in eliminating the sort of ornamentation which adds nothing to the good appearance of a building, by the use of lighter structural members and by economizing in quantities. Plan examiners in the Building Department were once wont to say that sometimes as much as twenty per cent. could have been saved in the cost of the steel for a building if the architect had specified the lighter material which the code allowed. Building materials cost less than they did on the whole ten years ago, and wages are no higher, to say the least. The final result is that a firm wishing to erect a business building can do so at a less cost per cubic foot and get a more useable, a safer, a better equipped and a more satisfactory building every way in 1915 than could have been obtained under the present building laws at any previous time.

### Reasons For Not Taxing Churches.

The Committee on Taxation of the Constitutional Convention has under consideration resolutions for the taxation of church property as well as the premises of the various social, moral, mental and benevolent societies now exempted under section four of subdivision seven of the Tax Law. A correspondent conversant with the forces which make and unmake land values in the city suggests as a further argument why churches, of all institutions, should not have their property taxed, that when rebuilding they would erect cheaper and less monumental structures than they do under existing circumstances. "We can not afford to be without churches and institutions that are beautiful," says our correspondent, "as cities are judged by their monumental buildings as well as by their administration and their business interests; and furthermore, a monumental public institution usually creates higher values in the neighborhood and so adds considerably to the city treasury."

A similar line of reasoning will be found in the argument advanced by the rector of Trinity Church in the reference which he makes in his annual statement to the taxation of church property, where he says that Trinity parish renders a great service to the community by maintaining its two downtown churchyards as open breathing spaces and places of sacred and historic interest, without deriving any income from them, and without any expectation of ever doing so. No other parish in the world holds property of such great value solely for religious purposes and for the good of the community without deriving any revenue from it.

If the city were to tax Trinity Churchyard and St. Paul's Churchyard, what would be the practical result? The Rev. Dr. Manning answers that it would be impossible for Trinity to hold them as she now does. She would be compelled to sell or to use them for business purposes. The financial gain to the church would be large, but the city would lose heavily in the years to come through the reduced valuation of surrounding property, and from every higher standpoint the loss both to the church and the city would be beyond all calculation. And what has been said about the downtown churchyards applies with almost equal force to Trinity's uptown cemetery at 155th street and Broadway, which is a source of no income to the parish, because the small revenue derived from it is much more than offset by the expense of its maintenance. But if the cemetery had not been there, the neighborhood would not have had the beautiful development which now distinguishes it from ordinary residential sections of Washington Heights. To tax out of existence such a piece of property as this, or the Cathedral of St. John the Divine with its beautiful grounds and auxiliary edifices, would indeed be a strange way of benefitting the community.

The critics in the Constitutional Convention of the law which exempts eighteen hundred million dollars' worth of real estate from taxation in this city will find, as the President of the Tax Board has always said, that the whole subject bristles with difficulties. The repeal of all exemptions for real estate not owned by the city, state and nation is not to be seriously thought of, and the discussion of any such proposition in the Constitutional Convention can only be academic. Four-fifths of all the property exempted in New York City is owned by the city, the state and the United States Government. If all the private cemetery corporations that are maintained as business enterprises, and all the "homes", "schools" and institutions of doubtful value to the community as a whole were taken off the exempt list and restored to the taxable list, the saving would not amount to enough to make any appreciable difference in the tax rate. However, some minor abuses have crept into the statute, and in the list of exempt public property are many parcels which should be sold and added

to the taxable list, and we understand that they will be when the market regains its normal activity.

### Shall the City Be Free?

The news from the State Constitutional Convention this week is not of the sort to give rise to feelings of hopefulness that any really great remedial pieces of legislation will come from that body. The Cities Committee, of which ex-Mayor Seth Low is chairman and to which had been referred the various resolutions designed to put in effect in one way or another the principle of non-interference by the Legislature in city and county affairs is reported to be opposed to granting anything more to each city and county than the privilege of making rules pertaining to the duties, tenure of office and compensation of its own employees, the incurring of obligations and the disposition and care of its own property.

Or, to put it negatively, the committee is opposed to giving cities exclusive authority to regulate personal conduct, or to make rules for the protection of the property, health, comfort and lives of its people. That is to say, cities will not be permitted to have exclusive control over the construction and alteration of buildings, of all kinds, or to discharge the duties now devolving upon the State Labor Department, the Tenement House Department, or to regulate the salaries of the employees of the Board of Education.

The Cities Committee has not actually reported out any resolution, but if it is true that Chairman Low has amended his own bill to accord with the foregoing limitations, as he is reported to have done, it is apparent that there will not come from that quarter much if any real relief from that state of affairs which permits the Legislature to take from the cities powers previously granted whenever it is moved to do so. To complete the discomfiture of those who had hoped that municipal government reform might come from a thorough reorganization of the Legislature, if not from a direct grant of some system of home rule by the Convention, the Committee on Legislative Reorganization voted to report adversely proposals for a short ballot, the initiative, referendum and recall and four other measures for Legislature reform, as well as a proposal for an appointed judiciary. In other words, the people of the State will continue to have district representation in the Legislature instead of a single house of fifty members or even less, and consequently there will continue to come from Albany an annual flood of new laws; there will continue to be no less than six State administrative establishments, when they all might be comprehended in one; an unwieldy ballot with so many names on it that no citizen can vote it intelligently; and a bench of judges selected because of their political influence instead of being appointed as in New Jersey and Massachusetts.

There is yet a chance that a constitutional amendment may be passed by the convention which will permit New York City to make a charter of its own after one of several good models. Such an amendment would comprehend all the reforms which the Municipal Government Association and the New York Short Ballot Organization have proposed for this city. Third-class cities in this State now have this privilege. Sincere friends of municipal democracy and of the separation of national politics from city affairs will not permit themselves to be discouraged by the adverse votes in the committees above referred to.

The need of simplified forms of government and a responsive administration is conceded by the foremost statesmen of all parties. Ex-President Taft in an address at a joint hearing on Thursday night before the Committee on Finance and the Committee on Governor urged the adoption of the principle of the short ballot and the decapitation of "the hydra-headed beasts created for the consumption of the people's money," which he considered the

present governmental machines to be. The ex-President advised the convention to reduce the number of State departments and put all under the Government.

When a city has a mayor who will veto a reform bill against almost the unanimous protest of its represented business interests, it is clear that the ship of state has drifted far away from the mooring grounds of popular government.

#### Gas Range Leases.

Editor of the RECORD AND GUIDE:

I note in your issue of May 15th "A controversy about gas range leases," and while I hold no brief for the gas companies, I can see no reason why they should be penalized to help make up the loss resulting from vacancies for which owners alone are to blame.

The statement that if leases were made from May to May, after the first year, tenants would go to the country during the summer, return in the autumn, and hire a house or apartment for the winter months only, may be true in some instances, but as a reason for October leases, has no force, and is a poor argument.

Apartment dwellers did not create the present unbusinesslike and ruinous custom, but on the contrary were encouraged to take advantage of opportunities for saving, offered by the speculative builder and loan companies.

If a building is commenced in the spring, it is usually finished too late for fall renting; whereas, if commenced in the late fall, it will be ready for tenants in the early summer of the following year, and as loans are made to fit the date of construction, operating expenses and taxes must be provided for from rents; it is, therefore, necessary to get tenants.

You cannot blame tenants for accepting what is offered, nor for making a hard bargain with a builder with an empty house, which usually takes the form of signing a lease with from one to six months concession, or to be more correct "free time," either allowed in bulk, or spread over the term of the lease; in other words, the lease gives possession for twelve months or more, but returns rent for less.

If the concessions were but a temporary expedient to fill the house, it might perhaps work out; but as a matter of fact, when once commenced it becomes a continuous yearly performance, with the result, that while cost of construction, land values and taxes are going up, "actual" rent income is getting less.

There are no doubt many apartments where this does not prevail, but as the custom is growing, and is felt in store, loft and office buildings as well, it is a safe statement that it will soon reach them.

"Free time" is wrong in theory, ruinous in practice, and wasteful in the extreme; creates false values, makes returns uncertain, and in the end lessens the demand for real estate as an income investment.

Aside and apart, however, from the loss to the owner of a building, there is created by the custom, an economic loss that is far-reaching in its effect.

In the matter of moving, when all leases expire in October, or at a given time, there is a congestion that must, by the very nature of things, encourage and promote waste, for, while all moving vans are reasonably employed for a month or more, two-thirds of the whole number necessary to supply this demand are idle, or partly so, for the balance of the year.

In the matter of repairs the waste is an important item that enters into the expense account, for while in theory ten men can do as much work in one day as one man can in ten, in actual practice, at least two days are lost in the hurry and confusion, resulting from crowding too much work into a short space of time; and further, when any industry requires a great number of men for a limited period, it follows, that when that period is passed, production ceases, and those thrown out of work become consumers, and here enters a natural law,

that operates quietly, but nevertheless effectively, in causing what is termed labors unrest.

This happens in all departments of the building industry, is felt in the factories, and in the shops as well. The effect is far-reaching; it does not stop, however, with the strictly mechanical trades, but finds its way into all other industries.

Crowding a year's work into a few months is economically unsound, and reason as one will, in the final analysis, spells waste, and waste means a money loss. This need not be, unless we are willing that the speculative builder shall forever be encouraged in his ways of high finance, as against the old time understanding of real estate as an investment.

WILLIAM H. OLIVER.

57 Fifth avenue.

#### A Proposed Unnecessary Burden on the Property Owner.

Editor of the RECORD AND GUIDE:

The duty assigned Mr. Rudolph P. Miller to secure for New York City a first-class building code is admittedly not an easy one to perform. It is doubtful if any other man in practice at this time combines within himself the varied understanding of the many difficult problems presented in the preparation of this important matter. That he is conscientious, we all know. That he is diplomatic, we fellows who have been up against him, all admit, and that he has a mighty hard job to accomplish goes without saying.

On the everlasting matter of cinder concrete fireproofing, he is evidently trying to steer a course laid out between theory and practice. It would be a very difficult thing for Mr. Miller to lay aside what he has learned in books and to accept only the result of what has occurred in practice and under his own supervision; and just here lies the possibility of what seems to be an unnecessary burden being placed upon property owners, and particularly upon the owners of large structures, hotels, office and mercantile buildings, etc.

For a number of years past the spans between steel beams in buildings have in a large number of cases been 7 ft., 7 ft. 6 in. and 8 ft. center to center, and the cinder concrete arch used as fireproofing has been 4 ins. in thickness, with varying amounts of steel reinforcing.

It is now proposed under the regulations of the new code to make a flat slab of concrete 5 ins. in thickness for spans of 7 ft. 6 ins., and the question at once arises, is this necessary? The additional cost of the extra inch would figure about two cents per square foot, or in an area of 100,000 sq. ft., an additional cost of \$2,000. This, of course, to be borne by the owner and to operate as a permanent charge against the building operation. This does not on the face of it seem such a large matter, but multiply it by the number of square feet contained in the structures erected in the City of New York in one year, it becomes a fabulous sum. If this extra thickness is actually demanded by the authorities, they should be prepared to demonstrate the necessity for it, and I claim that they cannot make the demonstration. There is no use in sitting down to the table and talking about matters of this kind. Every man has his own ideas about it and very few think alike.

The facts as to the safeness and carrying capacity of a 4-inch slab are easily attainable. If a 4-inch slab is not sufficiently strong, then it must be unfit for use, and if it is unfit for use, then the floor arches in the Biltmore Hotel, McAlpin Hotel, and in the home office at 80 Maiden Lane of the Continental Fire and Phoenix Fidelity Fire Insurance Co., the East River Savings Bank, Arnold Constable's new building, Brooks Bros.' new building, and the Architects' Building, and in literally thousands of structures in New York, are not safe, and the most prominent architects and engineers in New York have heretofore figured and installed unsafe construction. Warren & Wetmore, Clinton & Russell, LeFarge & Morris, Schwarz & Gross, Buchman & Fox, and any num-

ber of prominent concerns have been in error, but they have tested the construction put in their buildings heretofore, and it is a safe proposition to state that not one of those concerns but believe that their construction is and has been the very best in the country.

Now, if this is so, why must the builder of a structure alongside of one of the completed buildings in New York be told that he must place an added burden on his investment, and that the fellow alongside has just that much percentage over him in getting an income from his investment?

This is not written in a fault-finding frame of mind, but only because the writer believes there is no warrant for any additional expense being placed on the fireproofing of buildings in New York City.

Your publication is selected by me as the medium which will almost certainly call it to the attention of property owners, who I think feel with me that our tax burdens are already too great and that any unnecessary expense now proposed to be added should be carefully guarded against.

ALBERT OLIVER.

101 Park Avenue.

#### The City's Share of a Direct State Tax.

Editor of the RECORD AND GUIDE:

In your issue of May 29th you print an interesting table showing the tax rate in each of the cities of the State and the supposed ratio of assessment of real estate of full value. Your statement, however, is inaccurate in representing that 77 per cent. represents the share of the City of New York of a direct tax.

In 1914 the assessed value of real estate in the City of New York was 75.05 per cent of the aggregate assessed value in the State, but the State Direct Tax is not based on assessed values but on equalized values, and in 1914 the City of New York had 69 per cent of the equalized value instead of over 73 per cent of the assessed value. The city pays on the basis of equalized values. The following table shows the assessed value of real estate in the City of New York and in all the remainder of the State for 1914 and the equalized value in the City of New York and all the remainder of the State:

New York.	Assessed Value.	Equalized Value.
1914.....	\$8,006,647,861	\$7,561,076,209
Remainder of State.		
1914.....	2,953,613,031	3,399,184,683

The City of New York was equalized on the basis of 91 per cent of full value, except the Boroughs of Richmond and Queens, and the remainder of the State was equalized on the basis of an assessment of 74.51 per cent. of full value. The effect of the equalization as it appears from the above table was to add \$451,000,000 to the assessed value of the remainder of the State and deduct \$451,000,000 from the assessed value of the City of New York.

LAWSON PURDY.

#### Registration of Architects.

Editor of the RECORD AND GUIDE:

In reference to your article in Record and Guide of June 5, 1915, as to registration of architects, kindly advise me to whom application should be made, and oblige.

A. J. S.

It is understood that the board of examiners for architects will be appointed at a meeting of the Regents of the State University on June 24. Then it will be the duty of the examiners to frame regulations for registering architects already in regular practice. Some little time must therefore elapse before the actual registration will be in order.

—A great stream of gold is pouring into this country from abroad to pay for the foodstuffs and war material we are sending. With wheat selling at \$1.30 or more per bushel the growers of the West should soon be in affluent circumstances, and some of their prosperity will eventually get into Eastern channels.

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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

### BOROUGH PARK SALE.

Night Auction to be held by Jere Johnson, Jr. Company, on June 15, in Brooklyn.

**B**ARGAIN year, or cleanup year is the best name that can be applied to the lot auction market of 1915, for an unusually large number of development companies and estates are closing out the remnants of their once large holdings, accepting in many cases much lower prices for their properties than they have been obtaining at private sale. There have been three such sales already this spring while the largest and most important of all is scheduled to be held on Tuesday evening, June 15, at the Academy of Music, Brooklyn.

At this sale, under the direction of the Jere Johnson, Jr. Company, the last of the original Borough Park will be offered. There is not much left of the original property, only 281 lots, and like other companies, the owners have decided to turn their equity into cash rather than continue an expensive organization to look after the property. If the actions of other owners who have sold remnants of their properties this spring is any criterion of what the Borough Park owners will do, buyers at this sale are likely to pick up well located lots at much less than prevailing market prices for the lots are to be sold to the highest bidder.

### Marks a Climax.

This auction sale will mark the climax of one of the most successful real estate developments in Greater New York. Borough Park was started in the days when elevated trains were operated by steam locomotives. To reach the section it was necessary to cross the Brooklyn Bridge on one train; take a half hour ride on the elevated and then take a steam railroad for another ten minutes ride. The fare each way was thirteen cents.

Today Borough Park is reached by direct elevated trains from the Brooklyn Bridge, in twenty-five minutes, for a single five cent fare and within a few months the great new Dual Subway System will be serving it by way of the 4th avenue subway, with a running time of only about fifteen minutes from the City Hall.

Under the influence of the better transit which exists today more than 2,000 houses have been erected in Borough Park proper. So great is the population in and near the section that the city has erected in the vicinity three of its largest schools. Borough Park is now a well-built semi-suburban appearing locality, but a change is coming over it rapidly, for the building of the subway on New Utrecht avenue has caused so great a demand for homes that builders have turned their attention almost entirely to high class four-story apartment houses which are filled as fast as they are finished, with tenants who pay excellent rents.

It is this transformation from a section of low price detached houses to one of high class apartments that is causing a steady rise in values in Borough Park. The section has now all the advantages that public or private enterprise can give it.

The lots to be sold by the Jere Johnson, Jr. Co. lie on New Utrecht avenue, 14th to 17th avenues and in 41st to 61st streets. Two one-family houses are to be included in the sale, which is to be held at night, for the convenience of those who cannot leave their business affairs.

### TO SELL BRONX LOTS.

On account of the calling of an existing first mortgage, Bryan L. Kennelly will offer on Wednesday, June 16, at the Vesey street salesroom, the property of the Upland Realty Company, comprising 172 lots, bounded by Jessup place, Shakespeare avenue, Featherbed lane and McCombs road, which is divided up into three large and small blocks by Jessup avenue and West 172d street. The sale is of special interest at this time because every lot must be sold in order to satisfy the claim of the lenders and it is expected that a rare opportunity will be afforded to builders and investors to obtain desirable plottage at comparatively low prices.

The property is along the line of the Jerome avenue elevated extension, which location will give the entire area direct rapid transit to both the East and West Sides of Manhattan. There will be stations at the foot of the hill on Jerome avenue at 170th and Belmont streets. Three blocks from the property is University avenue, where the West Bronx trolley lines converge. The entire section is admirably adapted for residential purposes, not only on account of the present and future transit facilities, but also on account of the natural advantages which the high ground affords.

In the immediate vicinity of this property, the trend has already been indicated by construction on Plimpton, Nelson and Shakespeare avenues, and particularly on University avenue, which has been the scene of considerable recent buying for a prospective apartment house improvement.

The large holdings west of University avenue, it is said, will practically shut off the possibility of further building in this direction, so that it is felt that the trend will be eastward towards the property of the Upland Realty Company, which is to be sold. According to those familiar with local conditions, the section east of McCombs road between West 170th street and Featherbed lane, the two principal approaches from Jerome avenue to the Washington Bridge district, across and around the Upland Company's highlands, is destined for improvement with business and amusement buildings and a more moderate grade of multi-family houses.

### Real Estate Board Tennis Tournament.

The Tennis Tournament held by the Board on May 11 was finally terminated on June 1. In Class A the winner was Eugene Ashley, who won against J. L. Ennis by a score of 7-9; 6-4; 6-2. In Class B the winner was J. J. McGuire, who won against Fred'k V. Calder by a score of 6-2; 6-3.

The tournament throughout was enjoyed by all who contested and was marked by the special skill of many players of whom the board can be naturally proud.

Special mention can be made of the placement shots and drives of J. L. Ennis, Eugene Ashley, A. R. Parsons and H. Williams in Class A and of the service and returns of J. J. McGuire, F. V. Calder and R. L. Elliman in Class B.

The full number of entries totaled 26 and was confined to single play only, the prizes in each class being handsome silver cups.

As a whole the tournament was a great success and the committee in charge have decided to hold another later in the season to include both singles and doubles. The tennis committee is composed of A. V. Amy, chairman; Wallace J. Hardgrove, secretary; Leroy Coventry, E. A. Tredwell, Harry Parker.

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### State League Convention.

The twenty-eighth annual convention of the State League of Savings and Loan Associations was held at Port Jervis last Thursday and yesterday. The program included the following addresses: The Land Bank of the State of New York; Its Organization and Progress, by Edwin F. Howell, New York; Walter L. Durack, Brooklyn; B. G. Parker, Gouverneur, and John J. Dillon, New York. Shall Premiums Be Abolished by Statute? by Charles O'C. Hennessy, New York; Webb G. Cooper, Oswego; Walter Scott, Oneonta; Thomas F. Larkin, Brooklyn; Thomas J. Skuse, Brooklyn. A Question Box, by James P. Judge. Some Elements in the Growth of Our Association, by E. E. Stanton, Pioneer Association, Troy. Credit Unions and Their Relations to Savings and Loan Associations, by Arthur H. Ham of the Russell Sage Foundation. Personality as a Controlling Factor in the Consideration of Loans, by Christoph Graebner, Port Jervis. Paper by Charles C. Zoller, Rochester. The Torrens System of Land Title Registration, by Hon. J. J. Hopper, Register of New York County. Need of Savings and Loan Associations in Farming Communities, by H. W. Pincus, First Farmers' Association, Centreville, and an address by Hon. Walter L. Durack on his Experiences in Travelling Through the State in the Interest of Savings and Loan Associations.

### Prendergast on Port and Terminal Improvements.

Comptroller William A. Prendergast will be the guest of the Chamber of Commerce of the Borough of Queens at its meeting Wednesday afternoon, June 16, and speak on the subject of "Port and Terminal Facilities."

### PRIVATE REALTY SALES.

Sales, leases, new building projects of importance and mortgage loans were well represented in the budget of realty reports of the week. In addition there was an uplift in sales and rentals in the Metropolitan district outside of New York City.

Announcement of the projected erection, through plans filed, of two high-class apartment houses, on Murray Hill, is of interest, because of the demand for houses of this character in the neighborhood. Another building operation is soon to be started in the Dyckman section, which will, of course, cater to those paying less rentals. The Riverside Drive section was represented through the purchase of a corner, by a speculative firm, which will resell to builders for apartment house improvement. The buyers have been prominently identified with the section, having bought about 125 lots in the immediate vicinity during the past two years.

In the Bronx a large brewery, on Third avenue, changed hands, and will be remodelled into a warehouse, which will be thoroughly fireproofed. This property has been vacant for some time.

Among the interesting leases is that of the Hotel Netherland at 783 Fifth avenue. The hotel, which practically has been under one management since its opening about two decades ago, passed into the hands of interests which now operate several other hostleries in this and other cities.

The total number of sales reported and not recorded in Manhattan this week was 22, as against 14 last week and 25 a year ago.

The number of sales south of 59th street was 7, as compared with 6 last week and 12 a year ago.

The sales north of 59th street aggregated 15, as compared with 8 last week and 13 a year ago.

The total number of conveyances in Manhattan was 117, as against 129 last week, 25 having stated considerations totaling \$578,214. Mortgages recorded this week numbered 77, involving \$1,257,918, as against 84 last week, totaling \$3,493,466.

From the Bronx 11 sales at private

contract were recorded, as against 5 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,113,315, compared with \$1,920,250 last week, making a total for the year of \$37,680,648. The figures for the corresponding week last year were \$415,634, and the total from January 1, 1914, to June 13, 1914, was \$19,860,897.

### Old Cafe Boulevard May Go.

Negotiations are reported to be well advanced for the sale of the one-time Cafe Boulevard, a four-story building, at the southeast corner of Second avenue and 10th street, on plot 65.7x125. The property is owned by the Poughkeepsie Savings Bank, which acquired it at foreclosure some time ago, for \$100,000. The previous ownership had been in I. H. Rosenfeld, who has since opened a similar establishment in the old Albany Hotel at Broadway and 41st street. There are several apartment houses in the vicinity of Second avenue at this point and it is said that, if the present deal is closed, such a project will be undertaken.

### Bronx Brewery Sold.

The Liberty Brewing Company plant, formerly occupied by the Zeltner Brewing Company, in the north side of East 170th street, between Third and Fulton avenues, has been sold by the Cottage Realty Company, De Witt C. Flanagan, president, to a syndicate of warehousemen, headed by Charles H. Sproessig, Jr. The property has a frontage of 280 feet in East 170th street and 200 feet on Fulton avenue and contains eight large buildings. It is understood that the entire plant is to be remodelled into a fireproof warehouse. The broker was John McCullough, former chief of police, who has gone into the real estate business.

### Dyckman Corner for Builder.

The J. B. C. Building Company, Joseph B. Cottier, president, bought from the St. Clair Realty Company, the vacant plot, 100x100, at the southeast corner of Dyckman street and Sherman avenue. The buyer contemplates the erection of two five-story apartment houses with stores. The brokers were Wolfsohn & August and Donato Piciulo. The corner is part of a six-lot site acquired in 1908 by the seller; the remaining plot was sold last December to James Livingston, who has built a five-story apartment house.

### New Home for Brokers.

Douglas L. Elliman & Company sold for John R. Suydam, the four-story dwelling, 414 Madison avenue, on lot 24x95, just north of 48th street, to David Dows, who will build a six-story building with elevator, which has been leased for twenty-one years to Douglas L. Elliman & Company. The firm will use the lower portion for their offices and will rent the upper part for stores and apartments. The lessees have been for the last four years at 421 Madison avenue, directly opposite.

### Operators Buy on Drive.

Harris & Maurice Mandelbaum bought through the J. Romaine Brown Company, from the Loyal L. Smith estate, the vacant plot, 144x212, at the southeast corner of Riverside drive and 160th street. With this purchase, the buyers have obtained within the last two and a half years, practically all of the extensive holdings of the estate in this section and marketed them to apartment house builders. They have acquired in all 125 lots.

### Grand Street—Bronx Trade.

The Ethelia Realty Company, Peter J. McCoy, president, has sold to Henry U. Singhi, the two four-story buildings, 125-127 Grand street on plot 50.1x80 and also 133 Grand street, southeast corner of Crosby street, a four-story building on lot 25x80. In exchange, the buyer gave the one-story taxpayer at the southeast corner of Kingsbridge road and Jerome avenue, on plot 100x67.5, along the line of the new West Bronx subway.

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HOWARD H. FORD FREDERIC C. FORD  
WALTER H. FORD, C. E. HAROLD S. FORD**\$250,000 Bronx Operation.**

The Charles T. Streeter Construction Company bought from Isabella Meeks, through Lauter-Lodes, Inc., the plot, 100 x 175, at the northeast corner of Sheridan avenue and 165th street, which is to be improved with four six-story "walk-ups." The entire operation will involve about \$250,000.

**Estate Sells on Park Row.**

The estate of Eugene A. Hoffman sold, through Nicholas F. Walsh, the two five-story buildings, 168-170 Park Row and 1 Baxter street, on plot 50 x 78.10, at the northeast corner of the two thoroughfares. The property has been held at \$90,000.

**Bronx Builder Buys.**

The Campus Realty Corporation sold through McLernon Brothers, the plot 75 x 200, on the west side of Morris avenue, 250 feet south of 184th street, and through to the east side of Walton avenue. The new owner is an apartment house builder.

**Manhattan—South of 59th St.**

DELANCEY ST.—H. Shapiro & George J. Fox sold 288 Delancey st, a 7-sty loft building, on lot 25x100, to Aaron Siegel, who gave in part payment 244-246 South 3d st, Brooklyn, a 6-sty new law house, on plot 40x88.

DIVISION ST.—Leon Hirsch has sold to Henry Fischman 53 Division st, a 3-sty building, on lot 25.1x68, facing the Manhattan Bridge plaza.

12TH ST.—Pepe & Bro. re-sold for Alice Loughran, 41-43 West 12th st, two 4-sty dwellings on lot 26.6x54.6xirreg, to Allan Dawson and L. M. Pepe. This is the third sale this year. It was sold at auction as part of the Butterfield estate to S. H. Stone, who later re-sold it to the seller in the present deal.

8TH AV.—Title Guarantee & Trust Co. has sold to the Hanover Lunch Co. the 4-sty flat 464 8th av, on lot 24.8x100. The property was acquired at foreclosure last December for \$45,025. The brokers were Crosby & Blemly.

**Manhattan—North of 59th St.**

62D ST.—Joseph Seitz sold for the Lawyers' Mortgage Co., the 4-sty dwelling, 240 East 62d st, on lot 20x100.

62D ST.—Pease & Elliman sold for the estate of Benjamin W. Lichtenberg, 158 East 62d st, a 3-sty dwelling, on lot 20x100.5. The buyer will remodel the house for his own occupancy. The seller bid in the property last month in a voluntary auction sale for \$18,500.

101ST ST.—Gibson, Raymond & Green have sold for the St. John's Park Realty Co., James H. Cruikshank and William D. Kilpatrick, the 5-sty apartment at 79 West 101st st to John A. Murray, who gave in part payment the vacant lot 25x100 in the west side of Jumel pl, 213.8 ft. south of Edgecombe av. It is said the new owners will improve the lot.

118TH ST.—B. Schnidacher purchased from Joseph Lieblich, 10 East 118th st, a 5-sty flat, on lot 25x100.11.

126TH ST.—Porter & Co. have sold for the Lawmor Realty Co. to John Bergesen, the 3-sty dwelling, 135 West 126th st.

142D ST.—Daniel H. Jackson bought from Henrietta Bromberger, 235 West 142d st, a 5-sty flat, on lot 25x100.

207TH ST.—David Zipkin has purchased from Richard Maslen the plot 55x100 in the north side of 207th st, 133.6 ft. east of Broadway. The broker was Joseph R. Stern.

AUDUBON AV.—Value Realty Co. has bought from Lachman & Goldsmith the vacant plot at the northwest corner of Audubon av and 182d st. A 1-sty building is contemplated.

LEXINGTON AV.—According to a rumor early this week, the holdings of the Post estate, at the northwest corner of Lexington av and 69th st, four dwellings on plot 80.5x78, were sold. Post & Reese, agents for the property, declared that there had been no sale, but declined to say whether or not negotiations were pending.

MADISON AV.—Frederick V. V. Shaw sold for the heirs of the Watt estate, a ½ interest in the plot 50.11x20 on the northeast corner of Madison av and 108th st.

PARK AV.—Everett P. Wheeler sold through the Douglas Robinson, Charles S. Brown Co. and Wm. A. White & Sons, the 4-sty dwelling at the northeast corner of Park av and 71st st, on lot 20x102.2. The buyer is the 735 Park Av Co., which is said to represent William Ziegler, Jr., and other neighboring owners who seek to prevent the erection of a tall building at that point. The new company is represented by Stoddard & Mark as attorneys.

WADSWORTH AV.—Arnold, Byrne & Baumann sold for Ennis & Sinnott, 143 Wadsworth av, a 5-sty apartment house, on plot 37.6x100, to John E. Hagemeyer, who gave in part payment the 3-sty dwelling, 2978 Perry av, on lot 25x95.

1ST AV.—Pepe & Bro. sold for the Maybelle Realty Co., to Joseph Malaspina, 1120 1st av, a 5-sty tenement, on lot 25x90.

**Bronx.**

140TH ST.—Kurz & Uren, Inc., have resold for Claudius D. Claussen the 4 lots in the north side of 140th st, 200 ft. east of St. Ann's av, to 173d St. Realty Co., which will improve with new law tenements.

213TH ST.—The Shatzkin Realty Co. sold to I. Mell the lot, 25x100, in the north side of 213th

st, 151 ft east of White Plains av, for improvement with a 4-sty building with stores.

BARNES AV.—Leon G. Losere sold for the estate of Isaac P. Smith the 3-fam. house at the northwest corner of Barnes av and 211th st.

HARRISON AV.—The estate of Clementine M. Silverman, represented by Emanuel S. Cahn and the Clemilt Realty Co., sold to a client of J. Charles Weschler the block front on the east side of Harrison av north of 180th st, comprising 13½ lots. The purchaser will improve with four 5-sty apartment houses.

HOE AV.—Joseph Shenk has resold the four 5-sty apartment houses at the northeast corner of Hoe av and Home st, known as 975-978 Hoe av, and 1200 Home st, on plot 175x109xirreg. The buyer gave in addition to cash Brooklyn lots. Mr. Shenk acquired the property several months ago, in a trade for the "Greyton Court" apartment house, at Riverside drive and 141st st.

JEROME AV.—A client of Carl Levis bought through Frederick V. V. Shaw the plot 75x100, on the west side of Jerome av, 100 ft. north of 176th st.

UNIVERSITY AV.—The George Coburn Construction Co. bought from John Russell, the plot 50x100, on the west side of University av, 200 ft south of 190th st. The New York Title Insurance Co. has loaned the buyer \$30,000 for the erection of a 5-sty apartment house.

**Brooklyn.**

ASHLAND PL.—Charles E. Rickerson sold 118 Ashland pl, a lot 20x80, 175 ft. south of Lafayette av.

BRADFORD ST.—H. Rubin bought from Saul C. Levine the 3-sty dwelling at the northeast corner of Bradford st and Belmont av.

ELBERT LA.—The Rockmore Realty Co. bought from Col. William M. Griffith 14 lots in the east side of Elbert la, 120 ft. north of Glen st, to erect 14 dwellings, each 18x100 ft.

PACIFIC ST.—Gilbert Elliott sold to Charles Saenger, 1184-1194 Pacific st, 6-fam tenements.

PROSPECT PL.—Nicholas J. Occhifanto sold for the Edgar Improvement Co. to Ralph and Ciro Fogliaferro the 2-sty building 402 Prospect pl.

SCHERMERHORN ST.—A. J. Waldron and the McInerney-Klinck Realty Co. sold for G. H. Backman the 4-sty house 164 Schermerhorn st to Capt. William McLeod, who gave in exchange 247 East 23d st, Flatbush.

5TH ST.—John Pullman sold 540 5th st, a 3-sty dwelling, for the Rev. J. S. Kavanagh.

6TH ST.—E. T. Newman sold for Philip I. Hover the 4-sty flat 497 6th st, on plot 30x100.

61ST ST.—B. J. Sforza sold for the Equitable Co-Operative Building & Loan Association the 1-sty house on lot 20x100 at 1041 61st st.

73D ST.—Frank A. Seaver & Co. sold for the Staten Island Bank, 83 73d st, a 1-fam house.

BAY RIDGE AVE, ETC.—Saul C. Lavine bought from William Meruk, the plot 44x82, at the southwest corner of Bay Ridge av and Bay Ridge pl. The same buyer also purchased a frontage on Snyder av, of 460 ft from East 38th st to East 40th st from Sarah Hass. He also bought from Dr. George W. Averell, 4 lots in the east side of Bay Ridge pl, 93 ft north of Ovington av, for improvement with 1-fam houses.

