

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 26, 1915

WHO OWNS THE SO. BROOKLYN TERMINAL SITE?

United Real Estate Owners Seeking an Injunction to Restrain the City From Purchasing Land It Already Owns

AN objection on the part of real estate interests has been filed with the Supreme Court against any awards being made in the proceedings instituted by the City of New York to acquire title to lands for a marine freight railroad terminal at South Brooklyn in connection with the proposed marginal road.

An order restraining the commissioners in the condemnation proceedings from taking any further action has been applied for on the ground that the premises are already owned by the City of New York in part and the State of New York in part—and not by the First Construction Company and others, which are spoken of as the "claimants" in the papers of the plaintiff in the action.

Allegations that the city is being deceived not only as to the present ownership of the lands but also as to the accessibility of the site are contained in the brief which has been filed with the court by J. Bleeker Miller, attorney of the United Real Estate Owners' Association, the complainant in the case. Besides these allegations there are implications of an unpleasant nature calcu-

quire a title in fee by adverse possession.

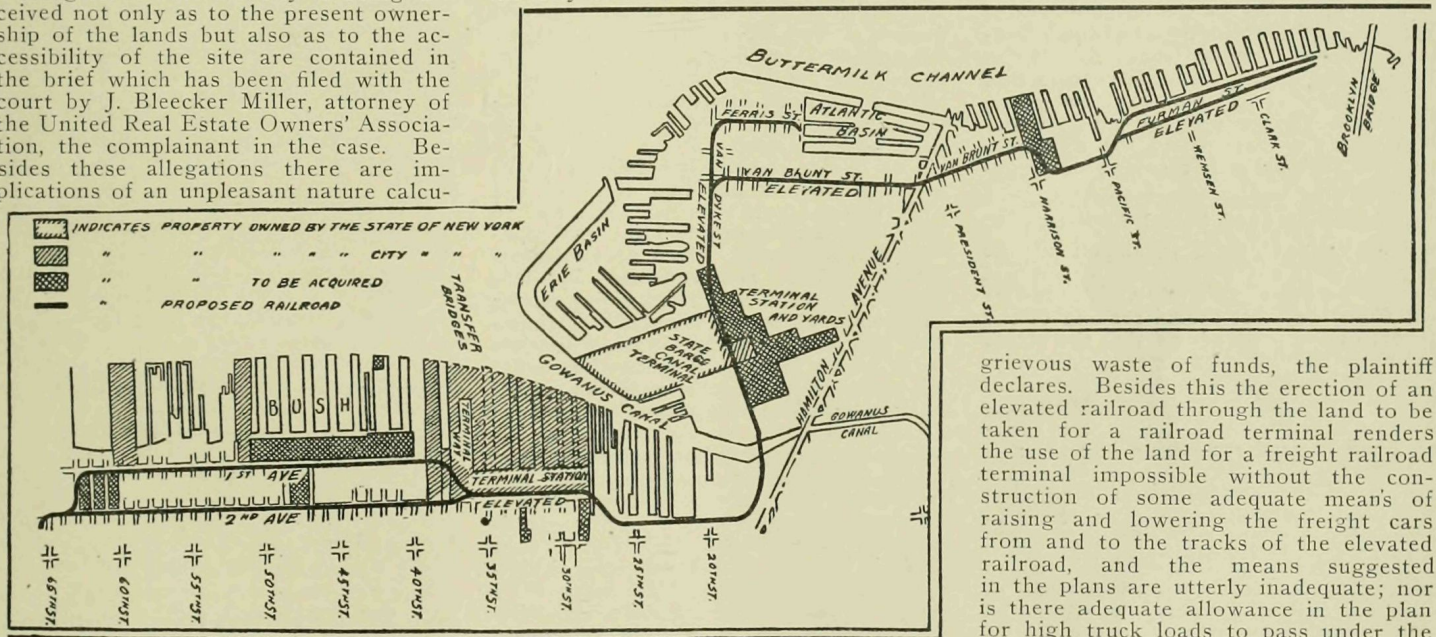
If it be assumed for a moment that the State and City of New York never had a claim or title to the land in question, the deeds from the Beard estate to the dummy of the First Construction Company passed no title to such dummy, as the Beard deed of the land was expressly subject to the control of its use by the State and City of New York and the United States of America.