BEDFORD AV.—Meyer Ellenbogen purchased from Mrs. George Colhan, 531 Bedford av, a 3-sty dwelling, on lot 20x100.

DITMAS AV.—Arthur Williams sold to Edward A. Simmons the dwelling at 1625 Ditmas av, northwest corner of East 17th st.

GATES AV.—Buckley & Horton Co. sold 244 Gates av, a 3-sty dwelling, for Miss Ethel Lethbridge and Mrs. Dora M. Forshay.

8TH AV.—McInerney-Klinck Realty Co. sold for Henry B. Batchis the dwelling on lot 20x90 on the west side of 8th av, 40 ft. south of 5th st.

**Queens.**

BAYSIDE.—Randall White of the Moving Picture World has purchased from George Harnden a dwelling in the east side of 9th st, near Lawrence Blvd. He has also purchased an adjoining plot which he intends to convert into an Italian garden.

BAYSIDE.—Matthew Rock has purchased the one-time estate of the late John McGaw Woodbury, from the heirs of Oliver L. Jones. It consists of about 9 acres, with a frontage on Bell av and Little Neck Bay.

DOUGLASTON.—J. Arthur Fischer sold for a client of M. Hughes 4 lots at Douglas Manor.

DOUGLASTON PARK.—J. W. Doollittle sold for the Douglaston Realty Co. to Ernest Cuthbert Kearton, of the Thomas & Betts Co., a 9-room house on a plot 60x100, on Douglaston av. The property was held at \$9,500.

FLUSHING.—Charles Hance has sold his residence at 69 Linden av, Flushing, on plot 28.6x125, to Henry W. Hennessy, of Jersey City, who will occupy the house.

JAMAICA.—The George Mueller Building Co. purchased a plot, 155x123, on Jamaica av and Spruce st; Jamaica av, corner Woodhaven av, two new 3-sty stores and dwelling adjoining Garden Theatre, Richmond Hill; a 2-fam cottage on Brandon, near Woodhaven av. The same company sold 129 East Woodhaven av, 40x116; Jamaica av, corner Woodhaven av, 49x108; 539 Herald av; 23 Melville pl, and 10 Emma pl.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Lincoln av to E. Carew, and 20x100, on President av, to J. Porter.

**Richmond.**

DONGAN HILLS.—Cornelius G. Kolff has sold for the Crawford estate 2 lots, 50x100, on Liberty av to Carmina DeRosa.

WEST NEW BRIGHTON.—John S. Coleman sold through Cornelius G. Kolff to Louis Cohen the plot 50x100 on 2d st and Burgher av, which he will improve with 2-fam. houses.

## Rural and Suburban.

**BRONXVILLE, N. Y.**—The First Mortgage and Real Estate Co. has sold to Edward Meinel 5 parcels of land having a frontage of 415 ft on Pondfield rd West, being all of the unimproved land in the south side of this street between the Gramatan Hotel and the entrance to Cedar Knolls.

**CEDARHURST, L. I.**—The Payson McL. Merrill Co., Inc., and E. A. Kavanagh have sold for the Ocean Point Realty Corporation the 3-sty dwelling with a garage, on plot 80x100, at the southeast corner of Central and Cedarhurst av.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 60x100 on Myrtle av to H. Hirshfield, and 50x100 on Willow av to A. Pfiffer.

**GOSHEN, N. Y.**—Seaman, Lowerre & Co. and George M. Grier sold 92 acres, with buildings, for the estate of Mary Jane Howell to Henry James Mullins, of Brooklyn.

**GREAT NECK, L. I.**—Lottie Blair Parker sold to T. H. Lamprecht, through Frank Crowell, Inc., a 5-acre plot, fronting 387 ft on Manhasset Bay. The reported price was \$37,500. The buyer will build a large residence.

**HUNTINGTON, L. I.**—Henry W. Cannon has purchased from Henry H. Saylor, editor of Country Life in America, his residence on Park av.

**MONTCLAIR, N. J.**—H. Henry Bertram has bought from Frederick T. Gates a plot on the west side of Lloyd rd, near Hoburg pl, as a site for a residence.

**MT. KISKO, N. Y.**—Louis Cowan sold for Richard Rutledge the development known as Laurel Park, containing more than 14 acres. The property was held at \$20,000.

**NEW ROCHELLE, N. Y.**—James D. McCann sold for Miss Fannie White to William C. Haskell her residence and about ½ acre on Rochelle Heights, which have been held at \$15,000.

**RIVERVIEW MANOR, N. Y.**—The Robert E. Farley Organization has sold the large stucco residence of A. Rosenstrom to A. O. Van Ness, of New York City.

**RYE, N. Y.**—Kenneth Ives & Co. sold for Abraham H. Slater, to Thomas H. Watkins, the 6-acre estate "Overbrook," on the Post rd, which has been held at \$30,000.

**SOUTH ORANGE, N. J.**—Stephen S. Johnson sold for W. Arthur Babson his residence on Irving av; also for Mrs. L. E. B. Craig two acres on Montrose av, adjoining the corner of Charlton av, and for the estate of George B. Turrell 140 ft frontage on Grove road, facing the South Orange Park. The Montrose av and Grove rd properties will be improved with dwellings.

**WEST ORANGE, N. J.**—The Payson McL. Merrill Co., Inc., has sold for Jacob D. Schuster, Jr., to Harry B. Mingle, ¼ acre on Wildwood av and Brook lane, Llewellyn Park; also for Mr. Schuster to Mrs. James B. Dill, ½ acre on Brook lane, with a large dwelling.

## LEASES.

## Leshner, Whitman &amp; Company Uptown.

Leshner, Whitman & Company now at Broadway and Bond street, have taken space in the Broadway frontage of the Arnold Constable & Company store occupying the south side of 19th street, from Broadway to Fifth avenue. The present occupants of this property are to move to their new building now being constructed on the site of the Frederick W. Vanderbilt mansion at Fifth avenue, southeast corner of 40th street. The removal of Leshner, Whitman & Company, to a point further north, is among the most important of the recent trade shifts, because it is one of the largest firms in the country dealing with clothiers trimmings. The lease involves the store and basement in 881-887 Broadway and was negotiated through L. Tanenbaum, Strauss & Company.

## Uptown Trade Removal.

Pease & Elliman have leased for a term of years, at an aggregate rental of about \$150,000, part of the old Lord & Taylor site, which ran from Broadway to Fifth avenue, between 19th and 20th streets. The property leased is 893 Broadway and 11 and 13 East 19th street, and belongs to the estate of John M. Dodd. It is covered at present with old buildings which will be very extensively altered to meet the needs of the new tenants, Charles Zinn & Company, manufacturers and importers of willow ware, who have been located in Grand street for the last seventy years.

## New Lessees of Netherland.

Manger Brothers have purchased the lease, furnishings and good will of the Hotel Netherland at 783 Fifth avenue from the Netherland Hotel Company, Mrs. A. E. Foran, president. The lease has twenty-three years to run. The hotel is a seventeen-story structure, built about twenty years by William W. Astor, who owns the land. Manger Brothers own, in this city, the Great

Northern, the Endicott and the Grand and control similar holdings in Chicago and Philadelphia.

## Hippodrome Changes Hands.

The Hippodrome at Sixth avenue, 43d and 44th streets, operated for several years by Sam S. & Lee Shubert, has been leased by Charles B. Dillingham. The property is owned by the 43d Street Realty Company, for the United States Realty & Improvement Company. The details of the new lease have not been made public. The building, it is said, will be thoroughly overhauled and re-decorated and may house a spectacular play entitled "All America" next season.

## New Bronx Warehouse.

The American Express Co. leased through Nicholson & Company, to the Bedford Park Storage Warehouse Company, the two-story building, 154x100, on Webster avenue, at 198th street, abutting the New York Central & Hudson River R. R. The building contains about 40,000 square feet and will be re-

modeled into a fire-proof storage warehouse, at a cost of about \$20,000. The lease is for twenty-one years at an aggregate rental of about \$160,000.

## New Mid-Town Garage.

Clark T. Chambers leased for the A. F. Cameron estate fourteen lots in the south side of 24th street, east of First avenue, to a company for a term of twenty-one years at an aggregate rental of about \$200,000. The lessees will improve the site with a garage. It is part of a larger property extending through the block to 23rd street, owned by the Cameron estate, and which has been vacant for several years. The leased plot measures 250x150, 150 feet east of First avenue.

## U. S. Government Lease.

The United States Internal Revenue Department, Third District, has leased, through Spear & Company, the seventh floor in the Victoria Building, 230 Fifth avenue. This department has been for the last sixteen years at Third avenue and 16th street.

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**HOLD** responsible position with Title Company. Want to change to Real Estate firm, Manhattan, Brooklyn or suburban. Young man, through knowledge of the business. Box 620, Record & Guide.

**LOFT** TO LET, 25x95, large elevator, heat, excellent light. Telephone Murray Hill 3121.

BROWN, 306 E. 40th St., New York.

### Architects To Move.

Carriere & Hastings, architects, for many years in 225 Fifth avenue, have leased the top floor and pent house in the Vanderbilt Concourse Building, Vanderbilt avenue and 45th street. Special decorations have been installed and they will take possession early in July. The brokers were Messemer & Carreau and Dean Widner.

### New Quarters for Bank.

The Brvant Park Bank, of 122 West 42d street, has leased through O. D. & H. V. Dike, a store in the Candler Building, 220 West 42d street, which it will occupy as soon as alterations are made.

### Uptown Office for Fruit Company.

The United Fruit Company, of 17 Battery place, will open an uptown ticket office and has leased through M. F. Meehan, from Mrs. Jennie K. Stafford, a 30-foot store in the Hotel Imperial at Broadway and 32d street.

### Manhattan.

DANIEL BIRDSALL & CO. rented for the Improved Properties Co. the 4th loft in 636 Broadway to Finer & Bachrach; for Rubinsky, Landy & Co. the store, basement and sub-basement in 134-136 Duane st to the Powell Shoe Co. of 143 Duane st; the store and basement in 143 Duane st to the Duane Shoe Co. of 149 Duane st, and with William C. Walker's Sons, the store, basement and sub-basement in 93 Reade st to Samuel J. Glick of 127 Duane st.

ROBERT F. BONSALL and JOSEPH P. DAY leased to the Marconi Wireless Telegraph Co., of the Woolworth Bldg., one-half of the 8th floor in the Edison Building, corner Duane, Elm and Pearl sts.

JULIAN W. BRANDON and JAMES ALTON BRADBURY leased from Henry Corn the Bunny Theatre, at Broadway and 147th st, for 10 years, at an aggregate rental of about \$90,000.

BURTON THOMPSON & CO. leased to W. W. Ramer a store in the Standard Arcade for the sale of typewriters and adding machines.

CROSS & BROWN CO. has leased for the Columbus Circle Realty Company, store in 3-7 West 61st st to the Detroit Cadillac Motor Car Co. of 1881 Broadway. This lease concludes the rental of the entire building containing 120,000 sq ft.

CROSS & BROWN CO. has leased the store and space on the 2d floor at 235 West 58th st to the Carl H. Page Motors Co., of 1627 Broadway and in conjunction with M. & L. Hess (Inc.) the 10th floor at 22 West 38th st to Leon Hirsch.

ALFRED T. BUNYARD, florist, has leased additional store space in 413 Madison av, corner of 48th st, where he has been located for a number of years. The Brett & Goode Company negotiated the lease.

DUROSS CO. leased for the Smith estate, the store at the southwest corner of 7th av and 14th st, to the Progressive Stores, Inc., and the store at the northwest corner of 6th av and Waverly pl to James Butler, Inc.

DOUGLAS L. ELLIMAN & CO. leased for Walter H. Powers, 146 East 74th st, a 3-story dwelling, to Blair S. Williams.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the building under construction at 525 Park av for the E. A. L. Construction Co. to Frederick O. Beach; also in 969 Park av to Charles Myers; in 29 Claremont av for Goodale, Perry & Dwight, agents, to Harold D. Patterson, and in 114 East 84th st for the Surry Realty Co. to Dr. L. Bayard Clark.

DOUGLAS L. ELLIMAN & CO. leased apartments in 40 East 83d st for the Fort Green Co. to William Baylis, Jr.; in 122 East 76th st, under construction, for the Jatison Construction Co. to Miss Mary F. Watkins; in 114 East 84th st for the Surrey Realty Co. to F. Raymond Leferts, Jr.; an additional apartment in 45 East 62d st to Mrs. Alexander H. Tiers, and renewed leases in 178 East 70th st to Albert C. Cox, Jr., Mrs. M. McK. Neal and Charles C. Bauer, and in 969 Park av for the Randolph Walker Corporation to Seton Porter.

EWING, BACON & HENRY leased space in 101 Park av to the Pierce, Butler & Pierce Mfg. Corporation, of 279 4th av.

FARRELL REAL ESTATE CO. leased to Rose Conlon the two 4-story dwellings, 129-131 West 74th st.

J. ARTHUR FISCHER leased to Giovanni & Alfio the 4-story dwelling, 325 West 30th st.

M. FORMAN & CO. leased for Jacob London the store in 58 West 116th st for 10 years to Schynazi & Stark as a lunch room; also for the Marmac Construction Co. the 3d floor in 30 West 24th st to Liff Brothers; for the firm of L. J. Carpenter & Co., the 15th floor in 36 West 25th st to the National Dress Co. of 130 West 29th st, and for Lewis H. May Co. space in 18 West 27th st to Rosenfeld & Newman.

THE FORSTER INSTITUTE of Domestic Arts and Sciences, a subsidiary of the International Correspondence School, has leased the entire upper floor in the Columbia Trust Co. building, at the northwest corner of 5th av and 34th st, through the F. R. Wood, W. H. Dolson Co. and the Cross & Brown Co.

FREDERICK FOX & Co. leased space in 12 West 17th st to Altes & Levine of 42 East 8th st; in 20 West 17th st to Singer & Bloom; in 29-31 East 22nd st to T. Harvey McClure; in 36 West 25th st to Hyman B. Rubin; in 38-44 West 26th st to Thorer & Co.; in 33-9 West 34th st to Max L. Grossman & Co., and in 60 West 45th st to the International Stewards Ass'n.

JOHN N. GOLDING leased the garage at 215-217 West 48th st to Morris Bonsole.

GOODALE, PERRY & DWIGHT leased the dwelling, 25 West 11th st, to Helen A. Redfield, and with M. & L. Hess (Inc.), the 9th loft in 118 West 22d st to Graber & Wolff.

M. & L. HESS (INC.) leased the 4th loft at 236-8 5th av to Jacob Polonsky, of 31 West 21st st, the front part of the 6th loft at 22-4 West 27th st to Adolph Ruff, of 46 West 26th st, and the 2d loft at 41 East 21st st to Cohen & Riccardi.

THE HOUGHTON CO. leased for the Estate of Leopold Haas, the 4-story dwelling at 19 West 96th st, to Leonard P. Mendes.

HOUGHTON CO. leased for the estate of John Sarre, the dwelling 31 West 91st st to C. E. Hammond.

E. H. LUDLOW & Co. leased the 2d and 3d floors in 39 Beaver st to Henry Moss & Co., of 1 Beaver st.

E. H. LUDLOW & CO. leased an apartment in 126 East 19th st for Mary W. Nadal to Schuyler Carlton.

PAYSON McL. MERRILL CO., INC., leased for Charles S. Bird to Gerrish H. Milliken, 101 East 70th st, a 5-story dwelling, and furnished for Frank N. Dowling the 4-story dwelling at 113 East 39th st.

EDGAR A. MANNING leased the easterly half of the 3d loft at 2 East 46th st to Jacob Ratner and for Cross & Brown Co., agents, the 6th floor at 16 West 45th st to Kathryn Caldwell.

MIRROR, candies, has leased large Broadway store space in the new market being built by Vincent Astor, on Broadway between 94th and 95th sts.

CHARLES F. NOYES CO. has leased offices in 37-9 Liberty st to Alpheus H. Favour, of 43 Cedar st, and a portion of the 18th floor in 46 West 24th st to the Business Art Co.

CHARLES F. NOYES CO. and Douglas Robinson, Charles S. Brown Co. leased the store and basement 296 Broadway to Bernard Macfadden for restaurant purposes. The Noyes Co. recently rented Mr. Macfadden the store and basement 1162 Broadway.

CHARLES F. NOYES CO. has leased a floor of 215 Pearl st for the Preferred City Real Estate Co. to Charles Pollacek; a loft at 59 Ann st to William R. Peiper; a loft at 61 Ann st to Morris Eisler, and a portion of the 3d loft at 47-9 West st to Jager Engine Co.

CHARLES F. NOYES CO. and GEO. R. READ & CO. leased for B. Crystal & Son the ground floor of 46 West st to E. M. & F. Waldo of 11 Broadway. The Noyes company leased the store in 242 Pearl st for the Estate of H. V. B. Frankel, to Fries & Fries, and the store 70 South st for Edward S. Savage, to Julius Farber.

PEASE & ELLIMAN leased apartments in 235 West 75th st for William Waldorf Astor to Mrs. L. T. Mullin and in 194 Riverside dr for the Townsend Odell Realty Co. to Solomon H. Howe.

PEASE & ELLIMAN leased apartments of 12 rooms and 4 baths in 378 West End av for George Backer, to Solomon Tim and Conrad Stein, thereby completing the renting of the building; also leased a loft in 15 West 44th st for Fernando Wood, to George A. Freeman.

PEASE & ELLIMAN leased a loft in 148-150 East 42d st for Reese and Reese to Trebra & Co.; also apartment in 29 East 77th st to Miss Juliette Hall; in 105 East 15th st to S. Insee; in 157 East 81st st to Alfred L. Phillips and renewed leases in the St. Urban, Central Park West and 89th st to Mrs. M. S. Pickand, Max Baer and Samuel H. Fink.

PORTER & CO. leased for Catherine C. Carroll, to Charles Bloch, the 4-story dwelling, 355 Central Park West.

PORTER & CO. have leased for Alexander J. Bruen to Max E. Miner, the store at 81 Manhattan st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., leased to Emil Block the 1st loft in 33 Grand st, and to Miller, Bauer & Groveman, the 2d loft in 145 Grand st.

WILLIAM J. ROOME & CO. leased the store and basement in 1147 Broadway, to Charles Wanderman, for a restaurant.

M. ROSENTHAL CO. leased the 8th floor in 236 5th av to J. Wolf & Co.

SAXON REALTY CO. leased offices at 261 Broadway for the Guarantor Realty Corporation to Joseph Milkenfeld; at 1482 Broadway to the Equitable Film Co., and the store in 33 Maiden lane for Muller's Restaurant Corporation to A. Peters.

HERBERT C. SCHLEY leased the 4th floor in 15 East 26th st to the Ruby Waist Co., a recently organized firm; also show rooms in 230 5th av, the Victoria Building, to the Park Carpet Mills of Phila, Pa.

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LOUIS SCHRAG leased for Mary A. G. McLochlin, the dwelling 157 West 21st st to Arthur Marko; for Elmer A. Darling, the 3d loft in 137 West 23d st to Newman & Abramowitz, of 138 West 17th st; for the Jacob New Realty Co., the top loft containing about 16,000 sq. ft., in 523-535 West 54th st, through to 518-524 West 55th st, to Israel Miller, shoe manufacturer.

SHAW & CO. leased the 3-sty dwelling at 52 West 133d st to William Goelet.

SHAW & CO. leased for Lachman & Goldsmith, the 3-sty dwelling, 174 East 116th st, to Samuel London, Jr.

SLAWSON & HOBBS leased for the Estate of E. H. Lowerre, the 4-sty dwelling at 17 West 76th st, to A. E. Castello.

MALCOLM E. SMITH & CO. leased apartments in 131 East 66th st to William W. Bosworth, and in 142 West 57th st to Mrs. Edna C. Derr.

SPEAR & CO. rented the 2d loft in the Kesner Building, 6th av, 22d to 23d sts, to H. Kaufman, bath robes, for many years at 40 West 22d st.

SPEAR & CO. and Douglas Robinson, Charles S. Brown Company, rented for the estate of John H. Taylor, the 6th loft in 20-26 West 22nd st to the Imperial Woolen Co. of 215 4th av.

LUDWIG C. TRAUBE has leased stores at 1687 3d av, 1258 Madison av, 1356 5th av and 1849 3d av.

TUCKER, SPEYERS & CO. and Albert B. Ashforth leased show room space in 366 5th av to Goodman Bros. & Hinlein, for the last 15 years at 604 Broadway.

TUCKER, SPEYERS & CO. leased for Eli B. Springs an office in 29 West 38th st to Max Wiener; also for Arthur H. Spero, Inc., to Samuel and Abraham Levy & Julius Looker half of the 11th floor in 38 East 32d st.

TUCKER, SPEYERS & CO. have leased for Helen G. Huntington and Madeleine I. Dinsmore the 7th floor in 11-13 East 26th st, through to 6-8 East 27th st to Harris Bros. & Barnett.

TUCKER, SPEYERS & CO. and ALBERT B. ASHFORTH leased in 366 5th av, large show room space to S. Rosenau & Co., of Philadelphia, manufacturers of braids and trimmings, who have been located at 605 Broadway for many years.

WILLIAM R. WARE leased for Mary A. G. McLochlin the dwelling at 323 West 89th st to Dr. John B. Meeker; also for Benjamin F. Romaine 146 West 94th st to George B. Griffin, and for Harris & Maurice Mandelbaum 259 West 88th st to Anna Erugo.

WM. H. WHITING & CO. rented the 1st loft at 109 Fulton st to Edward Vom Hofe & Co. of 97 Fulton st; the 4th loft at 487-9 Greenwich st to the Grand Lake Co. of 18 East 41st st; the store and basement at 46 Gold st to John J. Wilson & Co., and the lofts at 8 West Broadway to the Star Extract Works of 205 Fulton st.

WORTHINGTON WHITEHOUSE, INC., has leased apartments in 154 East 63d st to Henry G. Gray, Francis W. Crowninshield and Bertram Cruger.

**Bronx.**

HERMAN KNEPPER CO. leased for 5 years, for Jacob A. Wolf, the two 5-sty tenements, 4058-4064 3d av.

**Brooklyn.**

CHARLES E. RICKERSON leased to Leroy S. Zider 98 Park pl, a 3-sty dwelling.

**Queens.**

MISS HENRIETTA J. BRUNO has rented the Pepper house at the corner of Forest and Carnegie av's, Far Rockaway, L. I., to H. Hyman.

GOLDSCHMIDT & MACDONALD have rented at Cedarhurst from plans a house to be erected on the corner of Woodmere Boulevard and Crawford rd by Mrs. Anna Cotter to Jesse Langsdorf; for B. H. Booth his house now in course of construction on Neptune av to O. W. Herman; for Charles Lamb his cottage in Lafayette pl to Percy Heineman; a house in Wood la to Leo H. Hirsch, and for Joseph O'Keefe his house in Franklin pl to William C. Kirschgasser.

JOHN GREER leased for the Mills Beebe Corporation to Frederick Burke, of the Queens Boulevard Garage, the building at the corner of Hunter av and Bridge Plaza South, Long Island City.

LEWIS H. MAY CO., Rockaway Park Office, Inc., leased cottages at Rockaway Park, L. I., for Geo. H. Closs, on N. Lincoln av, to A. Wisch; for William P. Horton, on North Columbus av, to A. J. Ullman; at Belle Harbor, L. I., for James T. Peto, on Oxford av, to Frederick F. Eisemann; for B. Fallon, Jr., on Montauk av, to Aaron Gottlieb.

LEWIS H. MAY CO. leased cottages at Woodmere, L. I., for John S. Tunmore on Central av to Roy Foster; for Cornelia A. Smith on Prospect av to L. Hofheimer at Lawrence, L. I.; for Mrs. Louis Neilson on Central av to W. Kops; for Andrew Weston on Jamaica Turnpike to Raymond Ayres.

LEWIS H. MAY CO. leased cottages at Far Rockaway for Mary A. B. McTigue in Grove st to Dora Schweitzer; for S. N. Decker on Central av to Bernard Cohen; for Arthur Butler on Neilson av to Louis Rosenberg; for William A. McKenna on Broadway to Julius Schwartz.

**Richmond.**

ALBERT B. ASHFORTH, INC., has leased for Mrs. R. T. S. Lowell, her residence, adjoining the Richmond County Country Club at Dongan Hills, S. I., to Alfred C. Coxe, Jr., of New York.

ALBERT B. ASHFORTH, INC., Country Department, has leased the residence of George M. Pinney, Jr., at Dongan Hills, S. I., to William W. Mein.

**Suburban.**

LEON S. ALTMAYER has leased for Frank Delano his camp, with outbuildings and launches, known as Camp De Le Noye, on Buck Island, Lake Placid, for the season to Mrs. Teresa Wallach.

BURKE STONE, INC., rented at Bronxville, N. Y., for J. W. Goff, Jr., his residence on Kraft av to Dr. Frank Tooley; also for A. J. Troy his residence in Maple st to J. W. Nanitsch.

F. M. CRAWLEY & BRO., of Montclair, leased the residence of the late Dr. John Hawes, on Llewellyn road, to F. C. Lozano, of Brooklyn; also the John J. Kerr residence, on Crestmount road, to Aristides Martinez, of New York, and the Frank W. Adams residence, on Lloyd road, to Thomas B. Wells, of Spring Lake, N. J.

DE BLOIS & ELDRIDGE sublet the Thayer cottage at Bellevue and Wheatland av, Newport, to the Countess Gzyzcka, of Washington, D. C., for the season.

FEIST & FEIST (INC.) leased for the estate of Mary A. Wharton to Mrs. Amelia B. Turner the 3-sty residence, 1011 Broad st, Newark, N. J.

FISH & MARVIN rented for Frank MacBride his residence at Lawrence Park West, Bronxville, to Allan Robert Thompson of the Grant Thompson Co. of this city.

KENNETH IVES & CO. rented at White Plains for Frank A. K. Eoland his residence in Prospect Park to Albert Weiler for the season; for Jennie D. Bramley her residence on Soundview av to Arnold L. Scheuer, and for Kate L. Oakley her residence in Prospect Park to Theodore S. Clark.

L'ECLOSE, WASHBURN & Co. leased at Plandome, a residence on the Ridge to F. M. Beldin of Manhattan.

FISH & MARVIN rented at Bronxville for Mrs. A. B. Wellington her residence at Lawrence Park, for the summer, furnished, to Miss Elizabeth T. Beach; also for the Lawrence Park Realty Co. a place to C. C. Nicholls, Jr.

F. J. MURPHY leased to Theodore C. Eppig, of Brooklyn, the dwelling of Philip Ritch, on Bay View av; to William J. O'Connor, of Manhattan, the Laue cottage, on Railroad av, to Dr. F. J. Doyle, Brooklyn, the George Moger cottage, on Blue Point av, and to Mr. Hull, Brooklyn, Mrs. Welsh's cottage, on Railroad av, at Blue Point, L. I.

PEASE & ELLIMAN have rented to J. P. Benker a place at Cold Spring Harbor, L. I.

ALFRED E. SCHERMERHORN leased cottages at Southampton to Sherwood Aldrich; Archibald Rogers; Mrs. Robert L. Stevens; R. A. Correa; Clendennin J. Ryan; Charles A. Lindley and Harold Walker.

MAXWELL SMITH leased, with an option to purchase, for H. G. Larzelere, the new Colonial dwelling on Walworth av, Greenacres; also the residences of H. S. Bowers, Dr. Brown, and Mrs. Muller.

CLIFFORD VAN SCHURMAN leased to James B. Clews, of the banking house of Henry Clews & Co., Ellencourt, the estate of Spencer Jennings, deceased, at Glen Cove, L. I., consisting of a park surrounding the residence, together with waterfront privileges to Long Island Sound. The estate adjoins that of Captain de La Mar, the Ladew estate and the Pratt estate, and is located in the exclusive Red Spring colony, and was held at \$9,000 for the season.

WOODS BROTHERS leased at Bayport, L. I., furnished cottages: The Fischer cottage, on Gellette av, to John J. Cashman; Caldwell's, on Ocean av, to William S. Shipley; Von Mechon's, on Kensington av, to Hugh Newman; Post's, on Snedecor av, to Judge J. J. McInerney; Chidester's, on Bayport av, to J. R. Ditmars; Weingenroth's, on Ocean av, to Herbert Zolchoffer.

WORTHINGTON WHITEHOUSE, INC., has leased to Mrs. Alfred G. Vanderbilt the Spencer P. Shoter place at Lenox, Mass., known as "Shadow Brook." This property formerly belonged to the late Anson Phelps Stokes. The owner was represented by F. S. Delafield, the local agent.

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REAL ESTATE
STATISTICS

The Following Table is a Resumé of
the Record of Conveyances, Mort-
gages, 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.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1915 (June 5 to 11) and 1914 (June 6 to 12). Rows include New buildings, Cost, Alterations, and Amount.

BRONX.

Conveyances.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1915 (June 4 to 10) and 1914 (June 5 to 11). Rows include New buildings, Cost, Alterations, and Amount.

BROOKLYN.

Conveyances.

Table with columns for 1915 (June 3 to 9) and 1914 (June 5 to 10). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1915 (June 3 to 9) and 1914 (June 4 to 10). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1915 (June 4 to 10) and 1914 (June 4 to 10). Rows include New buildings, Cost, Alterations, and Amount.

QUEENS.

Building Permits.

Table with columns for 1915 (June 3 to 10) and 1914 (June 4 to 10). Rows include New buildings, Cost, Alterations, and Amount.

RICHMOND.

Building Permits.

Table with columns for 1915 (June 3 to 9) and 1914 (June 4 to 10). Rows include New buildings, Cost, Alterations, and Amount.

REAL ESTATE NOTES.

GOODALE, PERRY & DWIGHT have been ap-
pointed agents for 174-176 5th av.

ERNEST ALPERS is now associated with
Wetmore & Atwood.

SAMUEL H. MARTIN has been appointed
agent for 36-40 West 67th st and 2153-2155
7th av.

HUGHES & HAMMOND have recently placed
loans aggregating \$3,000,000 on Manhattan,
Bronx and Brooklyn properties.

LUDWIG C. TRAUBE has been appointed
agent for 1405-1411 Lexington av, 145 East 92d
st, 1846 2d av and 58-60 East 93d st.

ARTHUR T. WEYGANDT will move on June
15 from 456 Bedford av, Brooklyn, to the First
National Bank Building, 260 Broadway.

CHESTER B. KORN has opened an office at
23 West 36th st for the transaction of a gen-
eral real estate business.

BASTINE & CO. have been appointed agents
for 141-145 7th av, with an "L" to 154-156
West 19th st.

M. & L. HESS (INC.) have been appointed
agents for the 12-sty building 16-18 West 22d
st through to 15-17 West 21st st.

DUFF & CONGER have been appointed agents
for 1223, 1224 and 1226 Park av; also for 130-
132 East 94th st and for the "Lauriston," at
the northeast corner of Madison av and 89th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD,
INC., sold for the Alwell Realty Co. to Maude
E. Hall the 4-sty dwelling 160 East 37th st.
Title passed on Wednesday.

CHARLES F. NOYES CO. has been appoint-
ed renting agent for the Crystal Building, 47-49
West st, with two adjoining loft buildings;
also for the Babbitt Building, 74-80 Washing-
ton st and managing agent for 242 Canal st
and 309 West 88th st.

PEASE & ELLIMAN are representing the
Island Realty Co. in the sale of their property
at Shelter Island. There are several hundred
acres for sale and Pease & Elliman will have
a representative at the Manhasset Country Club
during the season.

A. G. BECHMANN was the broker in the re-
cently recorded sale of the three 5-sty apart-

ment houses, 932-940 Hoé av, for the Jad Construction Co., Joseph A. Damsey, president, to Cecil Rossi, and the subsequent re-sale to Edward A. Ridley.

DOUGLAS L. ELLIMAN & CO were associated with Hughes & Hammond in the following loans reported: \$400,000 at 5½% for the State Construction Co. on 12-sty apartment house at 103-109 East 86th st, and also \$250,000 for the Surrey Realty Co. on 9-sty apartment house at 114 East 84th st.

M. MORGENTHAU, JR., CO. has placed a 1st mortgage loan of \$365,000 on the 12-sty loft building, 134-142 West 37th st, recently completed by the Alan Realty Co., A. E. Lefcourt, president. The ground was purchased from the Alcourt Realty Co. in May, 1914, and the present building erected from plans by George & Edward Blum, at an estimated cost of \$350,000. The building was completed last winter and is completely occupied, bringing in a total rental of about \$72,500. The land is assessed by the city at \$232,500.

FRANCIS W. FORD'S SONS, city surveyors, of 8 and 10 James st, Manhattan, announce that they have opened a special Real Estate and Insurance Department, which will be under the management of Frederic C. Ford and Harold S. Ford. The real estate department will specialize in the management of property and the insurance department will cover all branches of general insurance. This new departure, however, will not in any way interfere with the old established business of city surveying. The concern was established in 1809 and since its formation has been located at 8 James st. The members of the firm are Howard H. Ford, Walter H. Ford, Frederic C. Ford and Harold S. Ford.

**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.

ELIZABETH B. ADAMS.—May 17, 1914—2D AV, 1049—1329-23, 4-sty tnt., 20x66, \$13,000.

ELIZABETH BOSSONG.—Mar. 7, 1910—40TH ST, 148½ E—895-59, 4-sty dw., 18x96, \$22,000.

MANHEIM COHN.—Sept. 28, 1912. 90TH ST, 49 W, 1201-11½, 4-sty dw., 16.8x100.8, \$22,000.

8TH AV, 2376, 1933-2, 5-sty tnt., 25x100, \$32,000.

AMSTERDAM AV, 588—1236-33, 5-sty ten., 25x100, \$36,000.

3D AV, 611—920-66, 3-sty ten, 18.4x75, \$15,000.

GEORGE G. DE WITT.—Jan. 12, 1912—51ST ST, 37 W—1267-15, 4-sty dw., 21.5x100.5, \$80,000.

51ST ST, 39 W—1267-14, 4-sty dw., 21.5x100.5, \$77,500.

MAX GREENHOOT.—Jan. 29, 1907—11TH ST, 341 E—453-44, 6-sty stable, 25x144.6, \$43,000.

JOHN HERDTFELDER.—July 14, 1914—7TH AV, 350—779-40, 4-sty ten., 17.1x64, \$28,000.

JENNIE HERSFIELD.—Mar. 28, 1913—48TH ST, 244 E—1321-31½, 3-sty dw., 18.8x100.5, \$11,500.

HENRY KLINGENSTEIN.—Jan. 14, 1914—BOWERY, 107-109—304-7, 5-sty bldg., 41.9x105.2, \$65,000.

MADISON AV, 1304—1504-9, 3-sty dw., 20.4x73, \$20,000.

JOHN J. KNOX.—Jan. 6, 1913—77TH ST, 56 E—1391-51, 3-sty dw, 12.6x102.2, \$27,750.

JACOB NEHR.—Aug. 24, 1914—59TH ST, 436 E—1370-30, 4-sty ttn., 20x100.5, \$16,000.

FRANCIS C. REED.—Mar. 2, 1915—148TH ST, 505 W—2080-7, 5-sty apt., 37.6x99.11, \$45,000.

RAY S. STERN.—May 27, 1913—EDGE-COMBE AV, 139—2051-14, 5-sty apt., 25.3x110.1, \$30,000.

**OBITUARY**

WILLIAM G. BARNETT, for many years head of the loss department of the German-American Insurance Co., died on Monday at his home in Ite, N. Y., aged forty-one. He is survived by his widow, one son and one daughter.

HENRY BRASH, for many years a real estate investor and one of the early operators in upper Broadway, died this week, aged eighty-two, at his summer home in Far Rockaway. He was born in Germany and came to this country in 1857, when he entered the woolen business, from which he retired in 1881 to become actively interested in real estate.

JOHN N. FALKINBURG, retired real estate operator in Flushing, Bayside and Elmhurst, died on Wednesday, aged fifty-seven, at his home, 1112 Dean st, Brooklyn. He was a 32d degree Mason.

GARRETT LYDECKER, retired real estate broker, died on Wednesday, June 2, at his home in Englewood, N. J., aged fifty-four.

CHARLES F. OGILBY, at one time an insurance broker in this city, died on Friday, June 4, at the home of his brother, Rev. Dr. Henry Ogilby, in Watertown, Mass.

SAMUEL G. PAINTER, retired real estate dealer, died on Wednesday, aged sixty-seven, at his home, 204 West 107th st.

IRA P. TAYLOR, president of the Royal Land Co., of Brooklyn, and a member of several clubs and musical organizations in that borough, died on Thursday, June 3, aged seventy, at his home, 59 Leferts pl. He is survived by his widow, three sons and a daughter.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

Vacant land in the Bronx and Brooklyn will hold the center of auction

market interest next week. Bryan L. Kennelly will sell in the West Bronx, 172 lots belonging to the Upland Realty Company on Wednesday, at the Vesey Street Salesroom. The tract forms the easterly terminus of 172nd street, the direct approach to the Washington Bridge from the east. On Tuesday evening, in the Brooklyn Academy of Music, the Jere Johnson Jr. Company will sell 281 lots in the original Borough Park, including two one-family houses. The lots are located on New Utrecht, Fourteenth to Seventeenth avenues, and 41st to 61st streets.

The William P. Rae Company will conduct on Thursday, by order of the Supreme Court, the partition sale of the extensive Brooklyn holdings of the estate of Frederick Balz, consisting of

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VAULTS  
 FOR VALUABLES

a miscellaneous assortment of parcels in many sections of the borough. Another group of properties belonging to the estate will be sold by the same auctioneer on July 16.

For the remaining 89 lots of the Jamaica-Hillcrest property sold last Saturday, the William P. Rae Company realized \$36,668. In all, 391 lots were sold for \$217,878, an average of about \$557 per lot.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 11, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- Suffolk st, 143-5 (\*)**, ws, 40 s Stanton, 40x75, 3-sty bk hall; due, \$15,502.83; T&c, \$506.85; Jno Welz et al. 46,000  
**22D st, 28 E (\*)**, ss, 310 w 4 av, 25x98.9, 9-sty stn loft & str bldg; due, \$99,125.61; T&c, \$3,509.19; Germania Life Ins Co. 75,000  
**34TH st, 123 E**, ns, 111.3 w Lex av, 22.9x 98.9, 4-sty stn tnt & str; partition; Mrs Henry Bergh. 38,000  
**55TH st, 220-2 E**, ss, 260 e 3 av, 100x 100.5, 1-sty fr shop; adj sine die.  
**55TH st, 534 W (\*)**, ss, 300 e 11 av, 25x 100.5, 5-sty bk tnt; due, \$14,550.92; T&c, —; Francis H Kinneutt et al. 11,500  
**55TH st, 234-6 E (\*)**, ss, 200 w 2 av, 50 x100.5, 2-5-sty bk tnts & str; due, \$32.- 360.49; T&c, \$1,140.70; Metropolitan Savgs Bank. 33,000  
**98TH st, 167 W**, ns, 127.6 e Ams av, 15 x33x—; also 98TH ST, 163 W, ns, 169.6 e Ams av, 15x33x—; also 98TH ST, 159 W, n s, 211 e Ams av, 15x33x—, 3-4-sty & b stn dwgs; Geo W Fanning. 12,000  
**98TH st, 163 W**, see 98th, 167 W.  
**98TH st, 159 W**, see 98th, 167 W.  
**103D st, 159 E (\*)**, ns, 210 w 3 av, 30x 100.11, 4-sty bk tnt & str; due, \$15,288.40; T&c, \$1,050.50; City Real Estate Co. 14,500  
**144TH st, 305 W (\*)**, ns, 100 w 8 av, 25 x99.11, 5-sty bk tnt & str; due, \$4,361.35; T&c, \$256.30; Hannah Harrison. 20,000

SAMUEL MARX.

- 21ST st, 218-20 W (\*)**, ss, 235 w 7 av, 46.10x105.5x46.10x104.5, 7-sty bk tnt; due, \$18,562.88; T&c, \$1,035.50; Jos Schanz. 85,150  
**118TH st, 356 W (\*)**, ss, 125 w Manhattan av, 18x100.11, 3-sty & b bk dwg; due, \$10,734.82; T&c, \$191.50; City Real Estate Co. 7,500  
**124TH st, 546 W (\*)**, sec Bway, 100x 100.11, 6-sty bk tnt & str; due, \$30,318.40; T&c, \$2,180.50; Surety Realty Co. 190,000  
**138TH st, 507 W**, ns, 150 w Ams av, 37.6 x99.11, 5-sty bk tnt; due, \$38,727.57; T&c, \$788.15; Robt C Baker. 38,000  
**139TH st, 142 W (\*)**, ss, 100 e 7 av, 26x 99.11, 5-sty bk tnt; due, \$22,852.45; T&c, \$836.60; Greenwich Savgs Bank. 22,000  
**Broadway, see 124th**, see 124th, 546 W.

HENRY BRADY.

- 13TH st, 335 E (\*)**, ns, 193.4 w 1 av, 28.4 x103.3, 5-sty stn tnt; due, \$13,903.79; T&c, \$817.80; pr mtg of \$28,000; Julian G Buckley. 34,000  
**15TH st, 20 W (\*)**, ss, 300 w 5 av, 25x 75.9x25.8x69.11, 2 & 3-sty bk tnt & str; due, \$2,326.81; T&c, \$1,601.66; sub to two mtgs aggregating \$16,500; Carrie E Crocker. 16,600  
**30TH st, 11 W (\*)**, ns, 225 w 5 av, 25x 98.9, 5-sty stn loft & str bldg; due, \$64.- 397.49; T&c, \$890.80; Mutual Life Ins Co of N Y. 45,000  
**104TH st, 109-11 E**, ns, 100 e Park av, 35x100.11, 6-sty bk tnt & str; due, \$36.- 426.41; T&c, \$1,545.39; Louis Spielmann. 37,000

JAMES L. WELLS.

- 104TH st, 54 W (\*)**, ss, 39 w Manhattan av, 17x100.11, 3-sty & b bk dwg; due, \$14.- 573.40; T&c, \$386.80; Excelsior Savgs Bank, N Y. 12,100  
**BRYAN L. KENNELLY.**  
**34TH st, 325 W**, ns, 321 w 8 av, 21x98.9, 4-sty bk tnt (exr); Walter P Pfeiffer. 24,500  
**L. J. PHILLIPS & CO.**  
**Broome st, 114 (\*)**, nec Willett (Nos 20-2), 25x87.6, 5-sty bk tnt & str; due, \$37.- 193.65; T&c, \$957.74; N Y Savgs Bank. 36,000

HERBERT A. SHERMAN.

- 77TH av, 2026-8 (\*)**, ws, 50.11 n 121st, 50x95, 6-sty bk tnt; due, \$69,453.85; T&c, \$1,683.85; Levi P Morton. 65,000
- Total ..... \$862,850  
 Corresponding week 1914..... 346,034  
 Jan. 1, 1915 to date..... 34,453,150  
 Corresponding period 1914.... 16,780,131

**Bronx.**

The following are the sales that have taken place during the week ending June 11, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

- Fairmount pl, 739**, ns, 68.7 e Clifton av, 21.6x100, 2-sty fr dwg; withdrawn.  
**169TH st, 773-81 E (\*)**, ns, 157 e Boston rd, 108.7x98.3x109x98.11, 3-sty bk casino; due, \$20,402.75; T&c, \$71,762.32; sub pr mtg \$60,000; J & M Haffen Brewing Co. 75,000

- Franklin av, 1390 (\*)**, es, 38.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; due, \$31.- 424.73; T&c, \$690.60; Ella S Chase. 25,000  
**Honeywell av, 2026 (\*)**, es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; due, \$5,437.41; T&c, \$110.34; Emma S Mason. 5,000  
**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; due, \$8,067.24; T&c, \$223.47; sub to first mtg of \$17,500; J & M Haffen Brewing Co. 20,500

HENRY BRADY.

- 170TH st W**, swc Merriam av, 30.1x90.9, vacant; due, \$2,294.08; T&c, \$1,983.63; Jas J McCann. 4,750  
**Beach av, 1222 (\*)**, es, 225 n Gleason av, 25x100; due, \$1,211.30; T&c, \$273.94; Anna C Wilder, individ & extrx &c. 3,400  
**Boston rd, ws, abt 283 s Jefferson pl**, see Clinton av, 308.4 s Jefferson pl.  
**Clinton av (\*)**, es, 308.4 s Jefferson pl, runs e110.7xn26xell14.4 to Boston rd xs79 xw200.6xn53 to beg, vacant; due, \$13,126.54; T&c, \$4,307.01; Elway Co. 15,000  
**Decatur av, 2969 (\*)**, ns, 341.5 e Bedford Park Blvd, 37.6x110, 2-sty fr dwg; due, \$7,747.60; T&c, \$1,227; Rebecca B Gourlie et al, extrxs & trstes. 8,000  
**Glebe av (\*)**, ws, 62 s Starling av, 50x 100; due, \$4,254.04; T&c, \$2,288.82; Jennie G Buckley et al. 3,500  
**Merriam av, swc 170th**, see 170th W, swc Merriam av.

GEO. PRICE.

- Fox st, 655 (\*)**, ns, 272.6 e Av St John, 40.7x125, 5-sty bk tnt; due, \$6,894.64; T&c, \$772.20; Alex S Blumenthal et al. 32,500  
**238TH st, 133 E (\*)**, ns, 125 w Kepler av, 25x100, 2-sty bk dwg; due, \$5,206.03; T&c, \$109.89; New York Savgs & Loan Assn. 4,500  
**Jessup av, 1407 (\*)**, ws, 259.3 s Jessup pl, 100x100, 2-sty fr dwg; due, \$2,150.85; T&c, \$212.50; Eliz F Ferris. 11,165

JAMES L. WELLS.

- Washington av, 1071**, ws, 200 s 166th, 25 x200, 5-sty bk tnt & str; adj June 23.  
**JAMES J. DONOVAN.**  
**152D st, 277-81 E (\*)**, ns, 70.3 e Morris av, 100x100, 2-3 & 1-2-sty fr dwgs; due, \$4,700.10; T&c, \$1,464.02; Peter Wynen. 14,500

JACOB H. MAYERS.

- Washington av, 1475**, ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; due, \$4,109.59; T&c, \$650; Theo Eberle. 27,550  
**BRYAN L. KENNELLY.**  
**174TH st E (\*)**, ss, 35.8 w Webster av, 49.7x91.6, vacant; due, \$3,376.84; T&c, \$865; Elway Co. 100

Total ..... \$250,465  
 Corresponding week 1914..... 69,600  
 Jan. 1, 1915, to date..... 3,227,498  
 Corresponding period 1914..... 3,080,766

**Brooklyn.**

The following are the sales that have taken place during the week ending June 9, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

- GOLD ST**, es, 80 n Myrtle av, 20x48.9; withdrawn  
**VAN BRUNT ST (\*)**, ses, 80 sw Van Dyke, 20x115x25x100; Eliz Grist ..... \$3,500.00  
**AV N**, ss (\*), 40 e E 12th, 40x100;  
 The Thrift ..... 5,500.00  
**ATLANTIC AV (\*)**, ns, 80.3 w Ocean pl, 34.3x83.7xirreg; Chas V Lott ..... 5,000.00  
**BAY RIDGE PKWAY**, nes, 195 nw 17 av, 26x100; Henry A McConkey ... 21,250.00  
**BROADWAY**, nec Chauncey, 19x95; withdrawn  
**WASHINGTON AV**, es, bet Sullivan & Malbone, Lot 5; Tax Lien Co of N Y. 850.00  
**14TH AV (\*)**, ses, 60 sw 78th, 20x52.6;  
 South Bklyn Savgs Instn ..... 3,500.00

WILLIAM J. McPHILLIAMY & CO.

- DEAN ST (\*)**, ss, 49.9 e Stone av, 90.7x107xirreg; Excelsior Brewing Co 6,750.00  
**ESSEX ST**, ws, 175 s Sutter av, 25x 96; Annie Sibbern; Harry F Sullivan 975.00  
**CLINTON AV (\*)**, ws, 126.5 n Myrtle av, 46x106xirreg; Ernest M Turner... 5,600.00  
**HAMILTON AV (\*)**, ss, 141.6 e Columbia, 37.6x75.2; Arthur Smith..... 12,000.00  
**MYRTLE AV**, ns, 175 e Evergreen av, 25x108.11; Sadie Wisniewski ..... 4,175.00  
**NICHOLS AV (\*)**, sec Jamaica av, 120 x50.7; Frank R Kraus, Jr..... 5,000.00  
**TILDEN AV**, sec Brooklyn av, 104.8 x108.7; withdrawn.....  
**VIENNA AV (\*)**, ss, 80 w Linwood, 20x100; Theo Kiendl ..... 250.00  
**LOTS 141-2, blk 7204 (\*)**; Frank W Scutt ..... 500.00

NATHANIEL SHUTER.

- JEWELL ST (\*)**, ws, 425 s Melrose av, 25x100; Solomon Horn..... 5,500.00  
**SCHOLES ST**, ns, 125 w Leonard, 25 x100; A Goldinger ..... 5,125.00  
**E 23D ST**, ws, 134.8 n Av D, 85.3x 85.9xirreg; Abr Avrutov ..... 100.00  
**DRIGGS AV**, ss, 50 e Leonard, 25x100; Rubin Realty Corpn ..... 7,300.00  
**GREENE AV (\*)**, ns, 21 w Stuyvesant av, 29x100; Chas Rehbein et al..... 1,500.00

JAMES L. BRUMLEY.

- TRUXTON ST**, ns, 411.6 e Stone av, 19.6x100; Lena S Cole ..... 1,650.00  
**JERE JOHNSON, JR., CO.**  
**HANCOCK ST**, 85, ns, 310 e Bedford av, 20x100, 3-sty & b stn dwg (exr); Anna M Hines ..... 7,800.00  
**48TH ST**, sws, 220 nw 13 av, 120x100.2; adj sine die .....



CHARLES Y. VAN DOREN.  
 81ST ST (\*), ss, 230 w 17 av, 17x100;  
 Herman J Eckoff ..... 3,150.00  
 Total .....\$106,975.00  
 Corresponding week 1914 ..... 271,944.00

**VOLUNTARY AUCTION SALES.**

**Bronx.**

BRYAN L. KENNELLY.

**JUNE 16.**

172 LOTS on 172d st, Shakespeare av, Macombs rd, Featherbed la, Jessup av & Jessup pl at 14-16 Vesey st.  
 GUNTHER AV, ws, 167 s Bussing av, 50x100.  
 MONTICELLO AV, es, 157 s Bussing av, 75x100; at 14-16 Vesey.

**Brooklyn.**

JERE JOHNSON JR. CO.

**JUNE 15.**

281 LOTS in Borough Park, to be held at Academy of Music, 7.30 p. m.

**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 12.**

No Legal Sales advertised for this day.

**JUNE 14.**

37TH ST, 135-47 W, see 7 av, 501-11.  
 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 Hanford (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 100.11xw84.9xnw40.4xn94.2xel171.5 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.  
 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 Berrian.

**JUNE 15.**

CHRISTOPHER ST, 105; ns, 125 w Bleeker, 25x90, 4-sty bk tint & str & 2-sty rear bk tint; Kate Madden—Anna E Schloffel et al; Percy L Klock (A), 149 Bway; Chas P Rogers (R); partition; Henry Brady.  
 115TH ST, 310 E, es, 125 e 2 av, 25x100.11, 4-sty bk tint & str; Lewis Q Jones—Angelina Ferrari et al; Weekes Bros (A), 45 William; Max Solomon (R); due, \$10,016.92; T&c, \$3,775; mtg recorded Jan'02; Samuel Marx.  
 118TH ST, 344 E, ss, 125 w 1 av, 25x100.10, 6-sty bk tint & str; Cornelia H Hughes—Antonio Tassi et al; McClure & Prentice (A), 61 Bway; Robt L Luce (R); due, \$25,100.66; T&c, \$1,977.63; Henry Brady.  
 120TH ST, 122 E, ss, 265 e Park av, 25x100.10, 5-sty bk tint & str; Dry Dock Savgs Instn—Jos M Baum et al; Frank M Tichenor (A), 38 Park Row; Jos R Truesdale (R); due, \$17,609.42; T&c, \$595.21; Joseph P Day.  
 3D AV, 2138, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; Dry Dock Savgs Instn—Jno H Degelman et al; Frank M Tichenor (A), 38 Park Row; Jos Weber (R); due, \$28,306.91; T&c, \$914.80; mtg recorded April'10; Joseph P Day.

**JUNE 16.**

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 tint; right, title, &c; Louis D Livingston—Saml A Krulwitz et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.  
 65TH ST, 170 W, see Canal st, 67-71.  
 19TH ST, 49 W; ns, 225.4 e 6 av, 18.11x92, 5-sty bk tint & str; Emanu-El Congregation of City N Y—Mutual Alliance Trust Co of N Y et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Thos W Churchill (R); due, \$34,344.88; T&c, \$790.69; Joseph P Day.  
 28TH ST, 49-55 W, ns, 60 e 6 av, runs e83.2xn 98.9xw68.2xw84.8xw75 to 6 av (No 470), xs20 xe60xs74 to beg, 5-4-sty bk & stn loft & str bldgs; Henry J Schwartz—Jas M Lehmaier et al; Hirsch, Scheuerman & Limburg (A), 160 Bway; Wm Klein (R); partition; Joseph P Day.  
 41ST ST, 443 W, ns, 225 e 10 av, 25x98.9, 3-sty bk tint & str; Franklin Savgs Bank in City of N Y—Theo Witz et al; Wilson M Powell, Jr (A), 7 Wall; Geo C Norton (R); due, \$2,438.10; T&c, \$1,034.82; Joseph P Day.  
 56TH ST, 216 W, see Broadway, 1744-8.

**BROADWAY, 1744-8, see 56th (No 216), 131.9x 122.7x120.2x88.7, 7-sty bk tint; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.**

**6TH AV, 470, see 28th st, 49-55 W.**

**JUNE 17.**

MADISON AV, 1644-6, ws, 43.11 s 110th, 38x100, 5-sty stn tint; Excelsior Savgs Bank of the City of N Y—Marcus Rosenthal et al; Jno C Gulick (A), 132 Nassau; Lewis S Burchard (R); due, \$40,422.87; T&c, \$841.05; James L Wells.

**JUNE 18.**

48TH ST, 306 W, see 8 av, 785.  
 87TH ST, 138 W, ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; Gesina M Schriefer—Francis

E Laimbeer et al; Emanuel van Dernoot (A), 280 Bway; Jos I Green (R); due, \$5,362.23; T&c, \$546.00; Bryan L Kennelly.  
 101ST ST, 416 E, ss, 285 e 1 av, 37.6x100.11, 6-sty bk tint & str; Central Trust Co N Y—Mamie Silver et al; Joline, Larkin & Rathbone (A), 54 Wall; Jacob Schoenfeld (R); due, \$27,640.09; T&c, \$589.30; Samuel Marx.  
 8TH AV, 785, ws, 32.4 s 48th, 23.7x100x47.7x 102.10, 3-sty bk tint & str; 48TH ST, 306 W, ss, 100 w 8 av, 16.8x100.5, 4-sty stn loft & str bldg & 2-sty ext; David Israel—A Realty Co et al; David Rosengarten (A), 19 Cedar; Alfred J Talley (R); due, \$5,741.29; T&c, \$678.70; sub to mtg \$60,000; mtg recorded May24'15; Samuel Marx.

**JUNE 19 & 21.**

No Legal Sales advertised for these days.

**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 12.**

No Legal Sales advertised for this day.

**JUNE 14.**

SIMPSON ST, 1138, es, 175 n 167th, 40x100, 5-sty bk tint; 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.

**JUNE 15.**

COSTER ST, 628, es, 480 s Spofford av, 20x100, 2-sty bk dwg; Emily M Wheeler—Raffael Luongo et al (Action 1); Mitchell & Mitchell (A), 44 Wall; Jno J Hynes (R); due, \$6,892.03; T&c, \$659.45; Chas A Berrian.  
 COSTER ST, 630, e s, 460 s Spofford av, 20x100, 2-sty bk dwg; same—same; Action 2; same (A); same (R); due, \$6,971.71; T&c, \$393.39; Chas A Berrian.  
 HOME ST, 921-5, ns, 25 e Fox, 75x91.9x64.2x 97.2, 5-sty bk tint; Nathan Sadowsky—Car-

mine Constn Co et al; Paul Hellinger (A), 320 Bway; Harry G Gutmann (R); due, \$9,278.35; T&c, \$—; sub to mtg \$52,000; Joseph P Day.  
 188TH ST, 657-9 E, ns, 50 e Belmont av, 50x95, 5-sty bk tint & str; Jno Anton—Maiche Marino et al; William & Bell (A), 364 Alex av, owner; C. E. Moore (R); due, \$6,521.63; T&c, \$250.08. James L Wells.  
 UNION AV, 1130, e s, 85 n 167th, 40x100, 4-sty bk tint; Chas E Perkins—R & W Realty Co et al; Herbert J Lyall (A), 31 Nassau; Chas H Ayres (R); due, \$27,016.90; T&c, \$2,503.18; Joseph P Day.

**JUNE 16.**

GUNTHER AV, ws, 167.4 s Bussing av, 50x100; Chas H Clark et al, exrs—Chas S Terrett et al; Action 2; Edw S Clinch (A), 41 Park Row; Jno J Hynes (R); due, \$1,418.02; T&c, \$180.90; Bryan L Kennelly.  
 MONTICELLO AV, es, 157.4 s Bussing av, 75x100; Chas H Clark et al, exrs—Chas S Terrett et al; Action 1; Edw S Clinch (A), 41 Park Row; Jno J Hynes (R); due, \$2,080.20; T&c, \$139.17; Bryan L Kennelly.  
 TOWNSEND AV, ws, 148.10 n 172d, 30.9x84.6x25 x66.1, vacant; Anna R Crossin—Jas A Woolf et al; Action 9; Harold Swain (A), 176 Bway; Fredk C Hunter (R); due, \$1,735.22; T&c, \$505; Henry Brady.

**JUNE 17.**

136TH ST, 297 E, ns, 250 e Lincoln av, 25x100, 5-sty br tint & str; Rosanna Scanlon—Ferdinand Bloch et al; Rosen & Phillips (A), 52 Wall; Jos Edelson (R); due, \$14,893.56; T&c, \$970.10; Joseph P Day.  
 EASTCHESTER RD, ns, 42.8 e Walker av, 25x156.2x9.5 & 34.10x126.9; WALKER AV, ss, 94.4 w Montgomery pl, runs w57.10xs92.5xe 21xs75xe25xn132.4; OVERING ST, swc Walker av, runs s106.6xw50xn50xw25xn113.9xe94.4; Michael Ganly—Cecilia F Brennan et al; Jno Kadel (A), 2069 Westchester av; Jno F Frees (R); due, \$12,772.26; T&c, \$1,400; Jas J Donovan.

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JUNE 7. 6TH ST, ns, 265.6 e 1 av, 21.10x90.10; Edmund L Campion—Zbarazer Realty Co; Cary & Carroll (A); I T Flatto (R); due .....15,710.38

JUNE 8. 1ST AV, 156; Chas Hoefler—Max Heller et al; Davis & Davis (A); Archibald E Baxter (R); due ..... 8,978.57

JUNE 9. WOOSTER ST, es, 190.2 n Broome, 60x95.2; Seamen's Bank for Savgs in City of N Y—Jacob Corday et al; Cadwalader, Wickersham & Taft (A); Emmett J Murphy (R); due .....43,643.87

Bronx.

JUNE 4. BUSH ST, ns, 100 e Grand blvd & Concourse, 20.6x100; Wm D Lent—Frank A Schorer et al; J H Shaffer (A); S S Koenig (R); due ..... 7,081.11

JUNE 5. INTERVALE AV, 850-4; also FOX ST, 854-56-60; Margt Knox—Mardece Constn Co et al; A Knox (A); E D Dowling (R); due ..... 9,821.10

JUNE 7. JACKSON AV, 600-2; Public Bank of N Y C—Brocaval Realty & Holding Co et al; Stroock & Stroock (A); J J Hynes (R); due ..... 7,526.69

JUNE 8. NELSON AV, es, 189.9 n 165th, 15.8x92.6; Louise Schroeder—Jasper Bayne Co et al; H Wendt (A); C A O'Neil (R); due ..... 3,600.13

JUNE 9. ALEXANDER AV, 311; Albt H Aterbury as trustee—Rachel C Blanchard et al; T Moore (A); E J Flynn (R); due .....10,179.66

LIS PENDENS.

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

Manhattan.

JUNE 5. No Lis Pendens filed this day. JUNE 7. ALLEN ST, 122; Man Rys Co—Betsy Spring et al; action acquire title; J L Quackenbush (A).

STH AV, 2142; same—Louisa Holdick et al; action acquire title; J L Quackenbush (A). 9TH AV, 1-7; same—Rebecca A D W Swope et al; action acquire title; J L Quackenbush (A).

JUNE 8. CONVENT AV, es, 679.6 n 141st, 20x100; Carl S Taylor—Cuthbert M Wilmerding et al; specific performance; A J Griffin (A).

Bronx.

JUNE 4. 259TH ST, 426; Mary A Flynn et al; Wm A Kenny; action to compel specific performance of contract; W McConihe (A). 3D AV, sec 156th, 78x136.6; Man Rys Co—Moncure Robinson, as trustee, et al; action acquire title; J L Quackenbush (A).

JUNE 7. 180TH ST, 744-46-48 E; Jas P Brady et al—Ciosue Galiani et al; action to foreclose mechanic's lien; R L Tarbox (A). JUNE 8. No Lis Pendens filed this day. JUNE 9. No Lis Pendens filed this day. JUNE 10. 177TH ST, 1992 E; Benenson Realty Co—Mitchell McDermott Conston Co et al; action to set aside conveyance; Elfers & Abberley (A).

Brooklyn.

JUNE 3. WARWICK ST, e s, 150 s Blake av, 20x90; Sam Etlinger—Abr Daar et al; H Koppelman (A). E 8TH ST, es, 180 n Av O, 40x100; Ellen F Clark—Margt E Weill et al; A A Shlickerman (A).



**Bronx.**

**JUNE 4.**  
No Satisfied Mechanics Liens filed this day.

**JUNE 5.**  
3D AV, swc 180th, —x—; Muglers Iron Works—Ethelici Realty Co et al; Oct20'14. .... 48.00

**JUNE 7.**  
No Satisfied Mechanics' Liens filed this day.

**JUNE 8.**  
UNIVERSITY AV, ws, 316.5 n 176th, 50x100; Wm F McElroy—Fredk W Heidelberger et al; May10'15. .... 96.00  
UNIVERSITY AV, ws, 316.5 n 176, 50x100; P Ventimiglia—F W Heidelberg et al; May12'15 ..... 475.00

**JUNE 9.**  
UNIVERSITY AV, ws, 316 n 176th, 50 x100; Julius Capozzi—Varsity Constn Co et al; May13'15 ..... 165.00

**JUNE 10.**  
210TH ST, ns, whole blk front bet Bainbridge & Stebbins avs, —x—; Alfred Gray—Montefiore Home et al; May31'15 ..... 73.50

**Brooklyn.**

**JUNE 3.**  
E 34TH ST, ws, 120 s Snyder av, 80x100; Swante Pearson—Julia Nicholas Oct27'14 ..... 66.00  
43D ST, 1262 & 1264; Sarah Nathan—Jos Steinberg; May5'15 ..... 235.00  
SAME PROP; same—same & Max Steinberg; May6'15 ..... 235.00  
3D AV, 448; Albro J Newton Co—Jos Pero & Chas Rydh; May19'15 ..... 12.70

**JUNE 4.**  
RIVERDALE AV, nec Osborn, 30x100; Italian American Marble Co—Sigmund Koeppl (Inc); Feb5'15 ..... 275.00  
RIVERDALE AV, swc Hinsdale, —x—; Barney Sigmund—Meyer Chizner Bldg Co; May18'15 ..... 1,400.00  
RIVERDALE AV, nec Osborn, 50x100; Curtis Bros Lumber Co—Sigmund Koeppl (Inc); Jan25'15 ..... 182.99  
3D AV, sec Prospect av, 55.2x55.6; Parshesky Bros—Mildred Holding Co (Inc); May17'15 ..... 325.00

**JUNE 5.**  
No Satisfied Mechanics' Liens filed this day.

**JUNE 7.**  
AMES ST, es, 180.3 s Livonia av, 120x180; Simon Holland—Hillel Boslofsky & Nathan Boslofsky & L Lapidus Co; May13'15 ..... 310.00  
AMES ST, es, 180.3 s Livonia av, 120x100; L Lapidus Co—Hillel, Nathan, Herman & Louis Boslofsky & Max Golinsky, "Independent Wet Wash Laundry Co; Apr22'15 ..... 9,200.00  
DEAN ST, ss, 140 w Kingston av, —x—; Antonyno Primo—H L Development Co & West End Impt Co; Apr20'15... 200.00  
MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Benj G Hitchings (Inc)—R J McCormick Co & Lucy F Farwell; May27'15 ..... 23.69  
BLAKE AV, sec Bristol, 100x110; Realty Supply Corp—The Lirock (Inc); Dec 31'14 ..... 1,500.00  
DITMAS AV, sec E 4th, 30x100; Paul Tuck—Henry B Kukland; Apr 2'15 ..... 1,265.00  
RIVERDALE AV, nec Osborn, 30x100; Interborough Sash & Door Co—Sigmund Koeppl; Jan8'15 ..... 300.00  
3D AV, 605; Louis Brook—Mildred Holding Co & Blum & Vogel; May 19'15 ..... 40.00

**JUNE 8.**  
HOOPER ST, swc S 3d, —x—; Toni Juliano et al—South 3d St Bldg Corp; May19'15 ..... 925.00  
POWELL ST, ws, 80 s Riverdale av, 100x100; Louis Brook—Plymouth Impt Co; May20'15 ..... 228.50  
E 37TH ST, nec Av K & Flatbush av, Smyth Donegan Co—Amersfort Bldg Co (Inc) & Jno C Austin; May21'15... 200.00  
E 39TH ST, ws, 180 n Hubbard pl, 40 x120; same—same; May21'15 ..... 200.00  
FOSTER AV, Rogers av, Paerdegat la & E 26th st; Franz Seigel & Son—Himer Stolp & Co; Feb8'15 ..... 173.00  
VAN SICLEN AV, sec Liberty av, 100 x150; Caranza Roofing Co—Diaz Bldg Co & Williamsburgh Savgs Bank; Mar19'15 ..... 275.00

**JUNE 9.**  
22D ST, 188; Max Emovitz—Mr & Mrs Spinelli; May28'15 ..... 25.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**JUNE 3.**  
No Attachments filed this day.

**JUNE 4.**  
KLINBANSKY, LEON & LOUIS MEYER; Maurice Seidler; \$4,000; L Werner, STRAUSE, Henry P; Chelsea Exchange Bank; \$1,891.25; Shaw, Fisk & Shaw.