This Beard deed, says plaintiff's counsel, "transfers the whole title in fee simple absolute to these three beneficiaries as if the deed had been made to them as grantees; consequently the dummy had nothing to convey to the First Construction Company, and the First Construction Company has nothing to convey to the City of New York.

tion of the land was first proposed by Dock Commissioner Calvin Tomkins, the State by condemnation proceedings for a barge canal terminal obtained land to the south, and so situated that, according to the plaintiff it shuts out access to the land the city is seeking for its marginal railroad freight terminal, and makes it inaccessible to railroad barges from across New York Bay, and so defeats the purpose of the city in locating the railroad terminal at this expensive site on the waterfront.

Access by the public to the railroad terminal from the landside will also be cut off by the presence of the barge canal terminal immediately in its rear, as deponent is informed and believes.

Under the circumstances the payment of \$2,000,000 for the marine freight railroad terminal would be illegal and



THE SOUTH BROOKLYN WATERFRONT, SHOWING THE LINE OF PROPOSED MARGINAL RAILROAD, THE SITE OF THE PROPOSED TERMINAL STATION AND THE STATE BARGE CANAL TERMINAL.

lated to make the case a notable one in the history of the city government.

The lands to which title is sought by the city are in part under water and in part filled in, some is upland and some is covered by wharves. They are situated on Gowanus Bay and bounded by Otsego, Halleck, Sigourney, Columbia, Bay, Court, Clinton and other streets. All the land was originally covered by high water, as can be seen on the Ritzer map and other maps which have been introduced in evidence by the city.

The Chains of Title.

None of the claimants of awards have attempted to prove title out of the State of New York into their grantors, and the chains of title offered in the proceeding cover no more than a period of twenty years, according to the plaintiff's brief, which further alleges that the statutes under which the claimant company alone derive its several easements expressly limit them to building wharves, etc., and therefore they can never ac-

"The Cornbury and Montgomerie charters vested the title in the City of New York to the land between high and low water mark on the Island of Nassau, now Long Island, from Wallabout Bay to the west side of the present Gowanus Canal; the acts of the Legislature under which the claimants of these awards derive whatever rights they may have, expressly recognize and except these rights and titles in the City of New York.

Access Cut Off.

"The Beard deeds into the dummy of the First Construction Company are expressly subject to all covenants of record. The description in the deed, through which the Beard estate claims its rights, refers to maps on record in the Register's office of Kings County showing the Henry street basin as extending northward to Mill Street, the northerly end of the land proposed to be taken for the freight terminal."

Long after the plan for the acquisi-

grievous waste of funds, the plaintiff declares. Besides this the erection of an elevated railroad through the land to be taken for a railroad terminal renders the use of the land for a freight railroad terminal impossible without the construction of some adequate means of raising and lowering the freight cars from and to the tracks of the elevated railroad, and the means suggested in the plans are utterly inadequate; nor is there adequate allowance in the plan for high truck loads to pass under the elevated road.

No Estimate of Cost.

"Neither is there any estimate of the cost or of the means by which factories along the waterfront could transfer their freight from the surface of the streets to the height of an elevated freight railroad, especially if said elevated railroad were sufficiently high, so as not to interfere with street trucks having high loads. Neither is there any estimate of the cost of consequential damages caused by said freight railroad to residential and mercantile houses, fronting on streets through which the freight railroad passes, or adjacent to the freight railroad in such proximity, so as to be injuriously affected by the noises incidental to the operation of a freight railroad in a city. The proposed elevated freight railroad is an experiment, of the cost of which no adequate estimate has ever been made, and a new venture in railroad construction."

Finally, it is not at all certain, in the plaintiff's opinion, that any railroad company combination is ready and willing to operate the proposed marginal railroad.