**JUNE 5.**  
MISSOURI, KANSAS & TEXAS RY; John Davies; \$10,000; Atwater & Cruikshank.

**JUNE 7.**  
DUBE, Jerome N; Emil W Lundstrom; \$565; L M Wilson.

**JUNE 8.**  
No Attachments filed this day.

**JUNE 9.**  
ARTHUR OULMANN & CO, Ltd; Wm A Higgins & Co; \$2,099.25; Phillips & Avery.

**CHattel Mortgages.  
AFFECTING REAL ESTATE.**

**Manhattan.**

**JUNE 4, 5, 7, 8, 9 & 10.**  
Flynn, Cath & Edw R. 22d st, 21-31 W ..Sommer Lighting Fix Co, Inc. Fixtures. .... 293.56  
Holtz & Freystedt Co. Broadway, 365. ..Voss Ice Machine Works. Machine 5,080.00  
Stabile, Antonio, 225th st, 117 W.. E Esposito. Barber Fix. .... 473.00  
48th St Co. 43d st, 241-5 W.. Raisler Heating Co. Heating Apparatus (R) 500.00  
Bowery Branch of the Y M C A & the Taylor Operating & Equipment Co. 3d st, 8-20 E.. Automatic Refrigerator Co. Refrigerator. .... 1,600.00

**Bronx.**

**JUNE 3, 4, 5, 7, 8 & 9.**  
Bohling, Bertha, 683 Eagle av.. Darn & Huffman. Gas & Electric Fixtures 71.00  
Lysteb Realty & Holding Co. Stebbins av, ws, 128 n Lyman pl.. Barnett W Rod Co. Water Closets, Bath Tubs, Sinks, &c. .... 450.00

**Brooklyn.**

**JUNE 3, 4, 5, 7, 8 & 9.**  
Brown, Wm. 51st st, nr 8 av.. Elsie E Kerby as extrx. .... (R) 327.00  
Brown, A. D. 92d st, bet 2 & 3 avs.. E Kerby as extrx. .... (R) 600.00  
Elmore Gas & Elec Fix Co. Av U, c E 14th & 15th.. International Gas & Elec Fix Co. Gas Fix. .... 685.00  
Fyons, Thos I. 1928-1930 E 17th st.. American Radiator Co. Radiators.. 150.00  
Fyons, Thos I. 1932-1934 E 17th st.. American Radiator Co. Radiators.. 150.00  
Harbor & Suburban Bldg & Savgs Assn. 62-4 Montague st.. A B See Elec Elev Co. .... (R) 775.00  
Wax, Nathan. Ashford st, nr New Lots av.. R & G Lighting Fix Co. Gas Fix. .... 100.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**JUNE 9.**  
1111H ST, ss, 230 w Park av, 50x100.11; Dorothy Gutman loans. Cathdra Constn Co, Inc, to erect a 6-sty apartment; 9 payments ..... 40,000.00

**JUNE 10.**  
1501H ST, ns, 300 e Broadway, 100x 99.11; Lawyers' Title & Trust Co loans 533 W 150th St Constn Co, Inc to erect a 5-sty apartment; 9 payments ..... 110,000.00

**Bronx.**

**JUNE 4.**  
BRIGGS AV, ws, 142.3 s 197th, 54.5x 95.1; City Mtg Co loans J H M Constn Co, Inc, to erect 5-sty apartment; 11 payments ..... 30,000.00  
BRIGGS AV, ws, 196.5 s 197th, 54x 95.9; City Mtg Co loans J H M Constn Co, Inc, to erect 5-sty apartment; 11 payments ..... 30,000.00

**JUNE 5.**  
DECATUR AV, es, 394.3 n 205th, 50x 100; City Mtg Co loans Simpson Constn Co to erect 5-sty apartment; 10 payments ..... 19,000.00  
MORRIS AV, es, whole blk front bet 17th & Mt Hope Pl, 95x250; City Mtg Co loans Jno W Cornish Constn Co to erect 5-sty apartments; 11 payments ..... 150,000.00  
VYSE AV, es, 264.6 n Home, 50x100; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartment; 14 payments ..... 35,000.00

**JUNE 7.**  
CHARLOTTE ST, ws, 575 n 170th, 25x 100; Lawyers' Title & Trust Co loans Av St John & Fox St Corp to erect three 5-sty apartments; 11 payments ..... 170,000.00  
UNIVERSITY AV, ws, 200 s 190th, 50 x100; Montrose Realty Co loans Geo Coburn Constn Co to erect —sty bldg; 9 payments ..... 30,000.00

**JUNE 8.**  
UNIVERSITY AV, ws, 129.2 s Boscobel pl, 112.4x175; City Mtg Co loans Boyne Bridge Realty Co, Inc, to erect three 5-sty apartments; 10 payments ..... 114,000.00

**JUNE 9.**  
HULL AV, ns, 229.6 e 205th, 50x100; Estates Settlement Co loans W A J Bldg Corp to erect 5-sty apartment; 13 payments ..... 34,000.00

**JUNE 10.**  
SOUTHERN BLVD, es, 200 s 173d, 50 x100; City Mtg Co loans Wauer Realty Corp to erect 5-sty apartment; 11 payments ..... 31,000.00

**ORDERS**

**Brooklyn.**

**JUNE 3.**  
JEROME ST, es, 140 n Hegeman av, 20x100; Anna M Deirto on Home Mtg Investment Co to pay Curtis-Brislin Lumber Co ..... 500.00

**JUNE 8.**  
E 15TH ST, es, 108 s Elm av, 32x75; Annie Thomas on Home Mtg Inv Co to pay Thos A Driscoll ..... 257.40

**DEPARTMENTAL RULINGS.**

**BOARD OF EXAMINERS.**

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

APPEAL 191 of 1915, Alteration 152 of 1915, west side Bryant av, 116.69' south Freeman street, The Bronx, Kreymborg Architectural Company, appellants.

2. Proposed moving of frame building from one lot to another within fire limits is unlawful.

We propose moving a frame building, two stories high, from the east side of Vyse avenue 169' south Freeman st to the west side of Bryant avenue, 116.69' south of Freeman street, all within and bounded by the same block as shown by our diagram filed herewith.

The owner, William Sinnott, has purchased this frame dwelling which at the present time is located on Vyse avenue and also purchased a lot on Bryant avenue with the intention of moving the building to the last mentioned location, and would ask that permission be granted to allow this removal.

When this purchase was made the owner did not know of any change in fire limits and upon filing plans we were informed that moving frame buildings within fire limits was prohibited. We would ask that consideration be given to this case, as there are 18 frame and 3 brick buildings within this block and as we are moving this building from one part of the block to another portion of it, we are not changing the condition of same, or in other words, after change would be made, there would still be 18 frame and 3 brick buildings, with 85 7-10 per cent of frame buildings.

Appearance: Charles Kreymborg and William Sinnott.

On motion, APPROVED on CONDITION that the building be set on the southerly lot line.

APPEAL 192 of 1915, New Building 84 of 1915, 145-149 East 49th street, Manhattan. Edward Blum, appellant.

2. Court walls checked are of unlawful thickness in cellar, 1st, 2d and 3d stories.

The walls in question are supported at each floor level on steel beams.

That the walls should not be increased as the increase would not be of any value to the construction.

That our walls are supported on steel beams at each floor level, making same a skeleton wall construction, and any increase of wall would merely add excessive weight to the steel, and at the same time be of no material advantage.

Appearance: Edward Blum.

On motion, APPROVED. Mr. Harding recorded in the negative.

APPEAL 208 of 1915, Alteration 3056 of 1915, southwest corner of Livonia avenue and Ambloy street, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 142 of Code. The construction of the buildings as they now stand is legal, and it is not proposed to alter them, but to move them to the opposite side of the street.

Whether the buildings can be moved as they are at present with brick filled party and side walls to a plot on the opposite side of the street and within a block of the line of the new fire limits as established in August, 1914.

That the plot on which the buildings now stand has been taken by the City of New York for a playground, and the buildings must be either wrecked or moved. The line of the fire limits as established in August, 1914, is only one block away, the section is very thinly populated and the majority of the buildings in the surrounding neighborhood are similar to the ones it is desired to move.

Appearance: W. T. McCarthy.

On motion, APPROVED.

APPEAL 213 of 1915 (new), Alteration 3145 of 1915, 359 46th street, Brooklyn. Mortimer Foster, appellant.

That he cannot grant any permit for the removal of the building to a new location.

The building, which is owned and used by the Norwegian Hospital, if destroyed would be a serious loss to the hospital. It is necessary to move the building to make room for the addition of a new fireproof pavilion to the hospital.

Will the Board of Examiners approve the moving of the building to a new site? The building which we propose to move is a two-story frame dwelling, 20x30'. After removal to new location this building will be used as a dormitory for hospital help.

To save the hospital the cost of erecting a new structure to serve the purpose for which the old building is well adapted.

Appearance: Mortimer Foster.

On motion, DISAPPROVED.

APPEAL 214 of 1915, New Building 138 of 1915, 15-17 West 36th street, Manhattan. Messrs. Peabody, Wilson & Brown, appellants.

1. Front and rear skeleton walls of unlawful thickness. (Sec. 36.)

An equally good and more desirable form of construction can be employed.

Permission to construct the front and rear skeleton walls 12" thick from the roof to the first floor.

The enclosure wall being supported entirely on the steel skeleton at each floor no practical advantage is gained by making walls thicker than 12". This thickness is ample fire protection and sufficiently rigid against wind pressure, particularly so in the case of this building, which has a twelve-story fireproof building next to it. This change will give the owner the benefit of the economy resulting from the decrease in the cost of brick-work and steel, the simplifying of the foundations and the increase in the floor areas.

Appearance: Albert Wilson and T. C. Tuck.

On motion, APPROVED on CONDITION that



# BUILDING MANAGEMENT

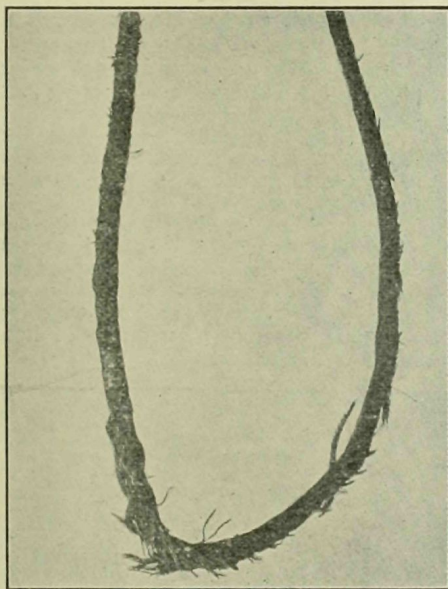
## SOME NARROW ESCAPES FROM ACCIDENT

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

“ACCIDENTS will happen in the best regulated families. But precaution should be the sure brake upon their recurrence.”

That is the way a prominent building manager sized up the situation regarding accidents in buildings this week. The speaker was in charge of a large number of buildings for a prominent estate. Some of these buildings are well known commercial structures. Others are industrial buildings. All are considered profitable properties, because they are well managed. The extent of this man's supervision ought to be stated so that a full understanding may be obtained as to just how these conditions came to exist. He has figured that in order to reach every one of the buildings in his charge consecutively he has to travel twenty-one miles. The buildings are located in all five boroughs and two of them are in Essex County, New Jersey, in the city of Newark.

Housekeeping by one score miles is some job. He has assistants and depends largely upon them for making inspections; but some of the conditions he



THIS CABLE HELD PASSENGER CAR.

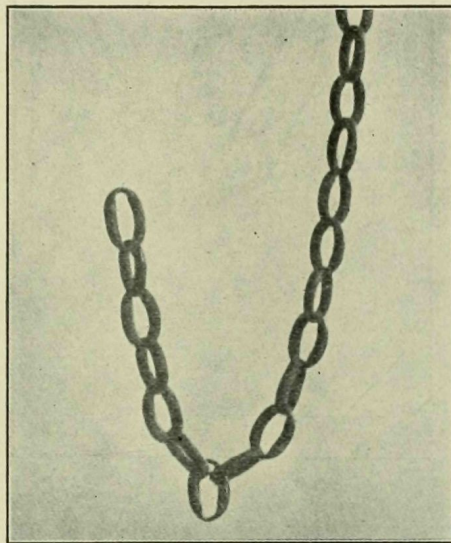
has found has led him to change his plan for supervising the buildings in his control. He used to have one assistant visit a certain section. He made him personally responsible. Like some capable men this assistant had his failings and the good man came to be unreliable. The result was that he was careless in his inspections and his laxity was discovered just in time.

There was supposed to be a weekly inspection of elevators. The cables had to be reported upon. When conditions were discovered, however, that resembled those shown in the accompanying illustrations published by courtesy of the Travelers Insurance Company, the manager decided to make a change in both man and system. All five inspectors are now required to make a weekly circuit of that twenty-one mile route and check off the other fellow's reports.

In the picture shown a freight elevator was found operating without car safety devices and supported by a single hoisting cable. The condition at the time of its removal is shown. The elevator was used for both passengers and freight, and as the travel of the car was five stories, grave consequences and possible injuries were narrowly averted.

In still another case there was a homemade elevator in use and at the time it was discovered was carrying loads of 600 to 800 pounds. The chain was promptly removed, but in the words of the insurance company's inspector, it is hard to understand, after examining the worn links, how it held together so long.

“Eternal vigilance is the price of security,” as the modern building man-



THESE LINKS CARRIED 600 POUNDS.

ager paraphrases the historical utterance, and this is illustrated by the cut showing a sample piece of elevator chain taken from the insurance company's museum. This chain was found in use as a sling chain for hoisting heavy material into a factory building. Some of its links had already started to open. This hoist was in operation over the heads of many persons many hours each working day.

### How Are Your Cables?

Accident authorities aver that many so-called accidental injuries are entirely preventable through ordinary precaution. During the year 1914 one insurance company alone reported 195,073 conditions such as have proved productive of accidents. Assuming, for the purpose of argument, that one in fifty would have caused serious injury had they not been detected, we have the impressive total of 3,000 accidents prevented by careful inspection.

There are in New York City 24,000 factory buildings of one story or more. Add to this the number of buildings that are under the care of managers. These managers depend upon reliable subordinates to make inspections of equipment and to report conditions liable to result in accidents to transients or tenants. It is therefore a matter of considerable wonderment that more accidents do not occur. It is mainly because of this sort of vigilance constantly exercised that the number is kept down to modest proportions.

The fact, nevertheless remains that where the single human element is alone depended upon dangerous conditions are bound to exist, as note the fact of almost 200,000 defective appliances reported only last year.

It has been estimated that about 2,553,750 people ride on passenger elevators in New York City every day. The number of vertically traveling passenger cars in use here is estimated to be about 13,000. There are, in addition, about 7,500 freight elevators. Each elevator makes on an average of seventy-five trips in an eight-hour day.

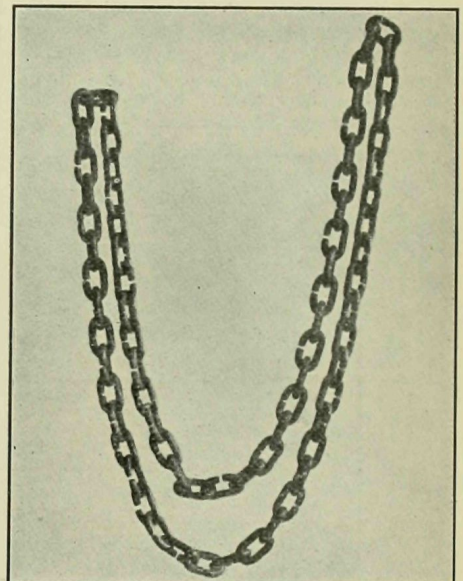
There are about 500 elevators for each municipal inspector to look over. An inspection of every elevator in the city every three months is required by Section 101 of the building code. This means about 2,000 inspections a man, not including the examination and inspection of every new freight and passenger elevator installed.

It is not so surprising that conditions such as are shown in the accompanying illustrations should now and then be found, but rather that more accidents do not actually occur.

Elevators are common carriers and in the case of Fox vs. Philadelphia, 208, page 127, the Supreme Court of Philadelphia said:

“The rule applicable to common carriers of passengers that the mere happenings of injurious accident to a passenger raises prima facie a presumption of negligence on the part of the carrier, is also applicable to a municipality which operates elevators in a public building.

“A person or municipality owning and operating elevators in a building must give to the persons using the elevators



LINKS PULLED APART.

the utmost protection which human knowledge, human skill and human foresight and care can provide. In case of injury without fault or negligence by the person injured, the presumption is that such protection has not been afforded and there has been negligence on the part of those operating the elevator.”

Some people appear to think that the owner of an elevator is held by law to the exercise of good care only. They may learn from the above decision that their idea falls far short of the fact.

It is easy enough for the average manager to dismiss the subject of his responsibility in the matter of elevators with the complacent reminder that he is insured in a company of good standing. In a court of law, however, he may be called upon to show that he selected the insuring company because of its reputation for making thorough inspections if he makes that sort of defense. If they take insurance from companies with a reputation of carelessness in making inspections, the manager or owner may suffer from their disregard of moral responsibilities by actual pecuniary loss. A bad elevator accident is quite likely to cost more than the policy provides in the way of indemnity to the insured.

## 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.

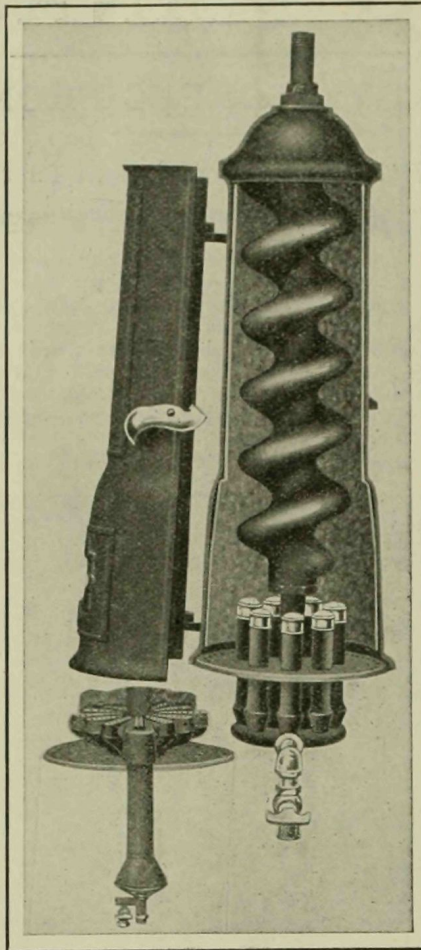
### Gas Water Heaters.

VARIOUS improvements have been made in the gas equipment of buildings, but in none perhaps has the development been so keen as in the perfection of the water heaters. The building of water heaters is a science of its own. To succeed correct principles in the construction and wide-awake management and engineering skill must be properly combined to obtain real efficiency at the lowest possible cost. There are some devices on the market which are widely known, others are of more recent design. In line with the series of gas appliances in improvements which have been presented in the Record and Guide the present week introduces the newest designs of water heaters available to building owners, architects and others. The illustrations are shown through the courtesy of the American Gas Light Journal and the National Commercial Gas Institute.

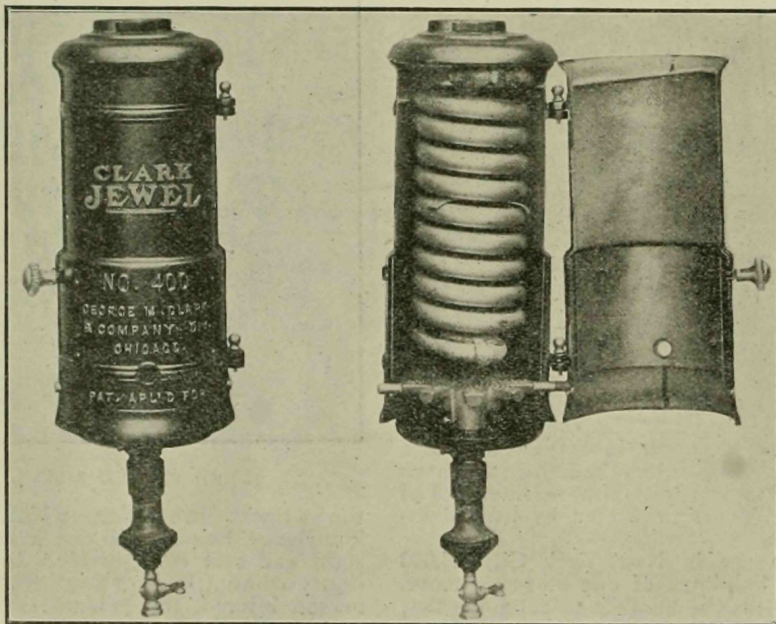
### Even Heat Distribution.

PROMINENT among the features of the heaters shown in the first cut is a brass casting brazed on the bottom of the coil, which receives the concentrated heat at the center of the burner. One-inch copper tubing is used, allowing easy flow of water and does not fill up when used with hard water. It is a high efficiency power burner with a condensation cup below. There is a double jacket with air space where the heat is the greatest, composed of cast iron outside and heavy steel inside. Other features are: Steel diaphragm at center of coil and ribs cast on casing

The new burner for this appliance shows high efficiency. It is of the bunsen type, shaped to project the flame in



a semi-circle around the base of the water chamber. Its peculiar shape permits the maintenance of the highest pos-



to guide the flow of gases which have much to do with the heater's efficiency.

The brass casing at the bottom of the coil is directly over the hot central part of the flame, and the copper tubing gets the full effect of the powerful burner. By this arrangement a great deal of heat that would otherwise escape is transferred to the water.

### Double Coil Heater.

DISTINGUISHING characteristics of this heater include a one-piece worm-shaped water chamber made either of cast brass or cast iron. The water chamber in this heater is cast in one piece, and is worm or screw shaped, as the name indicates. This construction insures the exposure of the greatest possible surface to the direct action of the heat; eliminates all angles or pockets which might collect sediment; and affords an unobstructed course for the water.

sible velocity of the gas at the nozzle, and unretarded conduct to the point of combustion, assuring a powerful flame and efficient combustion without danger of firing back.

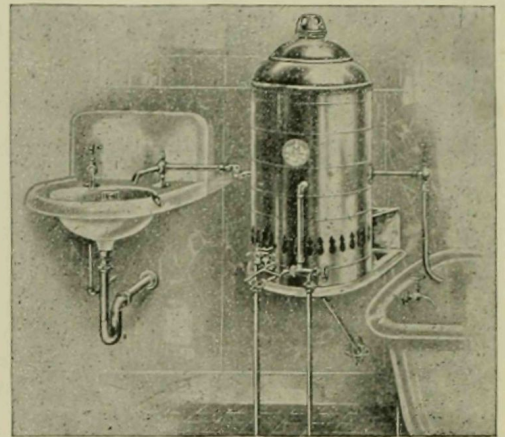
The cast iron jacket fits snugly around the water chamber so as to compel the products of combustion to follow the deep spiral threads of the water chamber in their travel upward to the flue. In this way the entire surface of the water chamber (approximately two square feet) is directly exposed to the products of combustion, absorbing the maximum amount of heat for communication to the water that courses through the chamber.

The jacket is made in two equal sections, the front half forming the door, which must be opened to light the burner.

The illustration shows two types of burners, a drilled star burner and one of individual bunsens with gauge caps.

### Bathroom Water Heater.

SCIENTIFIC construction of this heater prevents the creation of injurious products of combustion, and, therefore, eliminates the dangerous vent pipe, and down draft troubles. The



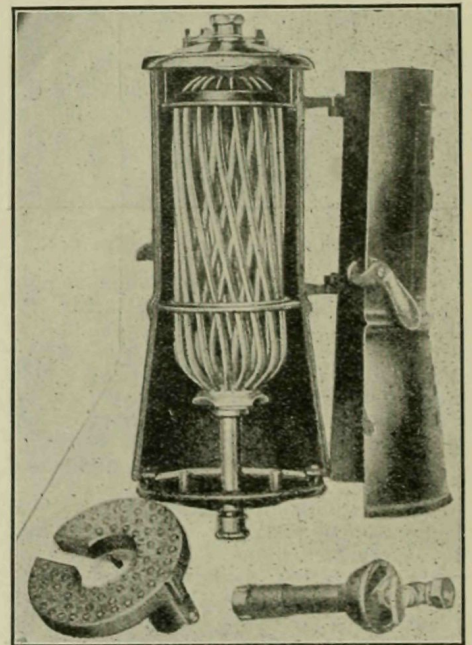
heater can be installed in any place where there is gas and water, because there is no flue pipe or condensation attachment required.

The advantage of this device is that it supplies one of the greatest household needs; hot water for bathing and shaving purposes, with the least possible consumption of gas. The heater itself is an ornament in a bath room and by virtue of its scientific burner it is odorless and no vent pipe is necessary. The virtue of this device is that it gives to the apartment house owner a device that will supply his tenant with hot water without having to run a vent pipe through his side wall.

### Vertical Pipe Heater.

SMALL seamless heavy gauge copper pipes surround small units of water in the device illustrated. These pipes swedged into bronze heads forming boiler and water tight joints, and the heads fused into a solid mass with a special metal produce a non-leakable connection.

The pipes are so placed that the entire heating surface is exposed to the fire directly. The burner is of approved one-piece pattern, and especially designed to concentrate the heat to carry the largest possible percentage of heat units into the water.



Heated water naturally rises directly upward, not sideways and then up, but straight up. In the vertical pipes of this water heater the instant the water begins to receive the heat it takes its natural flow upward. Because of the small columns of water surrounded by proportionally large heating surfaces, the reception of the heat by the water is almost instantaneous and with the unusually large percentage of the heat absorbed by the water the rapidity of action is accounted for.



# CURRENT BUILDING OPERATIONS

## County Courthouse Addition in Westchester Will Involve Outlay of Nearly \$1,000,000—Other Buildings in Group

**WESTCHESTER COUNTY** Board of Supervisors, through the Westchester County Building Commission, has arranged for a comprehensive program of improvements, particularly as applied strictly to building projects. This program will require an expenditure of county funds to the extent of more than \$2,000,000 for the erection of an imposing addition to the county courthouse, at White Plains, N. Y., and a new almshouse, tuberculosis hospital and penitentiary group, to be built in the town of Mt. Pleasant.

Foremost in importance in this program is the courthouse addition for which plans are now being prepared by Benjamin W. Morris, architect, 101 Park avenue Manhattan. This structure will be located in the south side of Main street, between Court and Grand streets. Part of the front of the old courthouse will be razed and the addition located in front of the present structure. When the new building is com-

pleted Westchester County will have for the transaction of county business a group of four buildings, joined together and having as their center the historic old White Plains courtroom, erected in 1855.

Plans for the new structure call for a building six stories in height, 182 x 100 feet over all. Indiana limestone will be employed in the construction of the exterior and the building will be absolutely fireproof throughout. E. E. Seelye, 101 Park avenue, has been retained as structural engineer and J. F. Mussellman, 101 Park avenue, is the consulting engineer for steam heating, ventilating, electric installation and sanitation.

### Classic Style Used.

Architecturally, this building is being designed in a severely Classic style. The austerity of its front is broken up by a colonnade of twelve fluted Ionic columns, forty feet in height.

In plan the structure will provide for efficient transaction of county business. The principal entrance, from Main street, opens into a rotunda which will extend upward the full height of the building, supplying adequate light and ventilation.

On the main floor, to the right of the rotunda, will be located the offices of the county treasurer, county comptroller and purchasing agent. On the left of the main floor the space will be utilized as offices for the surrogate and as record rooms.

The second floor will be devoted entirely to courtrooms and from a mez-

### Elevator Equipment.

Two electric elevators will be installed when the building is erected and space will be reserved for two additional cars, if required at a later date. Separate rooms will be provided for the women and children who are called as witnesses. The interior of the structure will be of simple design and construction for the purpose of minimizing

expense both in initial cost of construction and in repairs and maintenance.

The building will cost approximately \$800,000 to erect, and it is hoped to have it completed and ready for occupancy by July 1, 1916. The working drawings are now well under way and it is expected that bids for construction will be invited at an early date.

### Work on Other Buildings.

The plans for the other buildings called for by the commission's program are not quite so far advanced, and except for the preliminary studies practically nothing definite has been accomplished. The almshouse, tuberculosis hospital and penitentiary will be erected at East View, in the town of Mt. Pleasant. Here the county has purchased a four hundred acre tract which was part of the Alexander Smith Cochran farm. This tract is to be developed and will be the site of as fine a group of county buildings as it is possible to design and construct.

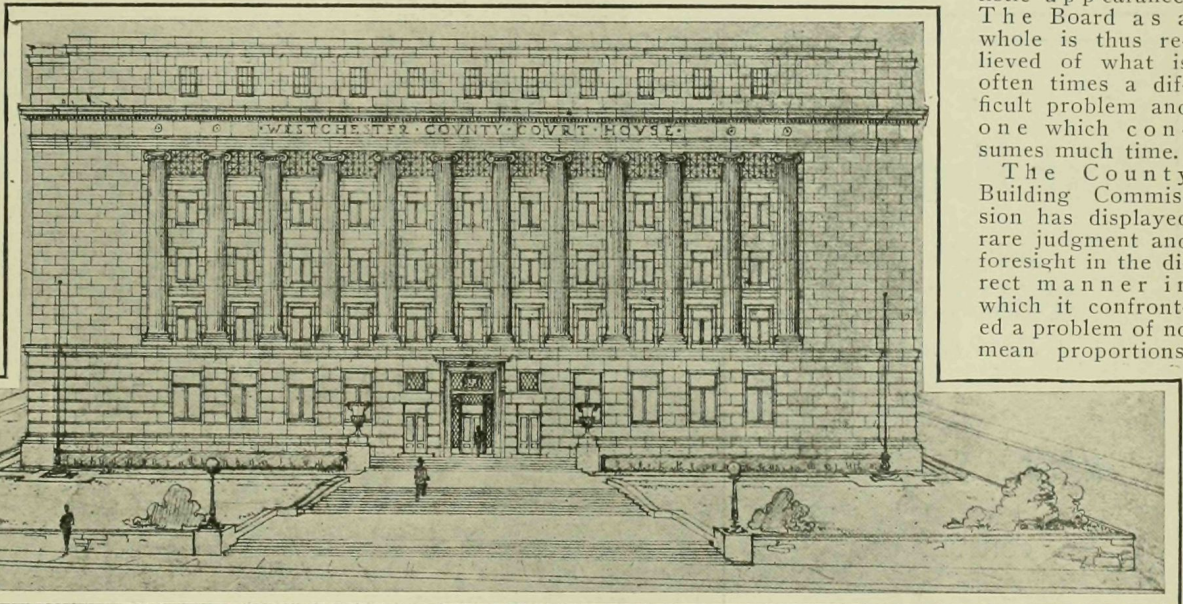
The new almshouse will be planned by Walker & Gillette, architects, 128 East 37th street, and James Brite, 18 East 41st street, has been retained to prepare the plans and specifications for the proposed hospital for the county tuberculosis patients. This project will consist of a complete group of buildings, adequate for the future requirements of the county. The penitentiary group of buildings will consist of a penitentiary, workshop, laundry, power plant, etc., and will be planned by Alfred Hopkins, 101 Park avenue. Mr. Hopkins has

had a wide experience in the design of structures of this character and is the architect of the East Side Court Building and jail which is soon to be erected in the Borough of Manhattan.

While these buildings to be erected at Mt. Pleasant are to be designed by various architects, they will adhere strictly to a specified style and will harmonize with each other as well as with their environment.

When the Westchester Board of Supervisors appointed its County Building Commission it took a step which might well be emulated by other counties in this State. The Commission is made wholly responsible for the buildings erected in future by the county, both as regards practical construction and artistic appearance.

The Board as a whole is thus relieved of what is often times a difficult problem and one which consumes much time. The County Building Commission has displayed rare judgment and foresight in the direct manner in which it confronted a problem of no mean proportions,



FRONT ELEVATION OF THE WESTCHESTER COUNTY COURTHOUSE ADDITION.

Benjamin W. Morris, Architect.

namely, the rapid completion of preliminary arrangements for a very comprehensive building scheme. Under ordinary circumstances, in a project of the magnitude of the one now being considered by Westchester County, the architect would have been selected by a competition. This would have consumed at least three months of valuable time and in addition required a considerable outlay of money in prizes or guarantees. In the event of a competition there is also the danger that when the announcement of the award is made those not mentioned will give way to the cry of politics, wire pulling or favoritism. This was all eliminated.

### Commission's Good Work.

The commission is to be highly complimented on dividing and awarding the work directly to architects of high standing and of recognized ability, and who can be entirely depended upon to cooperate with each other, and utilize their talents to the best of their ability to further the cause of the county. It has selected a way out of a very perplexing problem with great wisdom and without doubt for the greatest good to the largest number.

The progress in the construction of the various buildings contemplated by Westchester County will be under the supervision of A. N. Garthwaite, of Yonkers, who has been retained by the owner as County Inspector of Buildings. His long experience as a building contractor should make him particularly valuable in this connection.

# Geo. A. Fuller Company

## Fireproof Building Construction

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All Kinds of  
**INSURANCE**  
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Architects' Bldg., 101 Park Ave.

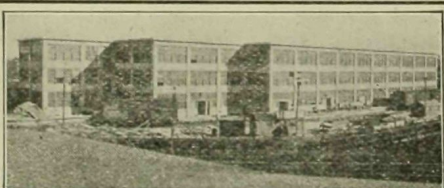
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New York City

### COMPANY WINS SUIT.

#### Patents Owned by Scaffolding Company Held Valid by Court of Appeals.

By a recent decision of the United States Court of Appeals of the Eighth Circuit, the Patent Scaffolding Co., 647 West street, New York City, lessor of adjustable safety suspended platforms, was awarded profits, damages, injunction and costs in the case of the New York Scaffolding Co. vs. Egbert Whitney.

This is a most important patent decision and is very broad and lengthy, having been written by Judge Sanborn, who is considered one of the foremost authorities on patent law throughout the country. The Patent Scaffolding Company has heretofore brought suits against infringers, but this one is the first where the patent has been finally adjudicated and would indicate that the series of patents owned by this company are very strong and binding upon the trade.

The company has operated for a number of years in New York City and has been successful in the prevention of scaffolding accidents. Perhaps its most notable achievement has been the furnishing of the scaffolding equipment upon the Woolworth and Equitable buildings, without any accident whatsoever. This record has been recognized by the award of the Scientific American gold medal by the American Museum of Safety to the Patent Scaffolding Co., which also has received the grand prize at the First International Exposition of Safety and Sanitation held at the Grand Central Palace, New York City, and a medal at the Dresden Exposition in the summer of 1911.

The company has a very prominent display of its devices at the Panama-Pacific Exposition and will probably receive a gold medal from the jury of award. Practically all the recent buildings in this city have used scaffolds leased by this company, also many other buildings throughout the United States and Canada as this company operates its machines through its agents in various parts of both countries.