SIX YEARS OF CITY PLANNING IN AMERICA

An Economic Remedy For Municipal Waste and Social Misery— Disappearance of the Esthetic Note From Public Works Programs

By FLAVEL SHURTLEFF

Secretary National Conference on City Planning

THE National Conference on City Planning held its first meeting in Washington in May, 1909. From that time to the present day city planning events have come with such rapidity that a general movement to lay out new cities or extend old ones to the best advantage of their population as regards economy, health and beauty, may be said to date from that year; and it is interesting also that in this year the British Parliament passed the Town Planning Act, which started a new era in town planning in Great Britain.

The dominant note of town planning literature for the 20-year period just before the calling of the first conference on city planning in the United States was esthetic. It reflects the particular phase of planning activity which created the great municipal park systems, beginning with Central Park in New York about 1850, followed by the metropolitan park system of Boston, and the Chicago and Kansas City park systems. Much of the inspiration for the activity of this period came from the World's Fair of 1909, and the report to Congress in 1902 of the commission of experts appointed to draw up a plan for the development of Washington. The influence of the Washington report can be traced directly in the number of city planning reports that were published in the next few years, in which the grouping of public buildings in civic centers and the establishment of park systems received most consideration.

Economic and Social Aspects.

This esthetic note is almost absent in the papers and discussions of the first conference on city planning. It is apparent from the most casual reading of the report of the proceedings that the stress is put on planning as an economic remedy for municipal waste and for social misery. A composite city planning program worked out of the papers delivered would read something like this:

1. A city plan should be preceded by a survey of the conditions in each city, and particularly the conditions of working and living.

2. A city plan should establish (a) an adequate and differentiated system of streets; (b) a properly co-ordinated transportation system; (c) zones for industries and zones for residences, with healthful and attractive conditions in each; (d) ample recreational facilities.

It is very significant that the two planning reports which came out of the same year of this conference, the Chicago and Boston reports, which have been most quoted, both here and abroad, gave a great deal of attention to the economic aspects of city planning.

The same emphasis on the economic and social side of city planning is kept in the second conference, which met in Rochester in 1910, and has been so marked in all subsequent conferences that this year the executive committee thought the criticism well founded that the esthetic side had been neglected, and arranged a session on civic design.

Legislation.

Referring again to the first conference, one is struck with the remarkable accuracy with which the future of city planning was forecasted, particularly in the direction which city planning legislation has taken. At that time emphasis was laid on the need and probable creation of an official commission with authority to

employ expert advice and funds to make investigations and reports, such commission to be appointed in a way to remove it from political influence, and charged with complete control of the future development of the city. City planning legislation has borne out to the full these recommendations. In less than six years state legislation has authorized plan commissions in Connecticut, Maryland, Wisconsin, Massachusetts, New York, New Jersey, Pennsylvania, Ohio, Nebraska and California, and under these acts or under ordinances, about 100 plan commissions have been established. Particularly there is to be noted the legislation of 1914, which fully realizes the recommendations of the Washington conference in giving the plan commission power to enforce its decisions. It is found in this language of the Cleveland ordinance:

The Cleveland Rule.

Sec. 4. Public Works: Hereafter no public building, harbor, bridge, viaduct, street fixture or other structure and appurtenance shall be located, constructed, erected, removed, relocated or altered until and unless such plan, design or location shall have been submitted to and approved by the commission; and no such work when completed shall be accepted by the city until and unless it shall have been approved by the commission as provided in Section 77 of the City Charter.

City plans establishing factory zones and residence zones had received but little general notice before 1909, and to this phase of the problem the city planning conference has given particular attention. The achievements in Los Angeles, and the legislation giving power to certain cities in Wisconsin, Minnesota and New York to set aside districts from which industrial occupation could be excluded mark the progress which has been made during this comparatively brief interval.

At the first planning conference the subject of excess condemnation was very thoroughly discussed, but its financial expediency and its doubtful constitutionality made municipalities very timid in its use. The constitutional difficulty was remedied, at least in part, by an amendment to the state constitution of Massachusetts in 1911, in Wisconsin and Ohio in 1912, and in New York in 1913.

Education.