### INTERLOCKING SAFETY DEVICES

#### A Favorable Report on an Experiment in the Municipal Building.

Borough President Marks and Chief Engineer Lewis of the Board of Estimate have reported the results of an experimental operation of elevator safety devices that has been going on in the Municipal Building since March. Car No. 11 was equipped without expense to the city with a device to prevent the car from being moved in either direction while the shaft door is unlocked. The conclusions arrived at follow:

"We believe that the demonstration which has been conducted with this appliance on car No. 11 in the Municipal Building shows very conclusively that the interlocking safety devices on elevators are entirely practicable and that the one which we have inspected satisfactorily and effectively accomplishes the purpose for which it was designed. There may be, and there probably are, other such devices, but we do not understand that the board desired us to examine and report upon others that are on the market either as to their efficiency or their construction. We are convinced that the many accidents which have been caused by unlocked elevator doors which can be opened when the car is not at the landing would be impossible if the elevators were equipped with a device as effective as the one which we have examined."

#### Contractor for Industrial Building.

Moyer Engineering & Construction Co., 375 Fulton street, Brooklyn, has been awarded a general contract to erect a modern factory building on the south side of Broadway near Wythe avenue, Brooklyn. The structure which will be owned by the Gretsch Building No. 4, Inc., Fred Gretsch, president, 110 South 4th street, has been leased for a term of years to Braunschweig & Co., book-

binders, 16 Nassau street, Manhattan. The plans for this structure were prepared by William Higginson, architect and engineer, 13-21 Park Row, and call for a building ten stories in height, 80x260 feet. It will be built of reinforced concrete throughout and have every modern appliance for safety and comfort. Its cost is placed at between \$550,000 and \$600,000.

#### New Plant for Schaefer Brewing Co.

Plans are being prepared in the offices of Mortensen & Co., architects and engineers, 405 Lexington avenue, Manhattan, for the group of buildings to be erected for the F. & M. Schaefer Brewing Co., Park avenue and 51st street, Manhattan, on the block bounded by 9th and 10th streets, Kent avenue and the East river, Brooklyn. These buildings will be built of brick and stone on a steel frame and as projected will include a brewhouse, stockhouse, power plant, garage, bottling plant and service building. A general contract for the construction of these buildings has been awarded to the John Peirce Co., 383 Madison avenue, Manhattan.

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—David Dows, 45 Wall st, contemplates the erection of a 6-sty office and apartment house at 414 Madison av. No architect selected.

BRONX.—Philip J. Kearns, 2311 Grand Concourse, contemplates the erection of a 5-sty apartment at the northwest corner of 183d st and Grand Concourse. It is expected that an architect will be selected about August 1.

BRONX.—Brown & Lapin, 661 Tinton av, contemplate the erection of a 5-sty apartment in the north side of 180th st, 132 ft west of Prospect av. An architect will be selected shortly.

PERRY, N. Y.—The Free Methodist Episcopal Church, Rev. H. C. Wood, contemplates the erection of a church in Church st, to cost about \$8,000. No architect selected.

LONG ISLAND CITY.—Jere F. Ryan, 1 Bridge Plaza, contemplates the erection of a brick and stone factory at the corner of Ely av and Bridge Plaza. No architect selected.

BAYONNE, N. J.—The Board of Education has voted to request an appropriation of \$146,000 for the erection of a new school here to take the place of P. S. 5. Aaron A. Melniker, president of Board. No architect selected.

BATH, N. Y.—The Bath National Bank, W. G. Dean, cashier, contemplates the erection of a bank, store and office building in Liberty st, to cost, between \$25,000 and \$30,000. No architect selected.

ALBANY, N. Y.—The American Locker Co., J. Y. Read, president, 98 State st, contemplates the erection of a factory here. No architect retained.

OSWEGO, N. Y.—The Oswego Lodge, No. 271, B. P. O. Elks, John K. Lynch, Jr., 115 East 8th st, interested, contemplates the erection of a club house in West 1st st. No architect retained.

### PLANS FIGURING.

#### HALLS AND CLUBS.

MANHATTAN.—Bids close June 15 for the club for nurses at 132-138 East 45th st for the Y. W. C. A., 600 Lexington av. 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 engineers. Cost, about \$400,000.

BROOKLYN.—Bids will close June 16 at 2.30 p. m. for building improvements at the L. I. State Hospital, Clarkson st and Albany av, for the State Hospital Commission, J. V. May, commissioner. Lewis F. Pilcher, Capitol, Albany, State architect.

#### HOSPITALS AND ASYLUMS.

BROOKLYN.—Bids close at 10.30 a. m., June 14, for the 2½-sty steel or concrete diphtheria pavilion, 30x175 ft, at the Kingston Hospital, for the Department of Health, Centre and Walker sts, Manhattan. William E. Austin, 46 West 24th st, Manhattan, architect. C. E. Knox, 101 Park av, Manhattan, electrical engineer. Cost, about \$100,000.

#### PUBLIC BUILDINGS.

BAYONNE, N. J.—The Department of Public Buildings, is taking bids to close 4 P. M., June 15, for alterations to the city

hall at 31st st and Av E, from plans by Walter L. Clarkson, City Hall. Cost, about \$10,000. The work will consist of lath and plaster partitions, electrical wiring and fixtures, galvanized iron cornices, painting. No structural changes.

#### SCHOOLS AND COLLEGES.

**WEST NEW YORK, N. J.**—Bids will close June 21 at 8 p. m. on all sub-contracts and materials for P. S. 6, on Broadway, 18th to 19th sts, for the Board of Education. Gregory B. Webb, 104 West 42d st, Manhattan, associated with Karl F. J. Seifert, 104 West 42d st, Manhattan, architects. Cost, about \$175,000.

**WEST POINT PLEASANT, N. J.**—The Board of Education of Brick Township, George E. Sembler, W. Pt. Pleasant, is taking bids to close June 17 at 3 P. M., for rebuilding the public grammar school from plans by Clinton B. Cook, 505 Bond st, Asbury Park, N. J. Cost, about \$20,000.

#### MISCELLANEOUS.

**PORT TERRY, N. Y.**—The U. S. Government, John W. McKie, construction quartermaster, is taking bids to close June 21 at 10 a. m. for officers' quarters here to cost about \$14,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### APARTMENTS, FLATS & TENEMENTS.

**HUDSON ST.**—Chas. B. Meyers, 1 Union sq, is preparing plans for a 6-sty tenement with stores at 455-457 Hudson st, for Chas. I. Weinstein Realty Co., 17 West 120th st, owner and builder. Slag roofing, razing, excavating, dumbwaiters, no heating. Cost, about \$50,000.

**ACADEMY ST.**—Plans have been completed by Andrew J. Thomas, 2526 Webster av, for two 5-sty apartments at the northwest corner of Academy st and Post av, for the Post Investing Co., Inc., 529 Courtlandt av.

**WASHINGTON PL.**—F. E. Vitolo, 16 East 23d st, has prepared plans for an apartment at 79-81 Washington pl, for the Fogliasso Clement Building Co., 197 Bleecker st. Cost, about \$50,000.

**10TH AV.**—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements at 628-30 10th av, for Golda Kaufman, 628 10th av. Cost, about \$5,000.

##### FACTORIES AND WAREHOUSES.

**129TH ST.**—Hopkins & McEntee, 37 East 28th st, have completed plans for a 1-sty brick and concrete brick manufacturing plant, 81x137 ft, at 201-5 East 129th st and East River, for the New York Composite Brick Corp., Chas. Haines, 201 East 129th st, manager. Cost, about \$30,000.

**107TH ST.**—Foundations are about completed for the 2-sty storage warehouse and garage at 112-122 West 107th st, 225 ft west of Columbus av, for the Chelsea Fireproof Storage Co., Louis Schramm, 426 West 26th st, president. Wortmann & Braun, 114 East 28th st, architects and engineers. McDermott & Hanigan, 103 Park av, general contractor. The H. P. Stephenson Co., 241 West 20th st, heating work. A. B. See Elec. Elevator Co., 220 Broadway, elevators. Cost, about \$100,000.

##### HALLS AND CLUBS.

**69TH ST.**—Frederick P. Kelley, 437 5th Av, has completed plans for a 5-sty settlement house, 40x60 ft, in the north side of 69th st, 175 ft east of Av A, for the Lenox Hill House, 446 East 72d st. Bids will be received on general contract from a selected list of contractors soon by architect.

##### STORES, OFFICES AND LOFTS.

**LENOX AV.**—A. L. Kehoe, 1 Beekman st, is preparing plans for installing eight stores in the apartment at the southeast corner of Lenox av and 113th st, for Sola Cohen, 239 4th av.

**36TH ST.**—Maynicke & Franke, 25 East 26th st, are preparing plans for a 12-sty store and loft building at 29-33 West 36th st, for the Estate of Frederick Ayer, 141 Milk st, Boston, Mass. Cost, about \$100,000. The architects will take bids on separate contracts about June 15.

##### STABLES AND GARAGES.

**135TH ST.**—Property in the south side of 135th st, adjoining the Claremont Theater at the southeast corner of Broadway, has been bought by the 135th Street Garage Corporation, which will shortly improve the site by the erection of a modern, fireproof garage. The plot measures 160x99.11 ft. Further details will be announced later.

#### Bronx.

##### APARTMENTS, FLATS & TENEMENTS.

**173D ST.**—Plans have been prepared by John P. Boyland, 2526 Webster av, for an apartment at the northwest corner of

173d st and Longfellow av for the W. A. J. Building Corp., Wm. A. Janota, 1844 Marmon av, owner and builder. Cost, about \$50,000.

**SOUTHERN BLVD.**—John P. Boyland, 2526 Webster av, is preparing preliminary plans for a 5-sty tenement, 50x88 ft, on the west side of Southern blvd, 390 ft north of 167th st, for John O'Leary, 991 East 167th st. Cost, about \$50,000.

**CROTONA PARK EAST.**—Goldner & Goldberg, 391 East 149th st, have been commissioned to prepare plans for a 5-sty apartment on the east side of Crotona Park East, near 174th st Subway Station, for Epstein & Garfitz, 979 East 163rd st.

**CLINTON AV.**—Chas. B. Meyers, 1 Union sq, has completed plans for two 5-sty apartments, 70x107 and 65x105 ft, at the northwest corner of Clinton av and 180th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Cost, about \$150,000.

##### STORES, OFFICES AND LOFTS.

**AUDUBON AV.**—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for 1-sty stores, 25x80 ft, at the northeast corner of Audubon av and 182d st, for the Value Realty Co., 170 Broadway.

**BATHGATE AV.**—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 1-sty bakery and market on the east side of Bathgate av, 25 ft north of 172d st, for Wattenberg, Chan & Pittman, 406 East 149th st, owners. Cost, about 8,000.

#### Brooklyn.

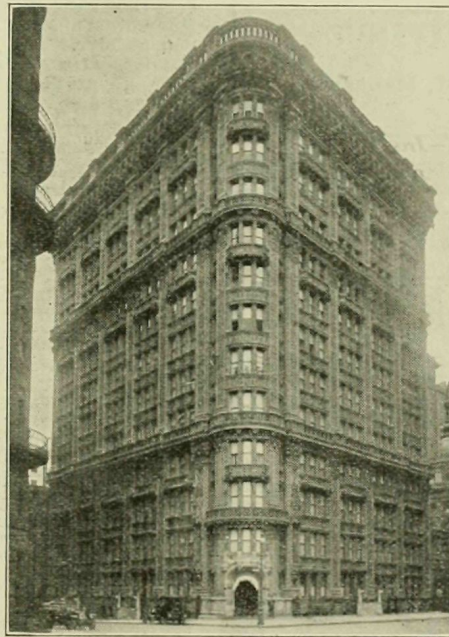
##### APARTMENTS, FLATS & TENEMENTS.

**AV H.—Shampan & Shampan, 772 Broadway,** have prepared plans for an apartment at the southeast corner of Av H and East 13th st, for the Lancaster-shire Realty Co., to cost, about \$35,000.

**SARATOGA AV.**—Harry Dorf, 614 Kosciusko st, has complete plans for two 4-sty tenements, 50x90 ft, at the northwest corner of Saratoga and Dumont avs, and on the west side of Saratoga av, 50 ft north of Dumont av, for the Burland Co., 1351 Eastern Parkway, owner and builder. Tar and gravel roofing will be required. Cost, about \$30,000 each.

**NEW JERSEY AV.**—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 3-sty tenements, 25x75 ft, on the west side of New Jersey av, 85 ft north of New Lots av, for the New Lots

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### Contemplated Construction—Brooklyn—Cont'd.

Construction Co., Inc., 748 Shepherd av, owner and builder. Cost, about \$20,000. Tar and gravel roofing.

EASTERN PARKWAY.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment on the south side of Eastern Parkway, 270 ft east of Troy av, for the Staverly Realty Co., 1677 Pitkin av, owner and builder. Cost, about \$50,000.

16TH ST.—Gorman & Schwartz, 367 Fulton st, have completed plans for a 4-sty apartment in the east side of East 16th st, 300 ft north of Beverly rd, for Mrs. Mary Blanchard, 222 East 17th st, owner and builder. Cost, about \$30,000.

14TH AV.—Gorman & Schwartz, 367 Fulton st, have completed plans for three 3-sty tenements, 25x70 ft, at the northeast corner of 14th av and 37th st, for the Levine Building & Construction Co., H. Levine, 8686 19th av, president and builder. Total cost, about \$21,000.

LORIMER ST.—Farber & Markwitz, 189 Montague st, have completed plans for a 4-sty tenement, 50x89 ft, in the west side of Lorimer st, 100 ft south of Meserole av, for the Holbel Realty Co., 158 Greene st, owner and builder. Cost, about \$30,000. Tar and gravel roofing.

### DWELLINGS.

CARROLL ST.—Slee & Bryson, 154 Montague st, are preparing plans for eight 2-sty residences, 20x45 ft, at the northeast corner of Carroll st and Albany av, for the New Style Home Building Co., Macy Rosenbaum, 227 East 26th st, owner and builder. Tar, gravel and Spanish tile roofing, steam heating, electric wiring. Cost, about \$40,000.

SNEDIKER ST.—M. Rothstein, 601 Sutter av, has completed plans for ten 2-sty brick residences, 20x44 ft, in the east side of Snediker st, 100 ft south of Newport av, for Sagolowitz & Kobokow, 582 Hinsdale av, owners and builders. Slag roofing, hot air heating, electric wiring. Cost, about \$30,000.

AMBOY ST.—M. Rothstein, 601 Sutter av, is preparing plans for six 3-sty brick residences, 25x68 ft, in the west side of Amboy st, 100 ft north of Dumont st, for the Hadrian Realty Co., Harry Gordon, president, 674 Hendrix st. Slag roofing, electric wiring, dumbwaiters; no heating. Cost, about \$7,000.

CROWN ST.—W. C. Winters, 106 Van Sien av, is preparing plans for four 2-sty brick residences, 20x36 ft, at the southwest corner of Crown st and New York av, for Sidney F. Musselwhite, 1299 Sterling pl, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile cornices. Cost, about \$14,000.

24TH ST.—Kallich & Lubroth, 215 Montague st, have been commissioned to prepare plans for ten 2-sty brick residences, 20x55 ft, in the east side of West 24th st, 270 ft north of Mermaid av, for O. H. Brandstein, 8779 Bay Parkway, owner and builder, who will take bids on subs about July 1. Slag roofing, steam heating, electric wiring, tile baths and wainscoting. Cost, about \$50,000.

ROGERS AV.—M. A. Cantor, 373 Fulton st, is preparing plans for three 3-sty brick residences, 20x55 ft, on the east side of Rogers av, 90 ft south of Bergen st, for the Lancastershire Realty Co., Lewis Gold, president, 44 Court st. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, parquet floors, dumbwaiters, combination lighting fixtures, gas ranges, tile baths and wainscoting. Cost, about \$20,000.

### STABLES AND GARAGES.

FLATBUSH AV.—Benjamin Driesler, 153 Remsen st, has been commissioned to prepare plans for a 2-sty brick and concrete garage on Flatbush av, between Linden and Lenox rds, for John Reiss, 805 Flatbush av. McGough & Hoey, 16 Court st, general contractors. Cost, about \$12,000.

### Queens.

APARTMENTS, FLATS & TENEMENTS. ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for five apartments with stores at the southeast corner of Kingsland av and Hampton st, and on the south side of Kingsland av, 35 ft east of Hampton st, for the 20th Ave. Realty Co., Lewis Gold, president, 44 Court st, Brooklyn, owner and builder. Total cost, about \$30,000. Owner builds and takes bids on subs at once.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty apartments, 37x88 ft, on the west side of 12th av, 125 ft south of Jamaica av, for Silver & Seldon, 708 New Jersey av, Brooklyn, owners and builders. Total cost, about \$65,000.

### DWELLINGS.

JAMAICA, L. I.—Max Hirsch, 391 Fulton st, Brooklyn, is preparing plans for six 2-sty brick residences and stores, 16x50 ft, at the southeast corner of Shelton and Maple avs, for Joseph Aragona, 2306 Atlantic av, Brooklyn, owner and builder. Cost, about \$3,500 each. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, marble bases, tiled baths, parquet floors.

RICHMOND HILL, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for five 3-sty brick residences, 20x55 ft, at the southeast corner of Guion pl and Jamaica av, for the N. & S. Realty Co., M. Nappelbaum, president, 1255 40th st, Brooklyn. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, parquet floors, dumbwaiters, tile baths and wainscoting. Cost, about \$35,000.

### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—William Higginson, 13 Park Row, Manhattan, is preparing plans for a service building here, for the Degnon Realty & Improvement Co., 30 East 42d st, Manhattan. Studebaker Corp. of America, 445 Broadway, Manhattan lessee. Plans will be completed about July 1.

### Richmond.

APARTMENTS, FLATS & TENEMENTS. TOMPKINSVILLE, S. I.—Harry W. Pelcher, Port Richmond, has completed plans for a 3-sty tenement on the west side of St. Paul's av, 425 ft north of Swan st, for Gesuelle Spiotto, 101 Richmond Turnpike. Cost, about \$12,000.

### DWELLINGS.

CASTLETON, S. I.—Chas. B. Meyers, 1 Union sq, has completed plans for a 3-sty cottage, 50x75 ft, at the New York Farm Colony, for the Department of Public Charities. Cost, about \$30,000. The owners will soon advertise for bids on general contract.

CLIFTON HARBOR VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame residence for W. J. Funk, secretary of Funk & Wagnalls Co., 354 4th av, Manhattan. Shingle roofing, electric wiring, and probably steam heating. Cost, about \$7,500.

### Nassau.

### DWELLINGS.

GARDEN CITY, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has about completed plans for a 2½-sty frame and stucco residence, 38x29 ft, for George O. Van Orden, 5808 20th av, Brooklyn. Cost, about \$9,000.

OYSTER BAY, L. I.—Harrie T. Lindberg, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty brick veneer residence, 30x60 ft, for Frederick Lutz, care of architect, who will take bids on general contract about July 1.

### Suffolk.

### HALLS AND CLUBS.

HUNTINGTON, L. I.—Jas. H. Conkling, this place, has been commissioned to prepare plans for a 2-sty clubhouse, 46x90 ft, on Stewart av, near Main st, for the Knights of Columbus, John Robinson, president. Cost, about \$9,000.

### Westchester.

APARTMENTS, FLATS & TENEMENTS. PEEKSKILL, N. Y.—Plans have been prepared privately for eight frame apartments at the corner of Nelson and Diven sts, for Wolf's Department Store, 928-930 South st, owner, who will build by days work.

### DWELLINGS.

NORTH PELHAM, N. Y.—George Olphert, Jr., Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty hollow tile and stucco residence, 22x43 ft, for the Langdon Realty Co., M. A. Acocolla, Proctor Building, owner and builder. Shingle roofing, hot water heating, electric wiring. Cost, about \$5,000.

MAMARONECK, N. Y.—Plans have been prepared for a 2½-sty frame and stucco residence at Shore Acres, for N. M. Woods, 47 West 34th st, Manhattan, owner and architect. Shingle roofing, hot water heating, electric wiring. Cost, about \$9,000.

YONKERS, N. Y.—Anthony Lella, 248 Sherman av, Manhattan, owner and architect, is taking bids on separate contracts for the frame and stucco residence at 147 Fowler av, to cost, about \$5,000. Shingle roofing.

### FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—Frank Horton Brown, First National Bank Building, is preparing plans for a 2-sty reinforced concrete storage building, 33x100 ft, in North st, for the Bloomingdale Hospital, E. Strateman, North st. Cost, about \$20,000.

**HOTELS.**

**YONKERS, N. Y.**—Thos. Phillips, 9 John st, has completed plans for alterations to the 2½-sty frame hotel at 424 South Broadway, for Lynch & Larkin, 195 Riverdale av. Cost, about \$6,000.

**SCHOOLS AND COLLEGES.**

**HARTSDALE, N. Y.**—Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty grammar school on Huntington av, for the Board of Education of Scarsdale. Cost, about \$28,000. Bids will be advertised for about June 24.

**SCARSDALE, N. Y.**—Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty high school on the west side of New York Post rd, north of Sherbrooks rd, for the Board of Education of Scarsdale. Cost, about \$64,000.

**MISCELLANEOUS.**

**BRONXVILLE, N. Y.**—Plans are being prepared privately for the grade crossing elimination here for the N. Y. C. & H. R. R. R. Co., 70 East 45th st, Manhattan, to cost, about \$60,000. Owner will probably take bids about July 15.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**  
**NEWARK, N. J.**—Kallich & Lubroth, 215 Montague st, Brooklyn, are preparing plans for four 4-sty apartments, 50x89 ft, at the northeast corner of Mt. Pleasant av and Orient st, for the Upton Realty Co., 5305 5th av, owner and builder. Cost, about \$140,000.

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, is preparing plans for two 3-sty flats, 22x78 ft each, at 84-86 South 14th st, for Max Levine, 338 South 19th st, owner and builder. Slag roofing, electric wiring, interior tiling, no heating. Cost, about \$9,000 each.

**JERSEY CITY, N. J.**—A. Di Paola, 117 Summit av, West Hoboken, is preparing plans for a 3-sty tenement, 25x61 ft, on the south side of Paterson av, near the Boulevard, for F. Della Volpe, on premises. Cost, about \$9,000.

**PASSAIC, N. J.**—E. E. Twist, News Building, has completed plans for a 1-sty store and apartment house at the corner of Main and Highland aves, for Jacob Pasternack, 255 Harrison st, owner and builder. Electric wiring, metal ceilings, no heating.

**GARFIELD, N. J.**—Abram Ginsburg, 225 Main st, Passaic, has completed plans for a 3-sty flat, 22x60 ft, on Palisade av, for Andrew Slavina, Palisade av, owner and builder. Slag roofing, electric wiring, no heating. Cost, about \$5,000.

**DWELLINGS.**

**ROSELLE, N. J.**—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 2½-sty residences on Harrison av for Jos. Mosesco, this place, owner and builder. Shingle roofing, steam heating, electric wiring. Cost, about \$4,000 each.

**HACKENSACK, N. J.**—Sidney Rarig, 656 West 178th st, Manhattan, contemplates the erection of three 2½-sty of hollow tile and stucco residences on Summit av. Plans will probably be drawn by a local contractor.

**TEANECK, N. J.**—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty hollow tile and stucco residences for George Rockledge, Bogota, N. J., to cost, about \$5,000 each. Shingle roofing, steam heating and electric wiring.

**PATERSON, N. J.**—William T. Fanning, Colt Building, is preparing plans for a 2½-sty residence, 28x59 ft, at 78-80 Maple

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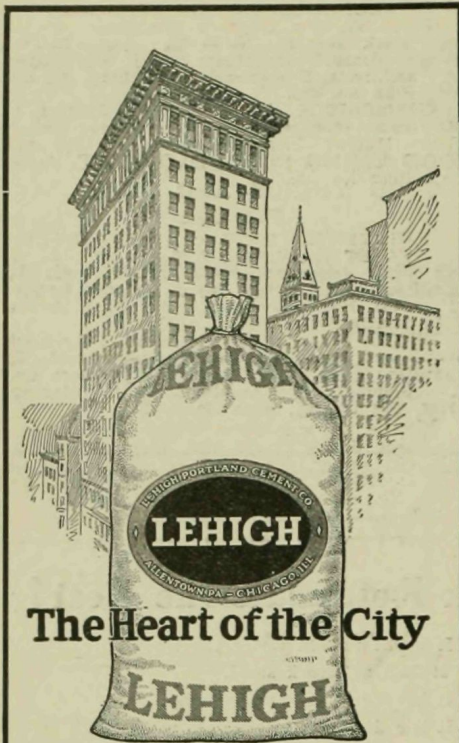
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### Contemplated Construction—New Jersey—Cont.

st, for Jos. Kane, 63 Van Houten st. Bangor slate roofing, steam heating, electric wiring. Cost, about \$8,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—M. N. Schoemaker, Engineer, Union Building, is preparing plans for building two 3-sty factory buildings at Weston av and P. R. R., for George Stengel, Inc., on premises. Bids are wanted by June 15.

PATERSON, N. J.—William T. Fanning, Colt Building, has about completed plans for a 2-sty storehouse, 70x80 ft, at the corner of Clay and Straight sts, for Thos. A. Kelly, 171 Marshall st. Cost, about \$15,000.

#### HOSPITALS AND ASYLUMS.

ORADELL, N. J.—Plans are expected to be ready for bids about June 16 for the isolation hospital for the Board of Freeholders of Bergen County. J. J. Ferry, Dean st, Englewood, architect. Cost, about \$30,000.

#### PUBLIC BUILDINGS.

GLEN RIDGE, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, have been commissioned to prepare plans for a borough hall here. Alfred E. Heinrichs, 52 Wall st, chairman of building committee.

CLIFTON, N. J.—W. T. Fanning, Colt Building, Paterson, is preparing plans for a 2-sty municipal building at the corner of Passaic and Main avs, for the Borough of Clifton, George Smith, 126 Clifton av, chairman of building committee. Cost, about \$28,000.

#### SCHOOLS & COLLEGES.

HOBOKEN, N. J.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a fireproof gymnasium, of brick and steel construction, for the Stevens Institute. They are also preparing sketches for a laboratory for shop practice for the same institute.

EAST RUTHERFORD, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been commissioned to prepare plans for a 2-sty brick school in Sylvan st, for the Board of Education. Cost, about \$32,000.

#### STORES, OFFICES & LOFTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 1-sty brick market, 28x100 ft, at 186 Orange st, for William Culler, 58 Commerce st. Slag roofing, electric wiring, hand power sidewalk lift, vault lights, no heating. Cost, about \$6,000.

#### THEATRES.

CLIFTON, N. J.—Lambert Strong, 541 Main av, Passaic, has completed plans for the 2-sty moving picture theatre and stores on Main av, for Edward M. Yereance, 645 Main av.

#### Other Cities.

#### APARTMENTS, FLATS & TENEMENTS.

BUFFALO, N. Y.—Colson & Hudson, Dun Building, are preparing plans for an apartment house at Delaware av and Bryant st, for Edward James Smith, Lambert G. Smith and Charles Mosier, 1266 Seneca st. Mosier & Summers, 1266 Seneca st, general contractors. Cost, \$150,000 to \$300,000.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, is preparing new plans for the 3-sty store and apartment at 541 Main st, for Jacob Abramsky, 23 Franklin st. Cost, about \$12,000.

ROCHESTER, N. Y.—Howard Nurse, 305 Cutler Building, is preparing plans for a 4-sty apartment house in Chestnut st, near Court st, to cost, about \$80,000. Bids are wanted immediately.

#### DWELLINGS.

SHIPPAN POINT, CONN.—George A. Freeman, 311 Madison av, Manhattan, is preparing plans for a 2½-sty frame and brick veneer residence, about 100x36 ft, for Capt. M. E. Hanna, care of architect. The architect will take estimates on general contract about June 15.

#### HALLS & CLUBS.

ROCHESTER, N. Y.—William Brockett, Powers Block, has completed plans for a 3-sty labor temple, 67x40 ft, in North Fitzhugh st, near Church st, for the Labor Temple Association, A. A. Gren, president, 100 Arcade Building. Cost, about \$90,000. The architect will take bids about June 23.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John McKeefrey, 1416 Broadway, has received the general contract to alter the hotel for apartment purposes, at the southeast corner of 103d st and Columbus av, for Mrs. Ellen Ash-

man, care of architect, William H. Gompert, 171 Madison av.

BROOKLYN.—George G. Wilson, 25 West 42d st, Manhattan, has received the general contract to make alterations to the 5-sty apartment 29 Monroe pl, for the Meade Corp., D. I. Meade, 350 Fulton st, president. Mott B. Schmidt, 15 East 40th st, Manhattan, architect. Cost, about \$10,000.

POUGHKEEPSIE, N. Y.—W. H. Schoenweiss, 140 Pine st, has received the general contract to erect a 3-sty brick store and apartment house, 38x70 ft, at 161 Mill st, for John Goblick, 34 Dutchess av. Du Bois Carpenter, 45 Market st, architect. Cost, about \$12,000.

NORTH PELHAM, N. Y.—(sub.)—The Star Iron Works, Columbus av, Yonkers, has received the steel contract, and Lyons Bros., Pelham, N. Y., heating and plumbing, for the 3-sty store and apartment house at North West 5th av and 2d st, for Thos. A. Spafford, 5th av, North Pelham. J. Wilford Kirst, 12 North Broadway, Yonkers, architect. Wm. H. Sergeant, 3 South 3d av, Mt. Vernon, general contractor. Chas. Gulliver, 40 Cortlandt st, Mt. Vernon, carpenter. Cost, about \$15,000.

#### BANKS.

CORTLAND, N. Y.—Dawson Bros., Union Building, Syracuse, N. Y., have received the general contract to erect a bank and office building at Main and R. R. sts, for The National Bank of Cortland. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects and engineers. Cost, about \$40,000.

#### DWELLINGS.

MANHATTAN.—Bunn & Nase, Inc., 1123 Broadway, have received the general contract to alter the 5-sty residence, 25x80 ft, at 17 East 65th st, for Dr. Edward L. Dow, 49 West 57th st. C. P. H. Gilbert, 1123 Broadway, architect.

LITTLE FALLS, N. Y.—A. B. Wheeler, 209 North Prospect st, Herkimer, has received the general contract to erect a 2½-sty brick and stone residence, 45x94 ft, and garage, 24x40 ft, in Prospect st, for J. J. Gilbert, 151 Elizabeth st. Linn Kinne, 98 U. C. N. B. Building, Utica, architect. Wm. Pitkin, 512 Cutler Building, Rochester, landscape architect. Trowbridge & Ackerman, 62 West 45th st, Manhattan, associate architects. Cost, about \$50,000.

MONTCLAIR, N. J. (sub).—Eden & Everett, Glen Ridge, N. J., have received the mason work for the 2½-sty residence, 26x38 ft, on Clinton av, for Ernest C. Hinc, 62 Walnut st. Chris H. Meyers, Crane Building, architect. Mullins & Braddock, 14 Spruce st, general contractors. Cost, about \$7,000.

FOREST HILLS, L. I.—Murray & Maureri, 1081 Fulton st, Brooklyn, have received the general contract to erect a 2½-sty tile residence, 20x42 ft, on the south side of Rockrose pl, 140 ft east of Greenway South, for Ward J. McNeil, Post Graduate Hospital, 2d av and 19th st. R. M. Farrington, 489 5th av, Manhattan, architect. Cost, about \$7,500.

PLAINFIELD, N. J.—J. S. Dahl, 770 Woodland av, has received the general contract to erect a 2½-sty residence, 24x70 ft, on Washington Park rd, for Champlain Riley, Myrtle av. Wilder & White, 50 Church st, Manhattan, architects. Cost, about \$10,000.

GUTTENBERG, N. J.—A. Mascellino, 27th st, has received the general contract to erect a 2-sty residence, 25x44 ft, at 26th st, for Mrs. C. Marilino, 26th st, George Willaredt, 411 23d st, West New York, architect. Cost, about \$4,000.

CARLSTADT, N. J.—Louis J. Favier, Kingsland, N. J., has received the general contract to erect a 2½-sty frame and stucco residence on Madison av, for Philip Hogere, this place. Cost, about \$3,500. Shingle roofing, hot water heating, electric wiring.

BELLEVILLE, N. J.—Duncan MacKinnon, 831 DeGraw av, Newark, has received the general contract to erect a 2½-sty frame residence for Mrs. Anna V. Kipp and Lillie J. Slater, 25 9th av, Newark. Cost, about \$5,500.

MT. VERNON, N. Y.—Jenks & Plume, 19 Prospect av, have received the general contract to erect a 2½-sty residence on Foster av, for Philip Gerlach, care of Westchester Lighting Co., 1st av and 1st st. Ludwig W. Eisinger, 52 Vanderbilt av, Manhattan.

#### FACTORIES AND WAREHOUSES.

MANHATTAN.—Katz & Schoenholtz, 165 West 18th st, have received the general contract to erect a 2-sty box factory, 60x100 ft, at 81-82 Tompkins st, for George F. Etzel, 165 West 18th st. Aaron Extra, 165 West 18th st, lessee. Mitchell Bernstein, 131 East 23d st, architect. Cost, about \$12,000.

WEEHAWKEN, N. J.—Robbins Ripley Co., 50 Church st, Manhattan, has received the general contract to erect a warehouse for the Erie R. R., 50 Church st, Manhattan. Cost, about \$5,000.

**HALLS AND CLUBS.**

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to remodel the 3-sty Y. W. C. A. building at 3-7 Lodge st, from plans by Fuller & Robinson Co., 95 State st. Cost, about \$50,000.

SAN JOSE, CAL. (sub).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the pile foundation of the Y. W. C. A. building here. Morrison Bros., Santa Clara, general contractors. Julia Morgan, architect.

**PUBLIC BUILDINGS.**

HACKENSACK, N. J.—John T. Brady & Co., 103 Park av, Manhattan, have received the general contract to erect an addition to the reinforced concrete jail here for the Board of Freeholders of Bergen Co., Chas. N. Cumberland, Maywood, member of building committee. Haenke & Sherman, 15 Broad st, Manhattan, architects. Cost, about \$50,000.