At the first conference the suggestion was well received that a city planning exhibit would be the most effective method of stimulating public interest. There had been some municipal exhibits in which city planning had been featured, but the first exhibit of city planning which could be described as at all comprehensive was that in Philadelphia at the time of the third conference on city planning in 1911. The value of this kind of publicity was so apparent that New York City organized an exhibit in 1913, much of the material of which had been used in the excellent traveling exhibit of the American City Bureau, which has been shown in many American cities and has journeyed as far as Chile.

Harvard College in 1909 recognized that if the general public needed schooling in city planning, so did the city planners, and established the first systematic instruction in city planning in connection with its graduate school work in landscape architecture. Courses have since been established in other universities, notably in Columbia and the University of Illinois. The Chicago Plan Commission in 1912 conceived the

idea of grounding boys and girls in city planning by the introduction of a textbook on the Chicago plan in the common schools.

There is left to consider the actual physical achievements which can be traced to planning principles or more directly to the recent city planning propaganda. No complete list is attempted of the fine achievements of cities which, like Cleveland, New York and San Francisco, and among the smaller cities, Des Moines, Springfield, Mass., etc., have constructed monumental public buildings as a part of a civic group. Except as the grouping of buildings makes for convenience, these achievements can be cited chiefly as the result of the esthetic emphasis on city planning which antedates our narrative.

Results.

The radical changes in long established street systems of our largest cities, and the equally striking improvements in transit and terminal developments, have all come in the last five years, however, and serve very forcibly to answer the question raised at the Washington conference: How can the street and transportation system be made to produce a more convenient city? But they are rather the spectacular results of the city planning movement, and, apart from making their localities more convenient places to work in, their value is to show the fearful cost of replanning and the necessity of forecasting a city's future needs.

The less striking but more far-reaching result of recent planning activity, and certainly the most direct contribution of the conference on city planning, is the acceptance in cities big and small of the planning principle, the long look ahead in the layout of street systems, the location of public buildings, the establishment of parks and playgrounds, the construction of street surface, and in all the other physical elements that produce the city. This conception of the city as a unit, a strongly knit federation of neighborhoods, is one that the conference on city planning did not originate, but one that it has taken every opportunity to make a part of city administration.

Ridgewood-14th Street Route.

Public Service Commission Chairman Edward E. McCall promised a group of civic workers that the dirt would be flying within a month on the Ridgewood-14th street subway route. The route starts with a subway under 14th street, Manhattan, to the East River, where it is tunnel under the river and then subway until it reaches the vicinity of Bushwick and Johnson avenues. The river section ending at North 7th street and Bedford avenue will get first attention. This will take longer than any other section.

Forty-two months is the estimated time for this tunnel digging. The subway parts will take 22 months and the elevated about 18 months. The entire system will hardly be completed before 1919 and it will be another year before the equipment has reached a place where operation can be begun.

A Successful Career.

John R. Hegeman, on June 11, 1915, completed forty-five years of service with the Metropolitan Life Insurance Company, as secretary, vice-president and president. The Metropolitan is the largest lender on New York City real estate. This may explain its great success in winning the public confidence.

*Summary of an address at the National Conference on City Planning at Detroit, June 7-9.

OPPORTUNITIES NEAR FRANZ SIGEL PARK

Large Tracts Still in Undeveloped State and Ripe for Apartment House Construction—New Subway Should Be Influencing Factor

EAST and north of Franz Sigel Park, in the Bronx, there are still large undeveloped tracts, which assume an especial interest in the light of progressive subway construction and other contemplated important improvements. The park has an area of about seventeen and a half acres, stretching between Walton and Mott avenues, and 153d and 156th streets, and is about in the center of a large territory which has witnessed practically no recent building movement. At Walton avenue and 158th street there are two five-story apartment houses, giving the one touch of modernity to the district. Here and there are to be found the old-time homesteads which have persisted throughout the years, probably because the extensive building movements have taken place in the sections nearer the transit lines.

Mott Avenue.

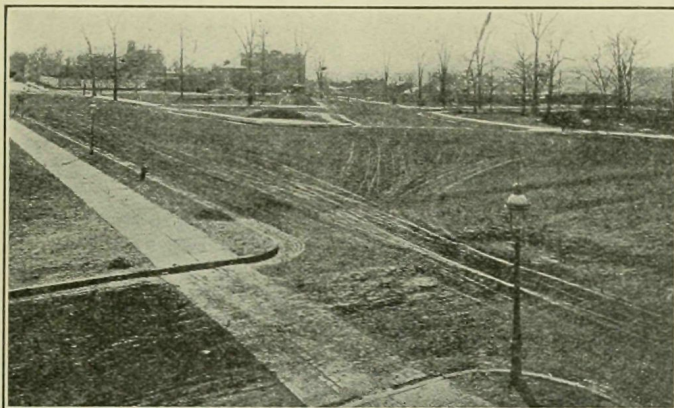
Big waves of activity which have transformed similar areas into thriving residential communities have found this part of the borough comparatively dormant and although it is only a few minutes' walk from the Mott avenue subway station, at Mott avenue and 149th street, Third avenue and 149th street, and 145th street and Lenox and Seventh avenues, building activity in those districts has not been reflected around Franz Sigel Park.

It is felt that the principal setback to growth has been the lack of adequate transit facilities, but this condition is soon to be remedied and it is now only a matter of months before the West Bronx division of the new subway lines will be actually in operation.

Under the new Dual System of Rapid Transit the Lexington avenue subway will divide into two branches, one running easterly through 138th street, to Southern Boulevard, and thence northerly to Southern Boulevard, Whitlock avenue and Westchester avenue, to Pelham Bay Park, and the other running northerly through Mott, River and Jerome avenues, to Woodlawn road. The Jerome avenue branch will be a subway from 135th street to 157th street and River avenue from which point to the terminus it will be an elevated road. The underground section of this new transit system pierces Franz Sigel Park at its southerly end. A large express station is being built at 149th street and Mott avenue where it will be possible for passengers on the present subway to transfer to the new line. Other stations will be at 161st street and 167th street.

Ninth Avenue Connection.

The Ninth avenue elevated will also be given an extension to the north, as part of the Dual System. The present road will be extended from 157th street and Eighth avenue across the Putnam Railroad bridge over the Harlem River, thence over the right-of-way of the New York Central and Hudson River Railroad Company and private property, thence through a tunnel, emerging as an elevated structure at 162d street near Jerome avenue and then over 162d street to River avenue, where a connection will be made with the elevated structure and the Jerome avenue branch of the Lexington avenue subway above mentioned. As a result, residents of this section can



GRAND BOULEVARD AND CONCOURSE.

reach all portions of Manhattan without being required to transfer.

Besides the interest which attaches to subway construction this particular neighborhood will soon have further claims to distinction. The United States Government has acquired under an appropriation from Congress of \$235,000, the entire block bounded by Mott avenue, Spencer place, 149th and 150th streets, as a site for a new Federal post office. Congressman Henry Bruckner introduced at the last session a resolution calling for the expenditure of \$1,000,000 for this building, but no final action has been taken.

Station for N. Y. C. R. R.

Farther east the New York Central Railroad contemplates a huge station, which will extend along Park avenue and Spencer place, from 149th to 146th street. It is said that this project will involve about \$3,000,000.

In spite of all these developments the section has not seemed, until very recent times, to hold any attractions to builders. In April of this year, the Crest Holding Company, Abraham D. Weinstein, president, bought from the Broadway Savings Institution the vacant block front containing about twenty lots on the east side of Mott avenue, between 157th and 158th streets, opposite the park. It was then reported that apartment improvement would be undertaken. This block is just north of the sixty-five lots sold recently by Joseph P. Day and J. Clarence Davies, for the estate of Arthur R. Morris.

Apartments on Concourse.

Mott avenue, at 161st street, runs into the Grand Boulevard and Concourse. Farther north on this thoroughfare there has been an extensive apartment house building movement; the effect of this tendency, however, has not manifested itself in any actual construction in the vicinity of Franz Sigel Park, although last year the Apex Construction Company, Edward S. Napolis, president, bought a plot on nine lots at the northeast corner of the Grand Boulevard and Concourse and 160th street. It was then reported that a twelve-story apartment house would be erected on the site. Last March a syndicate, consisting of the Alliance Realty Company, William H. Chesebrough and Daniel B. Freedman, purchased from the trustees of Henry Maillard, about ninety-five lots on Grand Boulevard and Concourse, Gerard and Walton avenues, McClelland street and East 166th street. The probable release of this large tract for individual building operations is regarded as one of the

most important developments in that part of the Bronx for many years.