**SCHOOLS & COLLEGES.**

MANHATTAN.—W. A. L'Hommedieu & Co., 1 Madison av, have received the general contract to alter the telephone school building at 52-58 West Houston st, for the N. Y. Telephone Co., 15 Dey st. H. C. Carpenter, care of owner, engineer.

CLIFFSIDE PARK, N. J.—DeKimpe Construction Co., 68 Hudson st, Hoboken, N. J., has received the general contract to erect the 2-sty P. S. 3, at Palisade and Riverview avs, for the Board of Education of Cliffside Park. Jos. Whelan, president. Ernest Sibley, Palisade Park, architect.

HUDSON, N. Y.—The Berrigan Contracting Co., 509 East Main st, East Little Falls, has received the contract for the completion of the high school at 4th and State sts, for the Board of Education. Wm. T. Towner, 320 5th av, Manhattan, architect. Cost, about \$90,000.

**STABLES & GARAGES.**

LOCUST VALLEY, L. I.—The A. M. Barrows Construction Co., 347 5th av, Manhattan, has received the general contract to erect 1 and 2-sty farm buildings here north of the station for A. D. Carver, 39 Water st, Manhattan. Tooker & Marsh, 101 Park av, Manhattan, architects. Hitchings & Co., 1170 Broadway, Manhattan, have the greenhouse contract.

BULLS HEAD, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a stable, garage and cottage, for A. S. Alexander, 67 Park av, Manhattan. Delano & Aldrich, 4 East 39th st, Manhattan, architects.

YONKERS, N. Y.—(sub).—The Diehl Construction Co., Seminary av, has the mason work, and Hoyt & Miles, Yonkers, the carpentry, for the 1-sty garage, 50x70 ft, on Warburton av, for William Fonda, Hastings-on-Hudson. Jas. A. Watson, Reeves Building, architect. Cost, about \$8,000.

**STORES, OFFICES & LOFTS.**

MANHATTAN.—(sub).—The Preston Plumbing Co., 230 West 41st st, has received the plumbing contract, and the Gurney Elevator Co., 62 West 45th st, elevators, for the store and loft building at 1237-1239 Broadway, for Walter F. Honper, 110 West 40th st. S. Walter Katz and J. G. Feiner, 505 5th av, architects. Cost, about \$350,000. Steel is up to 6th tier and sidewalls are under way.

MANHATTAN (sub).—Jac Abrams & Brother, Inc., 166 West 99th st, have the plumbing contract for the New York offices of the Canadian Pacific Railway, at 1231 Broadway. James S. Bush, architect.

**MISCELLANEOUS.**

MANHATTAN.—The General Contracting & Engineering Co., 29 Broadway, has received the general contract to erect coal pockets at 19th st and North River, for O. H. Perry & Son, on premises. Chas. Houchin Higgins, 30 Church st, engineer. Cost, about \$19,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS. 187TH ST, 551-561 West, n s, 125 e St. Nicholas av, two 5-sty brick tenements, 50x82.10; cost, \$84,000; owner, V. R. Building Corporation, 1029 East 163d st, Samuel Rosenberg, Pres.; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 200.

COOPER ST, s s, 150.18 e Academy st, two 5-sty brick tenements, 21 families each, 50x88; cost, \$90,000; owner, 15 Cooper Street Co., Inc., 578 West 130th st, Barth J. Rice, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 202.

178TH ST, 612 West, s e cor Wadsworth av, 6-sty brick apartment house, 49 families, 100x90; cost, \$125,000; owner, William Haigh, 252

West 138th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 204.

**STABLES AND GARAGES.**

38TH ST, 216-18 East, s s, 229 e 3d av, 1-sty fireproof garage, 42x84; cost, \$5,000; owner, J. Chr. G. Hupfel Brewing Co., 229 East 38th st, J. Chr. G. Hupfel, Pres.; architect, Robert Teichman, 22 William st. Plan No. 203.

**STORES, OFFICES AND LOFTS.**

155TH ST, s w cor St. Nicholas pl, 1-sty brick store, 25x50; cost, \$1,000; owner, Charles A. Peabody, care Menschel Brothers, 142 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 201.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

159TH ST, n s, 21 e Melrose av, 5-sty brick tenement, 50x88, tin roof; cost, \$40,000; owners, Middleboro Realty Co., Herman Tuchman, 1836 Wallace av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 330.

**DWELLINGS.**

BATHGATE AV, e s, 133.4 n 179th st, three 1-sty brick stores and dwelling and garage, 24x69, 11.10x32, 20x80.9, slag roof; cost, \$6,000; owner, Maurice Schreibt, 2038 Bathgate av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 331.

**FACTORIES AND WAREHOUSES.**

169TH ST, n s, 128.06 w Washington av, 1-sty brick storage, 48x10.11½; cost, \$2,000; owner, Samuel Grodinsky, 1311 Washington av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 328.

KINGSBRIDGE AV, w s, 161.6 s 232d st, 1-sty frame storage, 12x22; cost, \$200; owner, Ellen Murray Havey, 3127 Kingsbridge av; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 329.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

LAFAYETTE AV, s s, 275 e Bedford av, 4-sty brick tenement, 50x88, gravel roof; 20 families; cost, \$25,000; owner, Paragon Constn. Co., 1181 Myrtle av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 4100.

JUNIUS ST, n w cor Pitkin av, 4-sty brick store and tenement, 54x90, gravel roof, 25 families; cost, \$30,000; owner, Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4083.

JUNIUS ST, w s, 100 n Pitkin av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$28,000; owner, Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4085.

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PITKIN AV, n s, 54 w Junius st, 4-sty brick tenement, 46x89, gravel roof, 22 families; cost, \$25,000; owner Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4084.

INDIA ST, n s, 320 e Franklin st, 4-sty brick tenement, 50x88.6, slag roof, 20 families; cost, \$25,000; owner, Ike Birnbaum, India & Oakland sts; architect, Gustave Erda, 826 Manhattan av. Plan No. 4111.

SARATOGA AV, n w cor Dumont av, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4113.

UNION ST, n s, 60 w Troy av, 3-sty brick tenement, 40x86.10, gravel roof, 16 families; cost, \$25,000; owner, R. N. Bldg. Co., 1642 48th st; architects, Cohn Bros., 361 Stone av. Plan No. 4128.

SARATOGA AV, w s, 50 n Dumont av, 4-sty brick tenement, 50x89, gravel roof, 23 families; cost, \$30,000; owner, Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4114.

JEROME ST, s e cor Belmont av, 3-sty brick store and tenement, 25x74, gravel roof, 6 families; cost, \$10,000; owner, New Lots Constr. Co., 748 Sheffield av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4155.

PARK PL, n w cor Ralph av, 3-sty brick store and tenement, 20.7x100, gravel roof, 4 families; cost, \$8,000; owner, Harold Schneider, 296 Rochester av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4235.

14TH AV, e s, 25 n 37th st, three 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, \$22,500; owners, Ida Levine & ano, 8686 19th av; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4215.

DWELLINGS.

EAST 13TH ST, e s, 220 s Av J, nine 2-sty brick dwellings, 18x45, gravel roof, 1 family each; total cost, \$31,500; owner, Bradon Realty Co., 177 Remsen st; architect, Hy. Vollweiler, 696 Bushwick av. Plan No. 4101.

WEST 17TH ST, e s, 140 n Mermaid av, 2-sty frame dwelling, 34x35, gravel roof, 2 families; cost, \$2,900; owner, Mrs. Amelia Moresco, on premises; architect, Geo. W. Suess, 2966 West 29th st. Plan No. 4090.

76TH ST, n s, 333.8 West 5th av, fifteen 2-sty brick dwellings, 20x37, slag roof, 1 family each; total cost, \$60,000; owner, Arthur D. Constant, 419 75th st; architect, Edw. L. Middleton, 557 Danford st, Flushing. Plan No. 4001.

46TH ST, s s, 280 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,500; owner, Kornblum Bldg. Co., 1323 46th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4063.

THATFORD AV, s w cor Lott av, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$21,000; owner, Isaac Goncharick, 575 Powell st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4078.

CROWN ST, s w cor New York av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, \$3,000; owner, Sidney F. Musselwhite, 1299 Sterling pl; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4137.

BARBEY ST, w s, 125 n Sunnyside av, two 2-sty brick dwellings, 20x41, gravel roof, 2 families each; total cost, \$7,500; owner and architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4201.

EASTERN PARKWAY, s s, 426 e Buffalo av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Herman Shapiro, 122 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4230.

NEPTUNE AV, n s, 117.8 n w 36th st, 1-sty frame dwelling, 38x20, shingle roof, 2 families; cost, \$500; owner, Frank Paturzo, 2860 West 19th st; architect, Chas. A. Olsen, 1209 68th st. Plan No. 4204.

JEFFERSON ST, n s, 201.5 e Bremen st, 1-sty frame dwelling, 18x13, tin roof, 1 family; cost, \$500; owner, Acme Metal Ceiling Co., on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4129.

AV Z, s s, 40 e East 27th st, 2-sty frame dwelling, 21.6x34, shingle roof, 1 family; cost, \$3,000; owner, Norton Ingo, East 27th st and Jerome av; architect, M. M. Foley, 2160 East 13th st. Plan No. 4110.

NEPTUNE AV, n s, 70 w West 36th st, 1-sty frame dwelling, 37x20, gravel roof, 2 families; cost, \$1,200; owner, Frank Patwizo, 2860 West 19th st; architect, Geo. H. Suess, 966 West 29th st. Plan No. 4123.

ELTON ST, w s, 150 s New Lots av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$4,000; owner, Jos. Baherwith, Essex and Blake avs; architect, Alvah H. Bosworth, 14 Columbia av, Wood Haven. Plan No. 4143.

JEROME ST, w s, 200 s Dumont av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$9,600; owner, Sparago Constr. Co., 659 Barbey st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4172.

EAST 22D ST, w s, 127.4 n Kings highway, 2-sty brick dwelling, 26x36, shingle roof, 1 family; cost, \$4,600; owner, Malborne Lucas, 2022 Av M; architect, B F Hudson, 319 9th st. Plan No. 4152.

SNYDER AV, s w cor East 45th st, 3-sty frame dwelling, 25x55, shingle roof, 2 families; cost, \$6,000; owner, Jennie Spevack, 454 East 46th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4159.

THATFORD AV, w s, 137 s Lott av, eight 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$25,600; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4174.

WEST 17TH ST, e s, 346.8 n Neptune av, 1-sty brick dwelling, 12x25, gravel roof, 1 family; cost, \$250; owner, Paul Muro, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4186.

84TH ST, s s, 145 w Ridge blvd, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$6,000; owner, Edw. Staggart, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 4188.

STABLES AND GARAGES.

CARROLL ST, s s, 200 e Nostrand av, 1-sty brick garage, 25x20, slag roof; cost, \$350; owner, Heinrichs Pemmers, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4080.

WEST 9TH ST, n s, 213.6 e Columbia st, 1-sty brick stable, 30x160, gravel roof; cost, \$2,000; owner, John Muldoon, 354 Union st; architect, W. J. Conway, 400 Union st. Plan No. 4072.

48TH ST, n s, 260 e 12th av, 1-sty brick garage, 18x19.4, asbestos roof; cost, \$300; owner, Isaac Friedman, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 4081.

49TH ST, n s, 120 w 15th av, 1-sty brick garage, 12x18, asbestos roof; cost, \$300; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 4082.

CARROLL ST, n s, 375 e Nostrand av, 1-sty brick garage, 25x20, slag roof; cost, \$350; owner, Abr. Golstein, on premises; architect, Jas. A. Doyle, 367 Fulton st. Plan No. 4127.

OCEAN PKWAY, e s, 60 s Beverly rd, 1-sty frame garage, 12.2x18.8, shingle roof; cost, \$500; owner, Lucin Lowenthal, on premises; architects, Bloch & Hesse, 500 5th av. Plan No. 4104.

GRAFTON ST, s w cor Sutter av, 1-sty brick garage, 15x15, slag roof; cost, \$400; owner, Louis Katz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4146.

EAST 5TH ST, s e cor Albermarle rd, 1-sty brick garage, 10x40, gravel roof; cost, \$500; owner, Richard Sherlock, 528 Union st; architect, Richard Sherlock, 528 Union st. Plan No. 4196.

ALBERMARLE RD, s s, 100 e East 5th st, 1-sty brick garage, 30x20, gravel roof; cost, \$500; owner and architect, Richard Sherlock, 528 Union st. Plan No. 4197.

CHESTER ST, e s, 100.3 n Blake av, 1-sty brick stable, 25x19, slag roof; cost, \$1,500; owner, Shone Brody, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4231.

WITHERS AV, n w cor Lorimer st, 2-sty brick garage, 16x25, gravel roof; cost, \$650; owner, Gennaro Graganano, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4211.

ATLANTIC AV, s s, 343 w Hendrix st, 1-sty brick garage, 109.4x21, composition roof; cost, \$1,200; owner, Brownsville Coal & Ice Co., 388 Logan st; architect, Wm. H. Gompert, 171 Madison av, Manhattan. Plan No. 4203.

STORES AND DWELLINGS.

BROADWAY, s s, 75 w Saratoga av, five 3-sty stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$25,000; owner, Rachel Kamph, 1538 Union st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4089.

CROWN ST, s s, 20 w New York av, three 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$9,000; owner, Sidney Musselwhite, 1299 Sterling pl; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4138.

HAMBURG AV, n e cor Decatur st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, \$7,500; owner, Frank Brendle, 227 Cooper st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4107.

HAMBURG AV, e s, 20 n Decatur st, four 3-sty brick stores and dwellings, 20x53, slag roof, 2 families each; total cost, \$22,000; owner, Frank Brendle, 227 Cooper st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4106.

HEGEMAN AV, n e cor Thatford av, 2-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$3,500; owners, Jacob Brodsky & ano, 345 Lott av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4122.

HEGEMAN AV, n s, 20 e Thatford av, four 2-sty brick stores and dwellings, 20x56, gravel roof, 2 families each; total cost, \$12,000; owners, Jacob Brodsky & ano, 345 Lott av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4121.

AV N, s s, 82 e Gravesend av, two 2-sty brick stores and dwellings, 20x52, slag roof, 2 families each; total cost, \$7,000; owner, Jacob Diemers, 1617 Gravesend av; architect, B. F. Hudson, 319 9th st. Plan No. 4221.

14TH AV, n e cor 37th st, 3-sty brick store and dwelling, 25x100, slag roof, 4 families; cost, \$8,000; owners, Ida Levine & ano, 8686 19th av; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4214.

STORES, OFFICES AND LOFTS.

5TH AV, w s, 70.2 s 48th st, 2-sty brick store, 30x95, slag roof; cost, \$5,000; owner, Hy. Von Glahn, 229 Washington st; architect, Frank Freeman, 213 Washington av. Plan No. 4064.

5TH AV, s e cor 47th st, 2-sty brick store and office, 25.2x80, slag roof; cost, \$6,000; owner, Rebecca Wendel Swope, 175 Broadway, Manhattan; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4149.

KINGS HIGHWAY, n s, 106.6 w East 15th st, 1-sty brick store, 25.3x52, slag roof; cost, \$200; owner, S. H. August, 14th st and Kings highway; architect, Geo. Hitching, 1020 Av P. Plan No. 4216.

THEATRES.

ROCKAWAY AV, w s, 100 n Pitkin av, 1-sty brick theatre, 42.6x99.10, gravel roof; cost, \$20,000; owner, Morris Smerling, 1706 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 4073.

OCEAN AV, n e cor Emmons av, 1-sty brick theatre, 42.6x82, iron roof; cost, \$10,000; owner, Mrs. Fredk. Lundy, 2218 Voorhes av; architect, Edw. Long, 2769 East 23d st. Plan No. 4145.

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MISCELLANEOUS.

KINGSLAND AV, w s, 140 s Norman av, 1-sty brick dyehouse, 50x85, gravel roof; cost, \$9,000; owner, Eastern District Dye Works, 260 Norman av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4229.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Grand av, s s, 20 e 14th av, three 3-sty brick tenements, 27x68, slag roof, 6 families; cost, \$27,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, P. M. Coco, 120 West 32d st, Manhattan. Plan No. 1885.

DWELLINGS.

BEECHURST.—30th st, n s, 100 w 16th av, 2½-sty brick dwelling, 28x39, shingle roof, 1 family, steam heat; cost, \$6,000; owner, F. G. Slawson, 132 West 104th st, Manhattan. Plan No. 1887.

HOLLIS.—Cooper av, n s, 95 s Fulton st, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Chas. W. Steiner, 29 Grove av, Jamaica; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 1892-93.

JAMAICA.—Compton ter n s, 100 w Homer Lee av, 2-sty frame dwelling, 26x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner, B. B. Ross, Willow st, Richmond Hill; architect, D. Stage, Glen Morris. Plan No. 1876.

MIDDLE VILLAGE.—Market st, s w cor Fulton st, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$4,450; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Perlstein, Middle Village. Plan No. 1889-90.

RICHMOND HILL.—North st, n s, 60 e Grand st, five 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$13,000; owner, Wilson Realty Co., Freeport, L. I.; architect, Geo. E. Crane, 710 Jamaica av, Richmond Hill. Plan Nos. 1877-78-79-80-81.

RICHMOND HILL.—Waverly pl, n s, 364 n Hillside av, two 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, \$7,000; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 1882.

RICHMOND HILL.—Ashland st, s s, 150 e North Curtis av, two 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, \$7,000; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 1883.

BAYSIDE.—Prince st, n s, 100 e Vernon av, 2-sty frame dwelling, 30x18, tin roof, 2 families; cost, \$1,000; owner, J. Huskewicz, Prince av, Bayside. Plan No. 1900.

RICHMOND HILL.—Chestnut st, w s, 500 n Lexington st, two 2-sty frame dwellings, 20x56, tin roof, 2 families; cost, \$7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1898-99.

WINFIELD.—18th st, e s, 295 n Woodside av, 2½-sty frame dwelling, 24x46, tin roof, 2 families; cost, \$5,500; owner, J. Anderson, 501 West 169th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1301.

WINFIELD.—Burroughs av, e s, 96 s Woodside av, two 2-sty frame dwellings, 15x50, tin roof, 2 families; cost, \$6,000; owners, Mr. and Mrs. John Dinneen, North Flisk av, Winfield; architect, Robert Glenn, 597 Cortlandt av, Bronx. Plan No. 1897.

ARVERNE.—Summerfield st, e s, 70 s Amstel blvd, 2-sty frame dwelling, 17x30, shingle roof, 1 family; cost, \$2,000; owner, Mrs. R. Schaeffer, Summerfield av, Arverne; architect, A. D. Hough, 53 Frank av, Edgemere. Plan No. 1918.

BAYSIDE.—Lamartine av, n s, 267 e 5th st, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, Wm. Parkinson, Bayside. Plan No. 1911.

BROOKLYN HILLS.—Maple, n s, 136 e Oxford av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, \$9,000; owner, John Stuppelli, 44 Maple av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1935.

BROOKLYN HILLS.—Oxford av, s w cor Maple st, five 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$12,500; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 1937-8-9-40-41.

COLLEGE POINT.—3d av, n s, 89 n e 3d st, four 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, \$14,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. Mackintosh, 55 Bible house, Manhattan. Plan Nos. 1906-07.

GLENDALE.—Cooper av, n s, 20 e Wilton av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$4,500; owner, Wilton Bldg. Co., 148 Johnson av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1929.

JAMAICA.—Willow st, n s, 125 w Carroll st, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Henry E. Price, Fulton st, Jamaica; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 1936.

LAURELTON.—Delaware st, n s, 240 e Laurelton blvd, 2-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Laura M. Mills, 222 Henry st, Brooklyn; architect, S. G. Ryder, East Rockaway. Plan No. 1905.

MIDDLE VILLAGE.—Hinman st, e s, 200 s Pulasky st, 2-sty frame dwelling, 20x51, tin roof, 2 families; cost, \$2,200; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1930.

RICHMOND HILL.—Curtis av, w s, 190 n Belmont av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,250; owner, Harry Kolmetzky, Maure av, Dunton; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan No. 1931.

RICHMOND HILL.—Frost av, e s, 500 s Jerome av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family, steam heat; cost, \$4,400; owner, Arthur W. Sanders, Ward st, Richmond Hill; architect, S. Sanders, 1431 Dakota st, Richmond Hill. Plan Nos. 1933-34.

WHITESTONE.—North dr, s s, 300 w Malba dr, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$5,500; owner, Harry P. Grant, Bradley Beach, N. J.; architect, John E. Nitchie, 602 World Bldg., Manhattan. Plan No. 1912.

CORONA.—Rosevelt av, s s, 475 e 51st st, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$3,900; owner, Rosairo Gialmo, 94 East Jackson av, Corona; architect, A. DeBlasi, same address. Plan No. 1953.

ELMHURST.—Calmus rd, n s, 81 w Dewey st, 2-sty frame dwelling, 19x46, tin roof, 2 families; cost, \$3,800; owner, Viola Weeks, 39 Stroutenberg av, Maspeth; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1945.

JAMAICA.—Amherst av, s s, 280 e Kaplan av, two 2-sty frame dwellings, 18x35, shingle roof, 1 family, steam heat; cost, \$7,000; owner and architect, Henry Russell & Sons, DeGraw av, Jamaica. Plan Nos. 1943-44.

WOODHAVEN.—Dennington av, w s, 380 s Ferris st, 2½-sty frame dwelling, 24x49, shingle roof, 2 families; cost, \$6,500; owner, Chas. Lehmann, 1136 Hoffman av, Brooklyn; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 1954.

BAYSIDE.—Rocky Hill rd, n s, 20 w Torry av, 2½-sty frame dwelling, 16x30, shingle roof, 2 family; cost, \$1,500; owner, John Stebner, Bayside. Plan No. 1968.

FLUSHING.—Franconia av, n s, 280 w Murray st, 2-sty frame dwelling, 23x28, shingle roof, 1 family, steam heat; cost, \$3,500; owner, M. E. Fitzgerald, 938 Amsterdam av, Manhattan; architect, J. A. Dioguardi, Bay 2d st, East Elmhurst. Plan No. 1967.

HOLLIS.—Hillside av, n s, 125 e Carpenter av, 2-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, \$3,250; owner, John McKey, 46 Campion av, Richmond Hill; architect, Chas. Heiser, Springfield. Plan No. 1964.

ARVERNE.—Beach 59th st, n w cor Boulevard, 1-sty frame bungalow, 15x21, tin roof; cost, \$275; owner, M. Siepmann, premises. Plan No. 1952.

MASPETH.—Lucia pl, n s, 152 e Juniper av, 2-sty frame dwelling, 32x25, tin roof, 1 family; cost, \$3,200; owner, Gus. A. Lentriz, 265 Gates av, Brooklyn; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 1963.

MIDDLE VILLAGE.—Market st, n s, 25 e Hinman st, two 2-sty frame dwellings, 20x51, tin roof, 2 families; cost, \$4,500; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1958.

MIDDLE VILLAGE.—Hinman st, e s, 223 s Pulaski st, four 2-sty frame dwellings, 20x51, tin roof, 2 families; cost, \$9,000; owner, Middle Village Building Co., 454 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 1956-57.

RIDGEWOOD.—Palmetto st, n s, 225 e Prospect st, 2-sty brick dwelling, 18x55, tin roof, 2 families; cost, \$4,000; owner, Balthaser Klee, 12 Kossuth pl, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1961.

WHITESTONE.—3d st, n s, 100 e 8th av, 1½-sty frame bungalow, 16x30, shingle roof, 1 family; cost, \$500; owner and architect, Terrance McDonald, 20 Van Pelt st, L. I. City. Plan No. 1955.

WOODSIDE.—1st st, e s, 250 s Stryker av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, hot water heat; cost, \$2,500; owner, Louis A. Duke, 28 1st st, Woodside; architect, Geo. Van Lewenson, 21 2d st, Woodside. Plan No. 1966.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Anabell av, w s, 140 s Meadow st, 4-sty brick factory, 160x80, slag roof; cost, \$90,000; owner, Degnon Realty & Terminal Co., 30 East 42d st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1946.

SCHOOLS AND COLLEGES.

WINFIELD.—Adams st, s s, 140 e Ramsey st, 1-sty brick parochial school, 135x90, slag roof; cost, \$30,000; owner, St. Mary's R. C. Church, Winfield; architect, F. J. Berlenbach, 269 Graham av, Brooklyn. Plan No. 1884.

STABLES AND GARAGES.

EAST ELMHURST.—Grand av, s s, 60 e Humber st, 1-sty frame garage, 18x18, shingle roof; cost, \$175; owner, N. M. Anderson, on premises. Plan No. 1888.

FLUSHING.—Bowne av, n w cor Franklin pl, 1-sty frame garage, 12x18; cost, \$100; owner, Marg. M. York, on premises. Plan No. 1304.

FOREST HILLS.—Ibis st, s s, 200 w Colonial av, 1-sty brick garage, 30x19, tile roof; cost, \$80; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1302.

JAMAICA.—Scudder st, n s, 77 e Rockaway rd, 1-sty frame stable, 12x16, tar roof; cost, \$200; owner, L. Panzello, on premises. Plan No. 1896.

CORONA.—42d st, e s, 140 s Burnside av, 1-sty frame garage, 8x16, tin roof; cost, \$100; owner, P. Giudera, on premises. Plan No. 1922.

RICHMOND HILL.—Chichester av, s s, 50 e Cedar av, 1-sty frame garage, 16x18, tin roof; cost, \$150; owner, W. C. Johnson, on premises. Plan No. 1919.

RICHMOND HILL.—Herold av, 460, 1-sty brick garage, 14x20, tin roof; cost, \$300; owner, W. J. Grimm, on premises. Plan No. 1908.

DUNTON.—Mill st, s s, 50 e Wicks st, 1-sty frame garage, 16x18, tin roof; cost, \$100; owner, John Polk, premises. Plan No. 1947.

HOLLIS.—Choctaw av, s e cor Woodhull av, 1-sty frame garage, 10x15, tin roof; cost, \$100; owner, H. E. Wade, 460 Guion av, Richmond Hill. Plan No. 1948.

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## Contemplated Construction—Continued.

UNION COURSE.—3d st, n s, 125 e Shaw av, 1-sty frame garage, 10x15, tin roof; cost, \$100; owner, H. E. Wade, premises. Plan No. 1850.

HOLLIS.—Bellview av, s e cor Hollis av, 1-sty frame garage, 12x18, tin roof; cost, \$100; owner, H. E. Wade, premises. Plan No. 1949.

MASPETH.—Betts av, w s, 340 n Maspeth av, 2-sty frame stable and shed, 31x90, slag roof; cost, \$800; owners, Gimbel Bros., premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1959.

## STORES AND DWELLINGS.

MASPETH.—Grand st, s w cor Calamus rd, two 3-sty brick store and dwellings, 16x55, tin roof, 2 families; cost, \$11,000; owner, Jas. B. Thomas, 7 Skillman av, L. I. City; architect, L. Danacher, 370 Fulton st, Jamaica. Plan Nos. 1916-17.

RAMBLERSVILLE.—Eagan av, s w cor Lilly pl, two 2-sty frame store and dwellings, 40x37, tin roof, 1 family; cost, \$3,600; owner, Louis Lilly, Ramblersville. Plan No. 1913.

RICHMOND HILL.—Liberty av, n w cor Lefters av, ten 3-sty frame store and dwellings, 18x55, slag roof, 2 families; cost, \$50,000; owner, Eugene F. Martin, 16 Court st, Brooklyn; architect, Chas. B. White, 375 Fulton st, Brooklyn. Plan No. 1923-4-5.

CORONA.—Jackson av, n s, 80 w 50th st, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, \$5,000; owner, Rosario Giaino, 94 East Jackson av, Corona; architect, A. Deblasi, same address. Plan No. 1969.

## STORES, OFFICES AND LOFTS.

JAMAICA.—Merrick rd, s e cor Cumberland st, 1-sty frame office, 12x15, tar roof; cost, \$150; owner, Freehold Realty Co., 89 Merrick rd, Jamaica. Plan No. 1886.

L. I. CITY.—Jackson av, n e cor 18th st, 1-sty frame office, 20x20, tin roof; cost, \$50; owner, G. X. Mathews, 1852 Putnam av, Ridgewood. Plan No. 1926.

RAMBLERSVILLE.—Cramp av, n w cor Lilly pl, 1-sty frame office, 7x13, tin roof; cost, \$75; owner, Louis Lilly, on premises. Plan No. 1909.

FAR ROCKAWAY.—Central av, 378, 1-sty metal office, 10x14; cost, \$100; owner, E. M. Grossmann, premises. Plan No. 1951.

L. I. CITY.—Skillman av, n s, 63 w Jackson av, 1-sty brick bank, 25x90, slag roof; cost, \$50,000; owner, Bank of Long Island, Jamaica; architect, A. Wallace McCrea, 23 East 15th st, Manhattan. Plan No. 1921.

## MISCELLANEOUS.

FAR ROCKAWAY.—Healey av, e s, 237 s Bay View av, 2-sty frame carriage house, 22x28, slag roof; cost, \$800; owner, J. McBride, 70 Broadway, Manhattan. Plan No. 1891.

ELMHURST.—Cook av, n s, 370 w Toledo av, brick cesspool; cost, \$40; owner, L. Gallucci, Corona. Plan No. 1303.

L. I. CITY.—Front st, n s, ft of 3d st, brick pum phouse, 13x18; cost, \$150; owner, L. I. R. Co., Penn. Terminal, Manhattan. Plan No. 1895.

ELMHURST.—Hoffmann blvd, 458, frame sign, 50x8; cost, \$50; owner, G. J. Heneg, on premises. Plan No. 1927.

FLUSHING.—Smart av, w s, 375 s Forrest av, 1-sty frame shed, 12x16, tar roof; cost, \$100; owner, E. F. Culkan, on premises. Plan No. 1920.

HOLLIS.—Fulton st, s s, 1/2 mile e Carpenter av, two frame signs, 75x10; cost, \$300; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 1914-15.

JAMAICA.—Merrick rd, n s, opposite Baisley st, frame sign, 50x8; cost, \$50; owner, L. H. Pink, Court st, Brooklyn. Plan No. 1928.

RIDGEWOOD.—Woodward av, s w cor Grove st, 1-sty frame stand, 25x25; cost, \$35; owner, S. Schneider, on premises. Plan No. 1932.

WOODHAVEN.—Woodhaven av, n e cor Ridgewood av, 1-sty frame stand, 26x26; cost, \$50; owner, Wm. E. Jordan, on premises. Plan No. 1910.

ELMHURST.—Hoffman boulevard, 458, electric sign, 10x50; cost, \$90; owners, G. & J. Hering, premises. Plan No. 1965.

MIDDLE VILLAGE.—Dry Harbor rd, n w cor Juniper Swamp rd, frame shed, 14x59, slag roof; cost, \$150; owner, M. Feld, premises. Plan No. 1960.

RIDGEWOOD.—Palmetto st, n s, 225 e Prospect st, frame shed, 25x17, tar roof; cost, \$200; owner, B. Klee, 12 Kossuth pl, Ridgewood. Plan No. 1962.

## Richmond.

## DWELLINGS.

BAY ST, w s, 600 Broad st, Stapleton, two 2-sty frame dwellings, 22x50; cost, \$4,500; owner, Oscar Stoffrieden, 714 Bay st; builder, Cornelius Baker. Plan No. 518.

CENTRE ST, w s, 100 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x48; cost, \$600; owner, Josephine Clark, 2d av, New Brighton; architect, J. A. B. Larsen, Port Richmond. Plan No. 521.

DAVID ST, n s, 246 e Weiman av, Great Kills, 1-sty frame bungalow, 30x24.8; cost, \$450; owner, W. O. Steele, 577 Carlton av, Brooklyn. Plan No. 515.

GROVE ST, e s, 175 s Hatfield av, Port Richmond, 1-sty frame bungalow, 13x16; cost, \$180; owner, James Murphy, 160 Greenleaf av, West Brighton; builder, George Boardman, Jr., West Brighton. Plan No. 530.

2D ST, e s, 200 n Elm av, Midland Beach, three 1-sty frame bungalows, 14x18; cost, \$600; owner, E. Larsen, 2d st, Midland Beach. Plan No. 536.

4TH ST, n s, 200 n Maple av, New Brighton, 1-sty frame bungalow, 16x53; cost, \$600; owner, Sophia Schultz, 344 East 134th st, Manhattan; builder, James Eitrell, 202 St. Mary's av, Port Richmond. Plan No. 523.

6TH ST, e s, 220 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x36; cost, \$150; owner, Jos. Price, 34 Highland av, Kearny, N. J. Plan No. 534.

GUYON AV, w s, 568 St. Boulevard, Great Kills, 1-sty frame bungalow, 18x24; cost, \$428; owner, Mr. Reynolds, Hoboken, N. J.; architect, Wm. Peters, Great Kills. Plan No. 533.

HAVENWOOD AV, n s, 202 e Clove rd, New Brighton, 2 1/2-sty frame dwelling, 22x30; cost, \$3,600; owner, Mrs. M. Aigner, West 64th st, Manhattan; architect, J. A. B. Larsen, 460 Heberton av, Port Richmond. Plan No. 520.

MONROE AV, n s, 20 e 4th st, Midland Beach, 1-sty frame bungalow, 14x14; cost, \$275; owner, Alice Sommer, Midland Beach; builder, Kurt Grohman, Midland Beach. Plan No. 509.

OCEAN AV, s s, 500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow, 19x19; cost, \$300; owner, Edgar Jonah, 151 Union st, J. C.; builder, Robt. Fuchs, Oakwood rd. Plan No. 528.

OSBORN AV, cor Bennett st, Great Kills, 1-sty frame bungalow, 20x30; cost, \$600; owner, A. Feinberg, Great Kills; builder, Theo. Tannour, New Dorp. Plan No. 516.

PALMER AV, n s, 127 e Herberton av, Port Richmond, 2-sty frame dwelling, 19x30; cost, \$2,300; owner, Sidney Weir, 125 Palmer av, Port Richmond; architect, Christina Weir, 125 Palmer av, Port Richmond; builder, J. C. Haabestad, 151 Hatfield pl, Port Richmond. Plan No. 529.

SEA AV, e s, 200 s Valley av, Arrochar, 1-sty frame bungalow, 18x27; cost, \$400; owner, C. A. Elmore, Hallsworth Hall, Arrochar. Plan No. 522.

SEASIDE BOULEVARD, n s, 95 e Surf av, South Beach, five 1-sty frame bungalows, 16x24; cost, \$2,250; owner, Sarah M. Banville, Rosebank; architects, Grunert & Pneuman, New Dorp. Plan No. 513.

SURF AV, e s, 100 n Maine st, New Dorp Beach, 1-sty frame bungalow, 14x22; cost, \$250; owner, Gaetano Cofarella, New Dorp; architect, James Grunert, New Dorp. Plan No. 512.

TIPON AV, e s, 100 n Boulevard, Dongan Hills, 2-sty frame dwelling, 24x30; cost, \$3,500; owner, Andrew Savarese, 309 Raritan av, Dover Hills; architect, Jos. Cantinella, 253 Av A, Manhattan. Plan No. 525.

WIMAN AV, cor David st, Great Kills, 1-sty frame bungalow, 20x20; cost, \$400; owner, D. S. Lyons, Great Kills; architect, Theo. Tannour, New Dorp. Plan No. 517.

120 FT. FROM NEW CREEK, Moore's Camp, South Beach, two 1-sty frame bungalows, 25x14; cost, \$200; owner, Liza Moore, Moore's Camp, South Beach; builder, James Moore, Moore's Camp. Plan No. 532.

## FACTORIES AND WAREHOUSES.

CEDAR GROVE AV, w s, 1,500 s w D. L. Cedar Grove Beach, 1-sty frame storage, 32x17; cost, \$120; owner, George M. Matthews, 390 Janett av; architect, R. H. Leadleg, 23 Winart av, West New Brighton. Plan No. 511.

ON BEACH, 100 w Seaside boulevard, Woodland Beach, 1-sty frame storage, 30x50; cost, \$300; owner, Jas. S. Graham, Woodland Beach; builder, Z. J. Graham, 7310 Amboy av, Tottenville. Plan No. 527.

## MISCELLANEOUS.

CHURCH ST, n s, 60 s e Broadway, Tottenville, brick chimney 200 ft. high; cost, \$7,062; owner, Tottenville Copper Co., Tottenville; architects, Fulton & Blair, 207 Market st, Newark, N. J. Plan No. 510.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

BLEEKER ST, 132, s s, 75 e West Broadway, erect outside stairs (rear) to 7-sty brick store and lofts; cost, \$800; owner, Harris Mankin, 1427 53d st, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1335.

CLINTON ST, 79, s w cor Rivington st, remove partitions and dumbwaiter shaft, cut window openings, remove and reset windows, new stud partitions, c. i. boxes, 8 in. brick wall in cellar for boiler room, rearrange rooms and bath rooms, water closet compartments to 6-sty brick stores and tenement; cost, \$4,000; owner, Anna Goldstein, 71 St. Mark's pl; architect, Morris Schwartz, 194 Bowery. Plan No. 1314.

COLUMBIA ST, 130, e s, 175 n Stanton st, new stud lath and plaster partitions (toilet rooms), block up doorway, cut new windows, enlarge window to 3-sty brick tenement; cost, \$1,000; owner, Barbara Flettner, 120 Columbia st; architect, Otto Reissmann, 147 4th av. Plan No. 1319.

DIVISION ST, 136-138, n s, 46.8 w Canal st, new stairway (fireproof blocks) to 5-sty brick tenement; cost, \$150; owner, Faybush Libman, 180 East 64th st; architect, Adolph E. Nast, 546 5th av. Plan No. 1346.

DUANE ST, 12, n w cor William st, fireproof all stairway partitions, new stairway to roof, galv. iron skylight and bulkhead to 6-sty brick store and lofts; cost, \$1,500; owner, Shuman B. Townsend, 115 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1362.

JAMES ST, 5, w s, 73 s Park Row, remove stairway (rear), and elevator, new stairs, fireproof s. c. doors and fireproof stair enclosure to 5-sty brick stores and lofts; cost, \$1,000; owner, Sarah Jacobs, 3 East 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1352.

LUDLOW ST, 183, w s, 75 s Houston st, remove brick walls, new store front, g. i. cornice and window base, steel beams and brick piers to 3-sty brick store and dwelling (2 families); cost, \$500; owner, Egerton Winthrop, 242 East Houston st; architect, Henry Klein, 505 East 15th st. Plan No. 1350.

MADISON ST, 3, n e cor Pearl st, remove brick wall and show window moved back, new iron columns and girders to 5-sty brick stores and tenement; cost, \$400; owner, Aumele Rockafeller, Deal, New Jersey, care N. F. Walsh, 37 City Hall pl; architect, Henry H. Holly, 38-40 West 32d st, Plan No. 1329.

STANTON ST, 84 n s, 43 e Orchard st, remove front brick wall, partitions, new brick piers, iron girders, 4-in. stud lath and plaster partitions, water closet compartments, cut windows, new chimney from basement to roof, reset window to 3-sty frame store and 2 families; cost, \$2,000; owner, Hyman Gross, care Jacob Lieberman, 53 Park Row; architect, Morris Schwartz, 194 Bowery. Plan No. 1336.

THOMPSON ST, 168, e s, 80 n West Houston st, new fireproof ceiling and partition walls of store, wire lath and plaster boards to 3-sty brick store and tenement; cost, \$250; owner, Michele Scillitano, 241 Mulberry st; architect, Robert Teichman, 22 William st. Plan No. 1348.

WEST HOUSTON ST, 52-58, n e cor Wooster st, remove terra cotta partition, additional rails for balconies and stairs, new terra cotta partitions to 6-sty fireproof telephone central office; cost, \$4,500; owner, New York Telephone Co., Union N. Bethell, Pres., 15 Dey st; architect, Edward A. Munger, 15 Dey st. Plan No. 1316.

WOOSTER ST, 101-103, w s, 125 n of n w cor Wooster st, erect 10,000-gal. wooden gravity tank and 7,500-gal. steel pressure tank and steel tank support and frostproof tank house to 7-sty brick light factory; cost, \$2,000; owner, Leon Tanenbaum, 149 Broadway; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 1364.

17TH ST, 9 West, cut 3 doorways and new extension to 3-sty fireproof private offices; cost, \$8,000; owner, Ogden Golet estate, 9 West 17th st, Robert Golet, exr.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 1330.

18TH ST, 12-14 West, s s, 280 w 5th av, erect 5,000 gallon wood gravity tank and steel support to 9-sty fireproof factory; cost, \$600; owner, Jacob H. Schiff, 965 5th av; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Earl C. Maxwell, Pres. Plan No. 1317.

23D ST, 519 West, erect 9x9 in Y. P. for removable derrick and travelling crane in store to 3-sty brick store, loft and offices; cost, \$50; owner, Jacob Appell, 271 West 23d st; architect, Paul C. Hunter, 191 9th av. Plan No. 1327.

25TH ST, 341 West, vestibule to entire front to 2-sty brick church; cost, \$3,500; owner, Rev. Thos. A. Thornton, 341 West 25th st; architect, T. H. Poole & Co., 13 West 30th st. Plan No. 1342.

28TH ST, 120 East, remove partitions, raise 2d floor 1 ft. 10 in. higher, new beams (2), new bath rooms, vent shaft, skylight, partitions, toilets, fire escapes (rear), fireproof, s. c. doors and windows to 4-sty brick stores and bachelors' rooms; cost, \$4,000; owner, International Committee of Young Men's Christian Assn., 124 East 28th st, Alfred E. Marling, chairman; architect, John W. Ingle, 527 5th av. Plan No. 1313.

29TH ST, 135 East, n s, 125 e Lexington av, extend basement, remove and reset partitions, enlarge door, new fireproof s. c. windows and 3 skylights, new vent duct to 2-sty brick synagogue; cost, \$1,500; owner, Congregation Adereth El, 135 East 29th st, Samuel Sombreg, Pres.; architect, Beni. W. Levitan, 20 West 31st st. Plan No. 1334.

29TH ST, 517-23 West, n s, 250 w of n w cor 10th av, erect 10,000-gal. wood gravity tank and 7,500-gal. steel pressure tank and steel tank supports to 6-sty brick lofts; cost, \$2,000; owner, Chas. P. Rogers & Co., 14-16 East 32d st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 1363.

38TH ST, 336-38 East, remove toilets in yard and install new toilets to 5-sty brick stores and tenements; cost, \$3,000; owner, Rachel Jacoby, 108 West 129th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1323.

38TH ST, 350-52 West, cut door opening, new brick wall, plunger elevator, steel eye and channel beams and fire proofed with 2-in. concrete to 6-sty fireproof lofts; cost, \$500; owner, George Kern, 496 9th av; architect, George H. Van Auker, 1269 Broadway. Plan No. 1355.

40TH ST, 36 West, erect support for 1,200 gallon tank house to 4-sty brick dwelling; cost, \$125; owner, Edward G. Janeway Estate, 2 Rector st, John D. Lannon, trustee; architects, The Rusling Co., 39 Cortlandt st, Joseph L. Rusling, Pres. Plan No. 1315.

43D ST, 217-29 West, construct a mezzanine, steel beams, cinder concrete arches and cement floor to 11-sty fireproof loft and office building; cost, \$500; owner, New York Times Building Co., 217-29 West 43d st, Adolph S. Ochs, Pres.; architects, Buchman & Fox, 30 East 42d st. Plan No. 1347.

44TH ST, 155, n s, 1-sty extension (kitchen) to 5-sty brick restaurant; cost, \$1,500; owner, Mrs. May Isfeldt, care Rice & Hill, 507 5th av; architects, Katz & Feiner, 505 5th av. Plan No. 1318.

69TH ST, 140 West, s e cor Broadway, remove partitions, plumbing fixtures, brick up door openings, new partitions, iron enamel bath tubs, iron stairs, 3,500-gal. tank on roof and reinforced concrete platforms to 12-sty brick non-housekeeping; cost, \$22,000; owner, One Forty West Sixty-Ninth St. Corporation, 140 West 60th st, Sylvester Frohock, Pres.; architect, Edward C. Schmidt, 1 Madison av. Plan No. 1338.

61ST ST, 133-135 East, convert two residences, to one, raise roof (1-sty), remove fronts, portion of walls, new elevator shaft of 4 in. terra cotta blocks, brick front, dumbwaiter shaft, vent shafts, galvanized iron skylights to 4-sty brick residence; cost, \$25,000; owner, Thomas A. Howell, 45 West 51st st; architect, Kenneth M. Murchison, 101 Park av; E. F. Washburn, 101 Park av, representing Murchison. Plan No. 1332.

64TH ST, 243-45 West, construct temporary store room on roof (steel frame and corrugated galvanized iron) to 2-sty fireproof factory; cost, \$200; owner, Lourdenzille Realty Co., 243-45 West 64th st, Cressy Morrison, Pres.; architect, Marshall R. Grimes, 39 East 42d st, Plan No. 1354.

65TH ST, 22 East, remove stairway and partitions, convert 1-sty into store, new fireproof iron stairway (2-in. terra cotta block) to 5-sty brick private dwelling; cost, \$3,000; owner, Martina J. Downing, 5 East 48th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 1322.

79TH ST, 201 West, n w cor Amsterdam av, tear up floor, cut hole in wall, remove window sash, new concrete foundation and flue to 12-sty fireproof hotel; cost, \$3,405; owner, George C. Engel, 205 West 79th st, Arthur T. Hardy, Pres.; architect, W. E. Goldsworthy, Dover, N. J. Plan No. 1328.

81ST ST, 35-39 West, n s, 225 e Columbus av, rearrange apartments, enlarge windows to 12-sty brick tenement; cost, \$800; owner, McCormack Building Co., Inc., Walter McCormack, Pres., 271 West 125th st; architects, Neville & Bage, 105 West 40th st. Plan No. 1357.

82D ST, 318-320 East, s s, 250 e 2d av, remove and reset partitions, doors, windows, plumbing, etc., remove floor construction in elevator shaft, new fireproof doors, sleeping balcony (rear) and 4-in. terra cotta block bulkhead to 5-sty fireproof settlement building; cost, \$4,000; owner, Emanuel Sisterhood Bldg., 318-20 East 82d st, Mrs. Alexander Kohut, 302 West 87th st; architects, James & Cordes, 124 West 34th st. Plan No. 1340.

90TH ST, 67 West, extend basement to rear, new plumbing, plaster partitions, tile floor and base, new stairs, vent, skylights, openings and fireproof show window to 3-sty brick store and dwelling; cost, \$4,500; owner, Harry R. Roeder, 615 Columbus av; architect, Benjamin T. Stern, 56 West 45th st. Plan No. 1339.

98TH ST, 101 West, n w cor Columbus av, remove toilet accommodations and install new toilet rooms (stud, lath and plaster partitions and cabinet partitions) to 5-sty brick store and tenement; cost, \$750; owner, Peter Doelger Brewing Co., Inc., Peter Doelger, Pres., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1343.

104TH ST, 131 West, finish unfinished attic, new floor, stud partitions, form four rooms, 14x15 ft., widen windows, extend steam heating system and electric light system to 2-sty brick church; cost, \$1,200; owner, Grace Methodist Episcopal Church, 131 West 104th st, Wm. Stitt, Pres. Board of Trustees; architects, D'Oench & Yost, 105 West 40th st. Plan No. 1337.

114TH ST, 56 East, ss, 75 e Madison av, reconstruct light shaft, new bathrooms, show windows (metal covered) and roof bulkhead and fire escapes to 5-sty brick store and tenement; cost, \$2,500; owner, David Rieser, 23 East 124th st; architect, Geo. Dress, 1931 Madison av. Plan No. 1360.

124TH ST, 300-304 West, s s, 75 w 8th av, erect elevator enclosure, fireproof s. c. doors and skylight, extend fire enclosure, new windows and install sprinkler system to 5-sty brick storage; cost, \$1,000; owner, James Rozelle Estate, 267 West 87th st, Charles Rozelle, exr.; architect, Adolph E. Nast, 546 5th av. Plan No. 1345.

125TH ST, 112-116 East, build iron staircase, remove bridge to 4-sty brick stores, lofts and theatre; cost, \$200; owner, Frederick F. Proctor, 1564 Broadway; architect, John W. Merrow, 29 West 34th st. Plan No. 1325.

AV A, 68, e s, 48 s 5th av, new stud and plaster partitions (rear), divide sashes to 4-sty brick store and tenement (9 families); cost, \$200; owner, George Koenig, 167 East 4th st; architect, Henry Klein, 505 East 15th st. Plan No. 1341.

BROADWAY, 296, erect new iron stairway (1-sty) to 10-sty fireproof store and lofts; cost, \$50; owner, Jacob Larlow, 14 Wall st, trustees, E. E. Larlow; architect, J. Elwood Hughes, 404 West 34th st. Plan No. 1321.

BROADWAY, 2741-47, n w cor 105th st, construct fireproof mezzanine floor, steel beams, c. i. columns, cut windows (rear), to 13-sty fireproof stores and tenement; cost, \$500; owner, Lawrence C. Phipps, 1154 East Colfax av, Denver, Col.; I. Newton Lewis, attorney, 158 Broadway; architect, William A. Kenny, 420 West 259th st. Plan No. 1331.

LEXINGTON AV, 919-25, s e cor 68th st, remove street encroachments, new iron stairs to 4 and 5-sty brick Public School 76; cost, \$4,000; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1358.

MADISON AV, 1490, n w cor 102d st, East increase seating capacity 76 more to 2-sty brick moving picture theatre and stores; cost, \$500; owner, Madison Amusement Co., Madison av, and 102d st, Joseph Goldstein, Pres.; architect, Jacob Fisher, 25 Av A. Plan No. 1359.

MADISON AV, 315-25, n e cor 42d st, erect mezzanine (rear of store) to 2-sty brick stores and offices; cost, \$500; owner, Milbank Estate, 40 Wall st, Dunlevy Milbank, exr.; architect, Matthew J. McZuillan, 253 Pearl st. Plan No. 1353.

3D AV, 1672, w s, 50 s 94th st, remove partitions, shaft, etc., and store fronts and reset same (metal covered), new partitions, doorways, bath rooms, stacks, new 4-in. terra cotta shaft and brick 8-in. walls, fire escapes (front), to 5-sty brick store and tenement; cost, \$5,000; owner, Anna Wiener, 2 West 86th st; architect, Otto Reissmann, 147 4th av. Plan No. 1320.

3D AV, 1795, e s, 50 s 100th st, erect new stud and plaster partitions to 5-sty brick stores and apartment (18 families); cost, \$50; owner, Louis Lest, Tillson, Ulster Co.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1326.

3D AV, 771-73, w s, 50 s 44th st, remove wood floors, beams and stairs, window frames and sash, new steel beams and girders, Clinton System C., Type 1, floor slabs, fireproof stairs, c. i. columns to be fireproofed (2-in. terra cotta blocks), underwriters' "sagged" hollow metal frames and sash, B. B. spec., No. 24G, galv. iron roof, terra cotta block partitions to 5-sty brick factory and auto and wagon repairs; cost, \$20,000; owners, A. I. Legetmeier & I. A. Repe, 771-73 1st av; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1351.

3D AV, 705-07, e s, 20 n 44th st, fire repairs, reconstruct stairs and enclose with stud partitions, fireproofed with steel lath and cement

plaster and fireproof s. c. doors, fire escapes to 3-sty brick stores and lofts; cost, \$1,200; owner, J. Edgar Leaycraft, 30 West 42d st; architect, George Dress, 1931 Madison av. Plan No. 1361.

5TH AV, 535, e s, 65 n 44th st, remove columns, pilasters and cornices and stairs, new marble store front and bronze show window frame, steel beams, brick walls to 5-sty brick store and dressmaking; cost, \$2,000; owner, Beekman Estate, Gerard Beekman, Pres., 4 East 42d st; architect, Edward Necarsulmer, 507 5th av. Plan No. 1344.

5TH AV, 153-157, e s, 62 n 21st st, East, widen gallery in store, steel beams and reinforced concrete "Sackett Dome" System, linoleum and plaster floor finish to 6-sty fireproof store, display and light storage; cost, \$3,000 abt.; owners, Charles & Arthur H. Scribner, 597 5th av; architect, Ernest Flagg, 109 Broad st. Plan No. 1349.

7TH AV, 759, s e cor 50th st, windows, fireproofed, install plumbing fixtures, new fire escapes, rear ceiling to have "bakery ceiling" to 4-sty brick cafe and furnished rooms; cost, \$400; owner, James Graftin Estate, 71 Sears Bldg., Boston, Mass.; agent, Charles Bachen, 35 Nassau st; architect, William J. Russell, 25 West 42d st. Plan No. 1324.

7TH AV, 453, e s, 74 s 35th st, new bathrooms and stud partitions to 4-sty brick store and dwelling; cost, \$500; owners, William and Frederick Hussy, 150 Arlington av, East Orange, N. J.; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 1356.

8TH AV, 670, e s, 80 s 43d st, construct extension (rear), move stairs and front and rear walls, new store front, galvanized cornice and new plumbing to 4-sty brick store, loft and 2 families; cost, \$5,000; owner, Phineas R. Youngs, 6515 Monroe av, Chicago, Ill.; architect, John H. Knubel, 305 West 43d st. Plan No. 1333.

### Bronx.

145TH ST, 510, new store front to 3-sty brick store and tenement; cost, \$300; owners, Gleich Realty Co., 512 East 145th st; architect, Chas. H. Richter, 65 Broad st. Plan No. 231.

165TH ST, 942 East, 1-sty brick extension, 25 x41 to 3-sty frame store and dwelling; cost, \$1,500; owner, Morris Flasterstein, on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 235.

BURNSIDE AV, 299 East, 1-sty frame extension, 22.5x8 to 3-sty frame store and tenement; cost, \$250; owner, Bridget Murphy, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 234.

FRISBY AV, n s, 215.60 w Rowland st, move 2-sty frame dwelling; cost, \$800; owner, Jacob Miller, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 238.

FULTON AV, 1192, new stairs, new concrete floor, new partitions to 3-sty frame garage, stable and shop; cost, \$3,800; owner, City of New York; architect, Merritt H. Smith, Municipal Bldg. Plan No. 236.

GLEASON AV, s s, 50 w Taylor av, new doors, new windows, new partitions, &c., to 1-sty brick dwelling; cost, \$1,000; owner, Rebecca Del Gaudio, 1812, Gleason av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 233.

WALKER AV, s s, 50.6 w St. Lawrence av, new show windows to 3-sty frame store and dwelling; cost, \$350; owner, Geo. Cullis, Summit, N. J.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 237.

WALLACE AV, 1832, remove projections from 2-sty frame dwelling; cost, \$100; owner, Frank Villosio, on premises; architect, Philip Bardes, 1838 Wallace av. Plan No. 232.

### Brooklyn.

ELTON ST, n e cor Liberty av, extension to two 3-sty stores and dwellings; cost, \$500; owner, Fredk. Catapano, 273 Essex st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 4098.

HOPKINS ST, s s, 275 w Sumner av, interior alterations to 3-sty tenement; cost, \$300; owner, Louis Simon, 236 Vernon av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4212.

JAY ST, n w cor Water st, interior alterations to 3-sty store and dwelling; cost, \$2,200; owner, Lieberman Sons, 36 Forrest st; architect, Felix Waselkowski, 181 Pearsall st. Plan No. 4233.

JAY ST, n w cor Water st, interior alterations to 3-sty store and dwelling; cost, \$3,000; owner, Max Geller, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 4132.

JEROME ST, s w cor Jamaica av, extension to 2-sty dwelling; cost, \$1,500; owner, Mandel Nevin, 363 Wyona st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 4096.

MIDDLETON ST, n s, 233 w Throop av, interior alterations to 3-sty tenement; cost, \$300; owner, Samuel Nelkin, 47 Cook st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4163.

MONTAGUE TERRACE, e s, 87 n Remsen st, interior alterations to 4-sty dwelling; cost, \$10,000; owner, Laurus E. Smith, Brooklyn Savings Bank; architects, Snee & Bryson, 154 Montague st. Plan No. 4234.

PULASKI ST, s e cor Sumner av, extension to 4-sty tenement; cost, \$1,000; owner, Theophilus Terryn, on premises; architect, Chas. N. Dalhauser, 441 East 85th st, Manhattan. Plan No. 4180.

SACKETT ST, s s, 143.9 e Hicks st, extension to 3-sty dwelling; cost, \$3,500; owner, Ralph Scott, 238 Columbia st; architect, John Burke, 370 Union st. Plan No. 4077.

SCHAFFER ST, e s, 108.4 n Bushwick av, interior alterations to 2-sty dwelling; cost, \$200; owner, Robert Moseir, Floral Park, L. I.; architect, Edw. Muller, 712 Evergreen av. Plan No. 4119.

SEIGEL ST, s e cor White st, interior alterations to 5-sty store and tenement; cost, \$300; owner, Harry Weschler, 256 Seigel st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4086.

SKILLMAN ST, e s, 255 s Willoughby av, interior alterations to 3-sty store and tenement; cost, \$500; owner, Angelina Ferro, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4069.

UNION ST, n s, 302.9 e Ferry pl, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Estate Julius Koehl, 5901 13th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4213.

3D ST, s s, 90.9 w 3d av, extension to 1-sty coal storage; cost, \$1,000; owner, Brooklyn Improvement Co., 360 3d av; architect, Otto E. Barene, 403 Albermarle rd. Plan No. 4102.

EAST 13TH ST, e s, 300 s Av R, extension to 2-sty dwelling; cost, \$1,000; owner, Giuseppe Ciaccio, 231 Johnson av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4185.

14TH ST, n s, 179.9 e 2d av, interior alterations to two 2-sty dwellings; cost, \$450; owner, Isidore Taub, 566 3d av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 4097.

17TH ST, s s, 278 e 6th av, interior alterations to 3-sty tenement; cost, \$1,000; owner, A. Berkin, 336 17th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4070.

20TH ST, n s, 300 w 3d av, interior alterations to 2-sty tenement; cost, \$380; owner, Frank Lapinsky, on premises; architect, S. A. Ring, 536 3d av. Plan No. 4068.

61ST ST, s s, 90 w 18th av, exterior alterations to 2-sty dwelling; cost, \$600; owner, Gottlieb Mengel, 999 Montgomery st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4126.

67TH ST, s s, 91.2 w 15th av, extension to 2-sty dwelling; cost, \$600; owner, Salvatore Grandy, 1444 66th st; architect, Chas. A. Olsen, 1209 68th st. Plan No. 4206.

BLAKE AV, s s, 80 w Cleveland st, extension to 2-sty dwelling; cost, \$800; owner, Lizzie Goldberg, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4092.

BROADWAY, e s, 167 s Manhattan av, extension to 3-sty dwelling and store; cost, \$300; owner, Martin Derox, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4065.

BROADWAY, s s, 51.8 e Saratoga av, interior alterations to 4-sty store and dwelling; cost, \$1,200; owner, Saml. Blick, 392 Stuyvesant av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4108.

CARLTON AV, w s, 182.4 n Atlantic av, extension to 2-sty dwelling; cost, \$1,600; owner, John Boggio, 484 Adelphi st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4134.

FRANKLIN ST, n w cor Calyer st, exterior alterations to 4-sty tenement; cost, \$1,500; owner, Peter Reilly, 91 Calyer st; architect, Chas. Stegmyer, 168 East 91st st, Manhattan. Plan No. 4150.

FRANKLIN AV, n w cor Putnam av, extension to 3-sty store and dwelling; cost, \$3,500; owner, Edw. Larner, 495 McDonough st; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 4176.

FRONT ST, s w cor Bridge st, new elevator to 5-sty factory; cost, \$3,000; owners, Boerum & Pease Realty Co., 165 Broadway, Manhattan; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 4195.

FLUSHING AV, s s, 55.8 w Hamburg av, raise 3-sty store and dwelling; cost, \$1,500; owner, Jos. Bog, 1027 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4158.

FLUSHING AV, n s, 40.11 w Bogart st, interior alterations to 3-sty tenement; cost, \$250; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4210.

GATES AV, s w cor St. James pl, interior alterations to 6-sty tenement; cost, \$150; owner, Fredk. Killian, 95 Taylor st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 4067.

GEORGIA AV, w s, 100 s Blake av, interior alterations to 3-sty store and tenement; cost, \$650; owner, Lena Lipinsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4200.

HARRISON AV, w s, 25 n Lorimer st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Harry Swirsky, 165 Hopkins st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4161.

HOMECREST AV, s s, 250 w 4th av, extension to 2-sty dwelling; cost, \$250; owner, Frank J. Tynan, on premises; architect, F. J. Tynan, on premises. Plan No. 4116.

HUDSON AV, w s, 41.10 s Sands st, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Antonio Garfano, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4135.

KENT AV, w s, 116.4 n Myrtle av, extension to 3-sty dwelling; cost, \$200; owner, Nicola Petta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4219.

LIBERTY AV, n s, 27.6 e Cleveland st, move 2-sty dwelling; cost, \$700; owner, Donato Bossio, on premises; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 4130.

MEEKER AV, n s, 128.11 w Humboldt st, interior alterations to 3-sty tenement; cost, \$350; owner, Nathan Schwartzberger, 65 Meeker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4209.

NOSTRAND AV, w s, 100 s Halsey st, exterior alterations to 5-sty tenement; cost, \$500; owner, Estate Thos. Adams, 45 Wall st; architect, Jas. W. Davies, Jr., 48 St. Nicholas av, Manhattan. Plan No. 4225.

OCEAN AV, n e cor Beverly rd, interior alterations to 1-sty church; cost, \$5,000; owner, St. Mark's M. E. Church, on premises; architect, Wm. A. Kenny, 420 West 259th st, Manhattan. Plan No. 4131.

PARK AV, n s, 100 n Marcy av, interior alterations to 3-sty store and tenement; cost, \$200; owner, David Stander, 240 McKibbin st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4164.

## Alterations—(Continued).

SARATOGA AV, e s, 103 n Prospect pl, extension to 2-sty dwelling; cost, \$1,500; owner, Mayer Sigmund, 371 Saratoga av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4166.

STONE AV, w s, 200 s Sutter av, extension to 2-sty frame dwelling; cost, \$400; owner, Herman Plotkin, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4181.

STONE AV, w s, 50 s Riverdale av, extension to 2-sty synagogue; cost, \$800; owner, Independent Brotherly Aid Assn., 708 Stone av; architect, Marc L. Ruser, 198 Bristol st. Plan No. 4220.

SUMNER AV, n w cor Hopkins st, interior alterations to 3-sty school and store; cost, \$2,500; owner, Borden's Condensed Milk Co., 108 Hudson st, Manhattan; architect, Frank H. Bissell, 569 5th av. Plan No. 4224.

WILLIAMS AV, n e cor Dumont av, extension to 4-sty store and tenement; cost, \$500; owner, Elias Sandomersky, 467 Williams av; architect, Max Cohn, 350 Bradford st. Plan No. 4153.

WILLOUGHBY AV, e s, 50 n Evergreen av, interior alterations to 3-sty dwelling; cost, \$250; owner, Antonio Martes, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4218.

3 AV, s e cor 11th st, extension to 3-sty store and dwelling; cost, \$800; owner, Wm. Kramer, 227 Orrington av; architect, W. J. Conway, 400 Union st. Plan No. 4148.

4TH AV, n e cor Union st, extension to 4-sty store and tenement; cost, \$1,000; owner, Frank S. Gugliano, on premises; architect, W. J. Conway, 400 Union St. Plan No. 4109.

6TH AV, n e cor 22d st, interior alterations to 3-sty tenement; cost, \$150; owner, Martin Brunjes, on premises; architect, John P. Voelker, 979 3d av, Manhattan. Plan No. 4199.

14TH AV, n w cor 61st st, interior alterations to 3-sty tenement; cost, \$400; owners, Sarah Richards & ano, 141 Barbey st; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 4208.

14TH AV, w s, 20 n 61st st, interior alterations to two 3-sty tenements; cost, \$800; owners, Sarah Richards & ano, 141 Barbey st; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 4207.

## Queens.

BROOKLYN HILLS.—Jamaica av, 2117, interior alterations to dwelling; cost, \$800; owner, John Kaplan, on premises. Plan No. 1329.

BROOKLYN HILLS.—Linden st, 22, plumbing to dwelling; cost, \$50; owner, B. Meier, on premises. Plan No. 1292.

BROOKLYN HILLS.—Maple st, s s, 275 w Freedom av, 2-sty frame extension, 20x16, rear dwelling, tin roof, interior alterations; cost, \$800; owner, C. Harlstedt, on premises; architect, C. W. Vanderbeck, 342 Oak st, Richmond Hill. Plan No. 1301.

CORONA.—Kingsland av, 87, electric sign to store; cost, \$50; owner, Chas. Kopp, on premises. Plan No. 1296.

ELMHURST.—Ditmars av, w s, 100 n Bank st, plumbing to dwelling; cost, \$125; owner, M. Worthman, on premises. Plan No. 1309.

FLUSHING.—West Grove st, 34, interior alterations to barn; cost, \$350; owner, T. Lennon, on premises. Plan No. 1310.

FLUSHING.—Franconia av, s s, 80 w 19th st, plumbing to dwelling; cost, \$60; owner, C. W. Randall, on premises. Plan No. 1305.

FLUSHING.—Sandford av, s s, 183 e Union st, 2½-sty frame extension, 8x14, side of dwelling, slate roof, interior alterations; cost, \$1,000; owner, C. A. Willett, 197 Sandford av, Flushing; architect, T. A. Griffen, 19 Bank st, Flushing. Plan No. 1319.

FLUSHING.—Beech st, 145, plumbing to dwelling; cost, \$125; owner, G. Swan, on premises. Plan No. 1297.

FLUSHING.—Holly st, s s, 300 w Jamaica av, plumbing in dwelling; cost, \$50; owner, M. Gilmartin, on premises. Plan No. 1335.

FLUSHING.—Broadway, 79, electric sign on store; cost, \$10; owner, L. Carpenter, on premises. Plan No. 1334.

FOREST HILLS.—Ibis st, s s, 200 w Colonial av, new plumbing to dwelling; cost, \$300; owner, Cord Meyer Co., Forest Hills. Plan No. 1306.

GLENDALE.—Myrtle av, 2555, plumbing to dwelling; cost, \$100; owner, G. Rosa, on premises. Plan No. 1323.

HOLLIS.—Prospect st, n e cor Villard av, extension, 12x16, on garage; cost, \$350; owner, R. T. Mott, on premises. Plan No. 1338.

HOLLIS.—Roundout st, w s, 150 n Chichester av, 1-sty frame garage, 12x16, tin roof; cost, \$350; owner, G. E. Nagel, on premises. Plan No. 1339.

JAMAICA.—Shelton av, n s, 100 e Alsop st, 1-sty frame garage, 12x16, shingle roof; cost, \$350; owner, M. E. Turner, on premises. Plan No. 1340.

LAUREL HILL.—Congress av, n e cor Boulevard, repairs to shop; cost, \$50; owner, Mike See, on premises. Plan No. 1281.

L. I. CITY.—11th av, 232, plumbing to dwelling; cost, \$150; owner, C. Brewer, on premises. Plan No. 1277.

L. I. CITY.—9th av, 422, interior alterations to dwelling; cost, \$1,000; owner, B. J. Lynam, on premises. Plan No. 1282.

L. I. CITY.—Greenpoint av, n s, 90 w Hunterspoint av, plumbing and interior alterations to store and dwelling; cost, \$600; owner, Jas. Flaherty, 223 Greenpoint av, L. I. City. Plan No. 1280.

L. I. CITY.—9th av, e s, 500 n Jamaica av, interior alterations to dwelling; cost, \$100; owner, John Hurley, on premises. Plan No. 1274.

L. I. CITY.—Chauncey st, e s, 150 n Potter av, 2-sty brick extension, 23x20, rear and side

dwelling, tin roof, interior alterations; cost, \$2,400; owner, Angelo Gaito, premises; architect, W. E. Sholl, 377 1st av, L. I. City. Plan No. 1330.