"This section," said J. Clarence Davies, "on account of its central location and the comparatively low prices for which lots have been sold, coupled with its adaptability for residential improvement, cannot very long remain in an unimproved state. Besides the benefit of new transportation systems, now under construction, it has the 161st street crosstown service and the Jerome avenue and Sedgwick avenue north and south bound surface lines. Along the Concourse lots are worth between \$4,000 and \$5,000, while in the side streets they may be valued

at between \$2,000 and \$3,000. These valuations, of course, are for lots cleared of rock and of the regulation size, 25 x100. At such prices, the section presents many opportunities for builders."

Section Still Dormant.

The Franz Sigel Park section presents an interesting study when its geographical location and its unimproved state is considered. Toward the south there has been private house and flat house construction; to the west, on Washington Heights, there has been high-class apartment house building; to the east there has been the creation of a new shopping district and business center, at 149th street and Third avenue; to the north and northeast has been the extensive Fleetwood apartment house building movement, described in detail in a previous issue of the Record and Guide. The Franz Sigel Park district, about equi-distant from these centers of activity, has as yet had practically no responsive tendency.

It is felt, however, that it is only a matter of time when the proximity of Franz Sigel Park to these districts will furnish the necessary incentive for builders who will erect structures to meet residential demands similar to those created farther north on the Concourse. The heavy building movement along this broad thoroughfare which begins at Franz Sigel Park has caused an excellent demand for good building plots and values have consequently been strengthened. The result has been that with a higher price of land a better grade of buildings is being designed commanding higher rents and attracting desirable classes of population. This tendency which will probably be stimulated by the actual operation of the new subway lines, expected in about a year, has created a strong belief in the future of properties near Franz Sigel Park.

A Phase of City's Growth.

That the section should have hitherto remained passive in the light of these facts is indicative of another phase of New York City's unusual growth. There are sections of the city twice as far from the business districts which are congested centers of population while the territory around Franz Sigel Park, just above Harlem, remains practically in its original state. On some of the land east of the park there still remain evidences of the old agricultural character of the neighborhood. There still are to be seen the furrows and hillocks tracing the old paths of the plough. And this section is between three and five minutes walk from a subway station, about a half hour's ride from City Hall.

ANOTHER TUNNEL OR A REBUILT BRIDGE?

Public Service Commissioners and Civic Bodies at Variance—Estimates of Cost Analyzed—Bridge Roadways All Needed For Trucking Traffic

THE Advisory Council of Real Estate Interests believes the plan suggested by Chairman McCall, of the Public Service Commission, of remodelling the Queensboro Bridge, instead of constructing tunnels under the East River, would in but a few years prove to be uneconomical. The plan suggested by the Public Service Commission for remodeling the bridge would provide inadequate facilities for traffic, says a statement from the Council, inasmuch as the present roadway would be subdivided by subway tracks, leaving narrow lanes three-quarters of a mile in length. With the large commercial development of Queens, there would soon occur a serious congestion upon the bridge.

The history of this bridge has been lamentable. It has to-day a live load capacity of only about one-half of that originally provided for in the contract, while the city has evidently lost in utility, as measured by the actual capacity of the bridge, something like \$10,000,000 in the total investment in land, foundation and structure. Rather than duplicate the experience already acquired, by expending money for the remodelling of the bridge, when the Public Service Commission itself admits that in a few years it must be altered again, to afford sufficient traffic facilities, the Advisory Council believes that the only alternative to follow would be to construct tunnels between Second avenue and 60th street, Manhattan, and the Queensborough Plaza. In reply to the objections to tunnels by Chairman McCall, the Advisory Council states:

The Council's Views.