L. I. CITY.—Potter av, n s, 50 w Lawrence st, 2-sty frame extension, 4x11, side store and dwelling, tin roof, interior alterations; cost, \$1,100; owner, V. Lanza, 285 Flushing av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1304.

L. I. CITY.—Vernon av, 560, new store front to tenement; cost, \$150; owner, C. Colosa, premises. Plan No. 1307.

L. I. CITY.—Potter av, s e cor Merchant st, plumbing in dwelling; cost, \$150; owner, J. Elias, premises. Plan No. 1316.

L. I. CITY.—2d av, s w cor Webster av, interior alterations to factory; cost, \$1,100; owner, Estate Chauncey Marshall, 177 Montague st, Brooklyn; architect, Jean Jeauime, 37 Sullivan st, Manhattan. Plan No. 1318.

L. I. CITY.—15th av, e s, 200 n Broadway, repairs to wagon shed; cost, \$50; owner, A. Heckmann, premises. Plan No. 1322.

L. I. CITY.—11th av, 426, gas piping in dwelling; cost, \$15; owner, Est. A. Jackson, premises. Plan No. 1343.

L. I. CITY.—4th st, 74, plumbing in dwelling; cost, \$50; owner, J. Chevillio, premises. Plan No. 1331.

MYRTLE AV, 2545-2547, plumbing in two dwellings; cost, \$200; owner, J. Rosa, premises. Plan No. 1324.

RICHMOND HILL.—Atlantic av, s s, 127 e Chestnut st, plumbing in dwelling; cost, \$50; owner, S. Levy, on premises. Plan No. 1328.

RICHMOND HILL.—Briggs av, e s, 50 s Chichester av, plumbing in dwelling; cost, \$50; owner, W. B. Bliss, premises. Plan No. 1311.

RICHMOND HILL.—Jerome av, s s, 20 w Chestnut st, plumbing in three houses; cost, \$150; owner, F. H. Smith, premises. Plan Nos. 1312-13-14.

RICHMOND HILL.—St. Ann's av, n e cor Richmond Hill drive, plumbing in dwelling; cost, \$60; owner, T. Desbrow, premises. Plan No. 1320.

RICHMOND HILL.—Stewart av, s e cor Johnson av, plumbing in dwelling; cost, \$60; owner, G. Cook, premises. Plan No. 1321.

RICHMOND HILL.—St. Ann's av, n w cor Richmond Hill drive, plumbing in dwelling; cost, \$60; owner, E. S. Allen, premises. Plan No. 1322.

RICHMOND HILL.—Walnut st, e s, 290 n Atlantic av, plumbing in dwelling; cost, \$50; owner, D. Brush, premises. Plan No. 1326.

RICHMOND HILL.—Lefferts av, e s, 100 n Ashland av, plumbing to dwelling; cost, \$100; owner, M. Waterman, on premises. Plan No. 1278.

RICHMOND HILL.—Lefferts av, w s, 120 s Stewart av, plumbing to dwelling; cost, \$50; owner, M. Rand, on premises. Plan No. 1275.

RICHMOND HILL.—Jefferson av, w s, 175 n Atlantic av, plumbing to dwelling; cost, \$50; owner, M. Enright, on premises. Plan No. 1291.

RICHMOND HILL.—Napier av, 1123, plumbing to dwelling; cost, \$50; owner, E. Vieling, on premises. Plan No. 1293.

RICHMOND HILL.—Greenwood av, w s, 450 n Jamaica av, plumbing to dwelling; cost, \$50; owner, N. Suttmeier, 644 Greenwood av, Richmond Hill. Plan No. 1295.

RICHMOND HILL.—Jerome av, s s, 50 e Greenwood av, plumbing to dwelling; cost, \$50; owner, A. Cohn, on premises. Plan No. 1299.

RICHMOND HILL.—Herald av, 401, erect dormer window to dwelling; cost, \$75; owner, R. S. Miller, premises. Plan No. 1341.

RICHMOND HILL.—Welling st, e s, 400 n Broadway, erect new piazza on dwelling; cost, \$70; owner, P. Dein, premises. Plan No. 1336.

RICHMOND HILL.—Chestnut st, e s, 85 s Jamaica av, plumbing in dwelling; cost, \$200; owner, Mrs. Kluppson, premises. Plan No. 1332.

RIDGEWOOD.—Woodward av, 688, general interior alterations to tenement, to provide for store; cost, \$2,200; owner, Albert Atzert, on premises; architect, W. W. Tiedmann, 1622 Jefferson av, Brooklyn. Plan No. 1289.

ROCKAWAY BEACH.—Boulevard, 45, electric sign to store; cost, \$75; owner, H. A. Link, on premises. Plan No. 1298.

ROCKAWAY BEACH.—Seaside av, s e cor Boulevard, 1-sty frame extension, 9x13, stand; cost, \$50; owner, M. Fernandez, premises. Plan No. 1300.

WHITESTONE.—7th av, e s, between 19th and 20th sts, plumbing to dwelling; cost, \$125; owner, C. Martens, on premises. Plan No. 1287.

WHITESTONE.—19th st, n s, 100 e 7th av, plumbing to dwelling; cost, \$200; owner, C. Martens, on premises. Plan No. 1288.

WHITESTONE.—11th av, e s, 75 n 14th st, plumbing in dwelling; cost, \$200; owner, Mrs. Sarah Thomas, premises. Plan No. 1315.

WOODHAVEN.—Beech st, n s, 300 w Freedom av, 2-sty frame extension, 18x17, rear of dwelling, tin roof; cost, \$1,000; owner, M. J. Schwarz, 4 Woodmere pl, Brooklyn Hills; architect, G. E. Crane, Richmond Hill. Plan No. 1290.

WOODHAVEN.—Simpson st, s s, 125 e Lott av, repair dwelling; cost, \$50; owner, M. Harrik, premises. Plan No. 1337.

WOODSIDE.—2d st, n s, 325 s Stryker av, plumbing in dwelling; cost, \$250; owner, Mrs. Alma Van Lehr, premises. Plan No. 1333.

## Richmond.

BAY ST, n e cor Canal st, Stapleton, alterations to brick bank; cost, \$150; owner, Stapleton National Bank, Stapleton; builder, Ph. Wolff & Son, Stapleton. Plan No. 258.

CLIFF ST, n s, 600 e New York av, Rosebank, alterations to brick dwelling; cost, \$75; owner, Michael Cannon, 49 Cliff st; builder, P. Fiore, 287 Glen av. Plan No. 264.

FRONT ST, n e cor Thompson st, Stapleton, alterations to brick factory; cost, \$7,800; owners, Jaburg Bros., 1 Worth st, Manhattan; architects, Richard Berger & Son, 309 Broadway, Manhattan. Plan No. 271.

RICHMOND TERRACE, s s, 125 e Richmond av, Port Richmond, alterations to brick store; cost, \$300; owner, B. P. Winaut, 2040 Richmond terrace, Port Richmond; architect, F. B. Sternier & Co., 93 Lexington av, Port Richmond. Plan No. 257.

4TH ST, s s, 900 s Huguenot av, Huguenot Park, alterations to frame dwelling; cost, \$90; owner, Terra Marine Co., Huguenot Park; builders, August Beosch & Dotz, Huguenot Park. Plan No. 275.

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. Delman, Summit av, New Dorp. Plan No. 260.

EDINBORO RD, s s, 120 w Warwick av, Hampton Court, Richmond, alterations to frame carriage shed; cost, \$150; owner, V. Dantremont, Richmond P. O.; architect, Chas. Munch, Richmond P. O. Plan No. 265.

FAIRVIEW AV, e s, 50 n 3d pl, Castleton Corners, alterations to frame dwelling; cost, \$218; owner, Mrs. Chas. Missall, Castleton Corners; builders, Vroone & Bush, Castleton Corners. Plan No. 263.

FINGERBOARD RD, n s, 60 e Egbert pl, Rosebank, alterations to frame dwelling; cost, \$600; owner, J. H. August Wenske, Rosebank; architect, J. W. Woodland, Rosebank. Plan No. 266.

HUGUENOT AV, e s, 800 s Carlton av, Huguenot Park, alterations to frame dwelling; cost, \$60; owner, James Smith, Huguenot Park; builders, Aug. Boesch & Dotz. Plan No. 274.

LINCOLN AV, s s, 250 w Egbert st, Grant City, alterations to frame dwelling; cost, \$66; owner, James J. Butler, 140 Lincoln av. Plan No. 269.

OCEAN DRIVEWAY, n s, 125 n Arden av, Eltingville, alterations to frame club house; cost, \$300; owner, Eltingville Pleasure Club, Inc., Hoboken, N. J.; architect, E. E. Weissman, Inc., 68 Barclay st, Manhattan. Plan No. 259.

OSGOOD AV, n s, 225 w Vanderbilt av, Stapleton, alterations to frame dwelling; cost, \$700; owner, Augusta Gottschaldt, 43 Thompson st, Grant City. Plan No. 273.

RICHMOND TURNPIKE, n s, 50 from Van Duzer, Tompkinsville, alterations to frame dwelling; cost, \$300; owner, Frederick Ciardello, 13 Richmond turnpike; architect, Sam Barrella, Tompkinsville. Plan No. 267.

SURF AV, n s, cor Loretta st, Tottenville, alterations to frame dwelling; cost, \$200; owner, John A. Burt, 2 Hudson st, Manhattan; builder, Chas. C. Pearson, 280 Broadway, Tottenville. Plan No. 268.

THOMPSON AV, n e cor Chestnut av, Rosebank; alterations to frame store and dwelling; cost, \$200; owner, Wm. Miller, Chestnut av; builder, F. H. Willshaw, Fox Hill Terrace. Plan No. 277.

MOORE'S CAMP, plot 27, South Beach, alterations to frame bungalow; cost, \$90; owner, Christina Taylor, 1269 Lind av, Manhattan; builder, F. A. Wall, 467 West 166th st, Manhattan. Plan No. 262.

## PERSONAL AND TRADE NOTES.

MARK & MOHL, INC., iron works, have their new plant at Third av and 6th st, Brooklyn, now in full motion.

P. F. CAMPBELL & CO., electrical contractors, have opened offices at 376 State st, Perth Amboy, N. J.

R. R. MARKLEY, architect, has opened offices for the practice of his profession in the Patriot Building, Harrsburg, Pa.

JOSEPH W. WEISS, architect, formerly located at Middle Village, L. I., has opened offices at 16 Court st, Brooklyn, Room 63.

GEORGE E. IRVING, of the firm of Irving & Ackert, general contractors, has been appointed building inspector of Poughkeepsie, N. Y.

GUSTAVE R. TUSKA, consulting engineer, 65 William st, was recently appointed lecturer on municipal waste disposal at Columbia University.

AMCO GLAZED BLOCK CO., formerly known as the New York Holding Co., contracting, has moved its offices from 15 East 40th st to 345 5th av.

PIERCE, BUTLER & PIERCE MANUFACTURING CORPORATION, boilers and radiators, will move its offices and showrooms from 279 Fourth av, to the Architects' Building, 101 Park av.

IRA C. ROGERS, formerly assistant purchasing agent for the Pittsburgh & Lake Erie Railroad, has been appointed general purchasing agent for the International Steam Pump Co., 115 Broadway.

DAVID R. COOPER, consulting engineer, has reopened his office at 39 Cortlandt st, where he will practice as an hydraulic engineer, specializing in stream flow studies and reports on hydroelectric power projects.

D. BRIGANTI, architect and engineer, has opened offices for the practice of his profession in the Philipsburg Building, Yonkers, N. Y., and desires samples and catalogues from manufacturers interested in the building trade.

WINKLER IRON COMPANY has moved its office and plant from 254 Hudson st to 66-70 Vestry st, where the firm now has 7,000 square feet of floor space and additional modern machinery which will make possible the efficient handling of a greatly increased business.

HUGH ROBERTS, architect, 1 Exchange pl, Jersey City, has brought suit against the Board of Chosen Freeholders of Union County to recover \$85,000 for work done in 1909 in preparing the plans and specifications for a new County Insane Asylum.

CHARLES U. POWELL has been appointed engineer in charge of the Topographical Bureau of the Borough of Queens at a salary of \$6,000. Mr. Powell succeeds Clifford B. Moore, who was recently advanced by Borough President Connolly to the position of chief consulting engineer following the death of Foster Crowell.

WILDER & WHITE, architects, 50 Church st., were winners of the national competition for the layout of the Washington State Capital grounds, at Olympia, and the scheme has been adopted by the capitol commission, and approved by the Washington State Chapter of the American Institute of Architects.

A. C. POLK, formerly resident engineer and superintendent of construction for Sanderson & Porter, engineers and contractors, 52 William st., on the hydroelectric development designed and supervised by that firm at Cohoes, N. Y., is engaged in the same capacity on the construction of a new steam power plant at Parkersburg, W. Va., on which Sanderson & Porter are engineers and contractors.

JOSEPH P. FARLEY, for fourteen years connected with the engineering service of the Dock Department of the City of New York, has associated himself with the Hudson Coating Co. of New York, 1112-1114 1st av., who make a specialty of cold water painting, principally new concrete buildings and factories in operation. Mr. Farley's endeavor will be devoted among his large acquaintance of construction engineers and architects.

LABOR ORGANIZATIONS which are members of the Hudson County Building Trades Alliance recently filed a protest at the Jersey City office of the State Civil Service Commission on the claim that there is a preferred list of building inspectors. It is claimed that these inspectors were "blanketed in under the law when it was adopted" and that they were "never examined as to their qualifications or fitness and never questioned as to their experience or training in relation to building construction."

GEORGE D. BARNETT, senior member of the firm of Barnett, Haynes & Barnett, architects of St. Louis, Mo., architects for the new Cathedral of St. Louis in that city, recently arrived in New York to make a final selection of the mosaics and jewels to be used in one of the chapels. This chapel is the gift to the Cathedral of R. C. Kerens, a prominent railroad builder of St. Louis, and formerly United States Ambassador to Austria-Hungary. The interior decorations of this chapel are expected to cost more than \$75,000.

COLUMBIA UNIVERSITY SCHOOL OF ARCHITECTURE has added the names of three prominent New York architects to its faculty. William A. Boring has been appointed professor in charge of design; Francis A. Nelson, associate professor, and Frederick L. Ackerman a lecturer in principles of architecture. Mr. Boring and Mr. Nelson are graduates of Columbia University and Mr. Ackerman was graduated from Cornell University. All three are graduates of the Ecole des Beaux Arts in Paris.

UNIVERSAL PORTLAND CEMENT CO. makes the following announcement: R. F. Atkins, formerly Assistant Credit Manager at Chicago, has been appointed Eastern Credit Manager at Pittsburgh, vice L. S. Fuqua, deceased. Ray S. Huey, formerly Assistant General Superintendent, Buffington plant, Buffington, Ind., has been appointed Superintendent of the Duluth plant, Duluth, Minn. Frederick Robinson has been appointed Assistant Superintendent of that plant. C. O. Soderquist, formerly Superintendent of Mill 6, at Buffington plant, has been appointed Assistant General Superintendent, Buffington plant. J. H. Kempster, formerly Chief Chemist, Buffington plant, is now Superintendent of mills 3 and 4 of the Buffington plant, and M. S. Humphreys, formerly Chief Draftsman, has been appointed Superintendent of mill 6 at Buffington, Ind.

## OBITUARY

THOMAS F. HOWDEN, an officer of the Howden Tile Company, 1182 Broadway, which has the contract for tiling the new Brooklyn subway, died suddenly of acute heart disease while in his office Tuesday, June 8. He was fifty years old. His home was at 8695 Bay 15th st., Bath Beach.

CORNELIUS CANNON, building inspector of Poughkeepsie, N. Y., died of arterio-sclerosis at his home, 14 Roosevelt av., Poughkeepsie, Friday, May 28. Mr. Cannon was born in Poughkeepsie sixty-five years ago and had been prominent as a general contractor for a number of years. He is survived by his widow, five sons and three daughters.

HENRY JAMES FORSBREY, retired plumbing contractor, of 378 St. John's pl., Brooklyn, died, Wednesday, June 9. He was born in London, England, on February 8, 1853. He was for forty years a master plumber with a shop at 520 Willoughby av. He was a member of the Order of St. John of Malta. He is survived by his widow, three sons and four daughters.

JOHN F. RAWLE, one of the oldest roofing contractors in Brooklyn, died of pneumonia, after a brief illness, at his residence, 255 15th st., Sunday, June 6. He was born in Brooklyn sixty years ago in the old town of Gowanus, and was educated in the St. John parish school. He was for many years in business at Fifth av and 13th st. He was a widower without children, and leaves a brother, Dr. Joseph M. D. Rawle, of Brooklyn, and a sister, Miss Mary Rawle.

JOHN F. FARLEY died after a brief illness at his residence, 424 Clinton st., Brooklyn, Sunday, June 6. He had been a lifelong resident of Brooklyn. For many years he was employed as an engineer in the Department of Water Supply, Gas and Electricity, and for the last four years had been associated with the Department of Sewers. He was a member of the Third Assembly District Democratic Club, and the International Association of Steam Engineers. He is survived by his widow, two sons and three daughters.

JOHN S. GIBSON, secretary and treasurer of the Passaic Valley Sewerage Commission, died at his home, 77 Washington av., Newark, N. J., Thursday, June 3, after a long illness. He was sixty-five years old. Mr. Gibson was one of the first men to engage in the scheme of building a \$12,000,000 trunk sewer through Northern New Jersey. When the commission was formed, about ten years ago, he became secretary and treasurer. He was a member of the New Jersey bar and had been a newspaper man. He is survived by his widow.

AUSTIN LORD BOWMAN, chief engineer of the Department of Bridges and a director of the American Society of Civil Engineers, died of a complication of diseases at his home, 611 West 156th st., Thursday, June 3. He was sixty-three years old. Mr. Bowman was graduated from Yale University in 1883, and was in the employ of the Chicago, St. Paul and Kansas City Railroad, the Norfolk and Western Railroad and the American Bridge and Iron Company, of Norfolk, Va., before he came to New York City as a consulting engineer in 1897. Ten years later he became consulting engineer of the Department of Bridges and chief engineer in 1914. He was a member of the Yale, Engineers and Railway Clubs. He is survived by his widow and a daughter.

DR. WILLIAM ROBERT WARE, professor emeritus of architecture of Columbia University, and for many years a leading designer of public buildings, died of pneumonia at his home at Milton, Mass., Wednesday, June 9. He was eighty-three years old. Following his graduation from Harvard in 1852 Professor Ware applied himself to the pedagogy of architecture, while he worked as an architect in Boston from 1860 to 1881. During most of that time he had been professor of architecture in the Massachusetts Institute of Technology and at the Lawrence Scientific School. From 1881 to 1903 he was professor of architecture at Columbia University, becoming emeritus professor twelve years ago. Among the noted structures for which Professor Ware drew the designs are the union passenger station, Worcester, Mass.; the Episcopal Theological School buildings in Cambridge; Weld and Memorial halls, at Harvard, and Harvard Medical School, in Boston. He was a member of the commissions that designed the buildings at the Pan-American Exposition and the Capitol at Harrisburg, Pa. In 1896 Harvard conferred the degree of doctor of laws upon him. He was a fellow of the American Academy of Arts and Sciences and an honorary correspondent of the Royal Institute of British Architects. He was the author of several textbooks. He was not married.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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.

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 MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

BRICKLAYERS' FREE AID ASSOCIATION of Brooklyn has filed articles of incorporation with the Secretary of State. The directors named include Harry Fein, Ruben Cohen and Nathan Birnbaum.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Pan-American 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.

BROOKLYN CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, at its recent annual meeting at the Hotel Claridge, Manhattan, elected the following officers: Frank J. Helmle, president, succeeding William J. Bannister; John Pettit, vice-president; Stephen Dodge, secretary, and John B. Slee, treasurer. William J. Bannister, T. E. Snook and Charles Winkleman were elected directors to serve for a period of two years.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, held its regular monthly meeting in the Society rooms, 35 West 39th st., Wednesday evening, June 9. Arrangements were perfected for the representation of the Society at the International Engineering Congress to be held in San Francisco, September 20-25. Committees on Concrete Construction, Fireproofing, Waterproofing and Sanitary Flooring were read and discussions held.

NEW JERSEY CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, held its fifteenth annual banquet at Achte-Stetter's, in Newark, Thursday evening, June 3. About fifty members of the society were present. The toastmaster was George Drew, and speeches on topics pertaining to the architectural profession were delivered by Hugh Roberts, Stockton B. Colt, William Wentworth and Gilbert C. Higby. Musical entertainment was furnished by professional talent.

## TRADE LITERATURE

The Associated Metal Lath Manufacturers, of Youngstown, O., has just published a comprehensive book, dealing with metal lath, and edited by H. B. McMaster. The book, which is bound in cloth, contains 128 pages of text, profusely illustrated. It deals with the various uses of metal lath and should prove of great value to those who use the product.

There has just come to hand a most artistic and well compiled catalogue showing some of the buildings in which the Webster Modulation System of Heating has been installed. The interest in this work centers in the fact that the entire system is fully explained therein for the benefit of architects, but it is equally understandable by the laity. Copies of this book may be obtained by addressing Warren Webster & Co., of Camden, N. J.

There is just off the press the fourth edition of "Financing an Enterprise," by Francis Cooper. The volume, which contains about 525 pages, is a manual of information and suggestion for promoters, investors and business men in general. The work is divided into the following classification: 1, The enterprise; 2, Investigation of an Enterprise; 3, Protection of an Enterprise; 4, Capitalization of an Enterprise; 5, Presentation of an Enterprise; and 6, Special Features of Promotion.

LOUIS BOSSERT & SONS, lumber and trim manufacturers, have issued a comprehensive book on the building of portable houses, bungalows, garages, churches, schools and manufacturing plants, boat houses and hospitals. The entire building, as shown in the illustrations, is made of sections just large enough to conveniently handle and erect, and the sections are interchangeable. Skilled labor of any kind is not required, and the entire building can be erected by anyone possessing average knowledge and a monkeywrench.

THE ATLANTIC TERRA COTTA COMPANY'S June number of its Monthly for Architects, deals with a subject of paramount interest to architects and owners of buildings in general, that of color. It tells in a fascinating way just how terra cotta glazes are produced and why they are permanent. The conception of the editor, Edward H. Putnam, of this interesting publication, which is sent to architects each month, is a happy one in view of the general tendency of builders to conserve light in crowded sections for neighboring structures by making the exterior of buildings as light in shade as possible.

A COMPREHENSIVE and complete hand book on Hy-Rib and Metal Lath products is represented by the enclosed copy of the 13th edition of the Hy-Rib handbook just off the press. This publication embraces all the advantageous features and information in previous editions and includes many valuable and important additions. All the various types of Hy-Rib are shown with their applications to all types of constructions. Specifications and reading matter have been completely revised and include the most recent developments and improvements. Many new details and discussions have been added. The photographs of installations are particularly comprehensive, including many new applications. Illustrations and information on Pressed Steel Studs and Kahn Pressed Steel Construction, as well as the flortyle construction have been added. The hand book is sent free to interested parties.

S. H. POMEROY CO., INC., manufacturers of hollow metal fire retardant windows at 282-96 East 134th street, Manhattan, has issued the May number of "Window Wisdom," its unique little sales-promotion periodical appearing at intervals throughout the year. The text for this number is "Responsibility," and around it the editor has built up an appeal to owners, architects, contractors and building tenants in the interest of more thorough fire-prevention methods. The unusual feature of this little journal is that the article it exploits, the Pomeroy Fire Retardant Window, is kept severely in the background of a discussion of larger subjects which are of vital interest to the business and professional man to whom the booklet is addressed. For instance in the present number, the Pomeroy window is considered simply as one of many fire-resisting and fire-retarding building accessories which are essential if the fire hazard is to be minimized. After considering "the national ash heap" and the individual drain it makes upon the pocket of every member of the community, the editor proceeds to show how the reduction of this waste is a matter of personal responsibility with every one having to do with building operations.

DISPLAY WINDOW LIGHTING AND THE CITY BEAUTIFUL, by F. Laurent Godinez, New York, The Wm. T. Comstock Co. Cloth, Illuminated Cover 6x9. 226 pages. 115 illustrations. Colored plates. (Price \$2.00.) A very unusual book is this. Window advertising is an important department of business, and display window lighting has come to be a science. This book is full of facts and new ideas for the progressive merchant. Here he will find discussed from an authoritative knowledge such subjects as modern display lighting, the lighting of signs, color attraction lighting with electricity, lighting with gas, advertising and attraction. The volume is handsomely printed, illustrated and bound. Theodore Starrett in a review which he has written of it says: "So impressed have I been with my experience (with reflected light) that I have asked the privilege of speaking a word about Mr. Godinez's book. Here, among other things is stated a new use for a show window. The old notion that it was only really necessary as a mirror in which passing ladies and gentlemen could view their counterfeit presentments and arrange their hats, their hair or their neckties is exploded. I have recently seen show windows in which you could only see the goods in the windows instead of yourself as you looked within. But that, perhaps, is not just what Mr. Godinez writes of here. But my experience opened my eyes, and I can testify now from actual experience that there is 'something to it'—something big."

**BUILDING MATERIALS AND SUPPLIES**

**GENERAL PRICE ADVANCE OF 10 PER CENT. AFTER SEPTEMBER FIRST EXPECTED BY THE TRADE IN THIS VICINITY**

Hager Portland Cement Company  
Incorporated—Its Probable Effect

**V**ARIOUS changes are looked for in the price and supply of building materials coming into the metropolitan district, before the turn of the first half of the year. The principal concern is with supply. If the reported deals for the centralization of control of various ship building establishments are fully confirmed by future events and the new \$20,000,000 Hager Portland Cement Company gets under way in time to take up some of the business expected to materialize within the next few months, a conflicting condition affecting prices will result. These two factors alone will have an important bearing upon practically all other building materials.

If there is to be a revival of ship building in this country a heavier demand is going to be created for steel, lumber, iron, glass, oils, rope, tar, copper, brass and practically every commodity that enters building construction of the better sort. If the chain of manufacturing plants is established as proposed by Mr. Hager it will put an effectual brake upon any skyrocketing tendency of Portland cement owing to the otherwise almost certain shortage in cement supply before the autumn season sets in. If the price of Portland cement is kept within the 90 cent mill level the price of all concrete ingredients will remain within reach of the builder and even common brick prices will not soar beyond safe metropolitan district wholesale levels.

In other words, the demand for construction materials in the face of restricted supply, in almost every branch of the trade, save that of common brick, entering this market is such as to cause the wholesale trade considerable uneasiness. Producers recognizing the trend of affairs are not desirous of selling their products at a loss, nor at a meagre profit. They are simply holding back until they can make some money.

In the meantime building construction statistics from all parts of the country show a \$10,000,000 gain over the corresponding period last year. When manufacturers of building materials compute the requirements of the late summer and autumn they give more con-

sideration to exports and general structural requirements. The demeanor of steel, copper, chemicals used in paints and varnishes, hardwoods, special grades of lumber, spelter, cement and common brick in the last few weeks are only vanes showing which way the business air currents are blowing. It may account for the action of railroad companies in coming out for liberal supplies at this time.

Whereas in the past the requirements of building construction was the principal factor under consideration, it is at present temporarily only a secondary factor. The requirements of brick and concrete roads, the heavy exports of shaped or manufactured building materials, such as metal ceilings, reinforcement, cement, etc., to South America and the neutral countries abroad have only one interpretation to those in the supply market here. Jobbers abroad are looking for an early peace and are preparing for the reconstruction period by loading up. It is argued that if this change can take place now with the war still in progress every day the end of the war comes nearer the greater this demand will become.

The result is that the American building contractor and the man who is contemplating the construction of buildings of any sort will find an ascending scale of prices as already shown in leading lines. Inclement weather has had a restricting influence upon the movement of materials in important centers throughout the east, but the basic supply is nevertheless restricted and will continue to be so. One authority said it would be wholly conservative to arbitrarily mark up all building materials ten per cent. after September first.

Plan filings in the five boroughs this week follow. In the corresponding week last year 323 new building plans were filed with an estimated value of \$2,105,925.

	Week ending			
	June 4.	June 11.	June 4.	June 11.
Manhattan....	8	\$770,175	6	180,000
Bronx.....	34	1,087,100	6	48,200
Brooklyn....	75	503,025	107	611,900
Queens.....	92	471,280	99	458,240
Richmond....	29	16,920	26	26,065
Totals.....	248	\$2,828,500	244	\$1,324,405

that there will not be required an extensive amount of new building construction, but each plant in the chain will be thoroughly modernized with the latest machinery for producing good cement as cheaply as possible.

Mr. Hager, who has been taking care of the brunt of the organization work since he resigned from the presidency of the Universal Portland Cement Company, a subsidiary company of the United States Steel Corporation, said that it was too early to make a detailed statement of the company's plans, but probably would have something more to say at a later date.

There are now approximately 450 different uses for Portland cement in wholesale quantities and the industry has grown to be the fourth in extractal importance in the country. The latest development has been the creation of a tremendous market for cement for road construction and specifications are out now for more than 1,500 miles. It requires about 3,000 barrels of cement for a mile of good road, making a current requirement alone of 4,500,000 barrels. The export problem has not loomed up, as yet, as an important factor in the sale of cement in large quantities, but apparently there is a development tending toward tremendous gains in the consumption of this material on this side of the Atlantic.

**LIME & PLASTER.**

**Dealers and Agents Here Restrict Shipments as Labor Strife Looms.**

**L**IME and plaster men were not inclined to let shipments run very heavy this week in anticipation of eventualities arising out of a conference of the plasterers and their bosses. At this conference the question as to whether a maximum shall be placed upon the amount of work a journeyman plasterer may do in a work day

would be approved by the bosses. The bosses had been reported as having given notice to the journeymen that if they attempted to put this proposal into effect a lock out of all plasterers in the city would follow. It was predicted that an amicable adjustment would be effected.

These were the stories that reached the floor of the Building Material Exchange and probably accounted for the slow market in that department this week.

**METALS.**

**Spelter Stronger—Copper Firm and Steel Steadier.**

**P**ENDING developments in certain lines of structural activity and in industrial expansion, notably the further acquisition of ship yards, there was a steadier tone to the metals department of the building material market this week. Spelter failed to advance as expected and lead held fairly steady. Copper also remained stationary at 24 cents for finished sheets and brass was firm at a cent higher.

Structural steel as applied to building construction shows the same degree of retardation, but for commercial purposes and for equipment of one sort or another there is a decidedly improved tone. As far as building work is concerned the big companies are figuring a great quantity of work. Prices have remained unchanged in structural shapes and pig iron.

**COMMON BRICK.**

**Good Demand and Sales Keep Market Steady at \$6.50.**

**A**RRIVALS and sales of common Hudson brick exactly balanced each other as the week closed. Fifty-one barges came in and fifty-one went out, leaving 41 barge loads still in the market this morning, with four en route. Prices continued at \$6 and \$6.50. Raritan brick was stiff at \$6.50.

Conditions in the suburban districts as regards common brick are without change, except that there are fewer concessions. Newark yard prices run between \$7 and \$7.25. There is considerable second hand brick moving at \$3.25 and \$3.75 a thousand in this city.

Official transactions for Hudson River brick covering the week ending Thursday, June 10, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		
Open barges, left over, Friday A. M., June 4—41.	Arrived.	Sold.
Friday, June 4.....	11	8
Saturday, June 5.....	7	5
Monday, June 7.....	19	15
Tuesday, June 8.....	3	6
Wednesday, June 9.....	5	10
Thursday, June 10.....	6	7
Total.....	51	51

Reported en route, Friday, June 11—4.  
Condition of market, firm. Prices: Hudsons, \$6 to \$6.50; Raritans, \$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 11—41.

1914.		
Left over Friday, A. M., June 5—36.	Arrived.	Sold.
Friday, June 5.....	6	8
Saturday, June 6.....	4	1
Monday, June 8.....	13	13
Tuesday, June 9.....	3	7
Wednesday, June 10.....	9	9
Thursday, June 11.....	7	10
Total.....	42	48

Condition of market, weak. Price: Hudson, \$5.60 to \$5.87½; Newark, yard, \$7.25 to \$7.50, firmer. Left over Friday a. m., June 12—30.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 10, 1915	729
Total No. of bargeloads sold Jan. 1 to June 10, 1915.....	688
Total No. bargeloads left over June 11, 1915	41
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 11, 1914.....	589
Total No. bargeloads sold Jan 1 to June 1, 1914.....	559
Total No. bargeloads left over June 12, 1914	30

**CURRENT WHOLESALE PRICES.**

Changes in prices are expected after July first in these items:

<b>CEMENT</b> (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

**LATH** (Eastern spruce f. o. b. N. Y.):  
1½-in. slab.....\$3.75

<b>SLATE</b> (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

<b>STRUCTURAL STEEL</b> (Store):	
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

**HAGER CEMENT COMPANY FORMED.**  
\$20,000,000 Corporation Files Paper in Augusta, Maine—Starts Soon.

**D**EFREES, BUCKINGHAM & EATON, of Chicago, counsel for the Hager Portland Cement Company, filed articles of incorporation under the laws of Maine, at Augusta, this week. The papers call for an ultimate capitalization of \$20,000,000, which will be entirely in common stock with no bonds. The company will be ready to begin operations within the next few months, starting with an initial annual output capacity of 14,000,000 barrels a year, divided among twelve companies, two of which will be located in this district, one in the Lehigh and one in the Hudson zone.

Edward M. Hager, who will be the president of the company, said late yesterday afternoon that while the incorporation papers had been filed, it was too early yet to give the names of those who will be department heads of the new company, nor the names of the companies which will be among the twelve composing the chain. This announcement will be made later. The main offices of the company will be at 208 LaSalle street, Chicago. An office will be established in this city.

The idea, as previously outlined in the Record and Guide, is to save the consumer of Portland cement a considerable amount in freight charges and at the same time materially reduce the cost of manufacture of this commodity. Supplies will be bought in bulk and distributed among the plants supplying their respective zones. Each one of these zones will have a shipping radius of about 200 square miles except in the far West. All business originating in a given zone will be taken care of by the plant nearest the job.

The plans are said to call for the production of Portland cement of uniform grade and quality. Established plants will be selected so