"On February 19, 1915, the Board of Estimate and Apportionment passed resolutions requesting the Public Service Commission for the First District to submit plans for a tunnel between Second avenue and 60th street, Manhattan, and the northerly end of the Queensborough Plaza. Under date of June 15, the Chairman of the Public Service Commission of the First District has replied to these resolutions, enclosing two letters from his Chief Engineer, dated March 4 and March 27. In the letter of the Chief Engineer, dated March 4, certain reasons are given to show that it would be better to use the Queensborough Bridge, but some of these reasons seem to be open to question.

"In paragraph 3a, it is stated that the Bridge Department 'has reiterated time and again its judgment that it was feasible to develop the full use of the bridge, for pedestrian, vehicular, surface car and rapid transit traffic.' It is only necessary to again refer to the report of the Department of Bridges to the Public Service Commission, dated March 26, 1912, to see that they limit the length, weight, spacing and number of trains and trolley cars which this bridge can safely carry, to such extent that trains now running on present rapid transit routes will be excluded, to say nothing of the increases in such trains already being made. In addition to the limitations hereby imposed, the plan proposed would seriously reduce the capacity for vehicular traffic, which is the most important function of this bridge.

"In reason 3b, it is stated that the subway and elevated capacity of the bridge will meet the requirements of the rapid transit system, but this only covers the present requirements, and it would be unwise to have such limitations.

"In paragraph 10, certain estimates of cost are given, which it is impossible to check; the cost of the tunnel is, however,

stated to be six million dollars, whereas the Degnon Contracting Co. has offered to build it for four and a half millions. The cost given for the reconstruction of the bridge, as proposed by the Commission, has not included cost chargeable to elevated railway and tracks, but if the total cost of \$2,500,000 for reconstructing the bridge as given by the Chief Engineer (paragraph 10a), is deducted from the proposal of the Degnon Contracting Co., of \$4,500,000, the apparent difference is only \$2,000,000. From this amount must be deducted the cost of putting the bridge back to its present condition, as is contemplated in a few years. The Chief Engineer gives this expense (paragraph 11d) as \$700,000, so the net present difference would be \$1,300,000, based on these figures. Now, as the Degnon Contracting Co. offers to deduct \$500,000 from its present contract if the tunnels run through 60th street, it would reduce the actual difference to \$800,000. But this expenditure is small when it is understood that the tunnels will have to be built in the near future and the bridge put back in its present condition, so that the \$3,200,000 spent on the reconstruction of and the restoration of the bridge will be a total loss. Further, if the tunnel construction is left to the future, there will be considerable change required in the approaches, involving large additional expense.

Many Operating Leaks.

"It must also be borne in mind that the cost of lifting the subway trains from the subway to the bridge, as proposed in the plan for remodelling the bridge, will cause constant loss in operating and the grades will be difficult, if not dangerous, from the operating standpoint.

"The \$3,000,000 additional cost for rock excavation, to a depth of 45 feet for the tunnels, to which the Chairman refers as possible, apparently will not be required, as in the letter of the Chief Engineer, dated March 27, he states that the depths assumed by the Degnon Contracting Co. are based on a statement made by Col. Black, of the War Department, to Mr. Degnon, that the War Department would be satisfied with a depth of 30 feet.

"As to delay, attention should be called to the fact that the bridge now has two elevated tracks ready for operation, and such traffic could be operated immediately on making the end connections, so that a very large travel could be accommodated at once, without waiting a long time for the reconstruction of the bridge.

Wants Bridge As It Is.

"Thus the Advisory Council is of the opinion that the great advantage of having this bridge remain as it is for the needs and the future development of the trucking traffic, which is fast building up a large area into a manufacturing district, to the benefit of the real estate owner (as well as the city, through its increased tax returns), far outweighs the disadvantages of spending a comparatively small additional amount now. The practically immediate use of the bridge for elevated trains will outweigh the delay that may be found in the completion of the tunnels, though it has not been shown that the tunnels cannot be completed as soon as the remaining portions of this route, some portions of which are apparently not yet let.

"When the actual expense entailed for the construction of these tunnels, estimated at \$800,000, is compared with the almost total loss of \$3,200,000 that will result from remodelling the bridge and

then subsequently reconstructing it, so as to provide for tunnels, it would seem that there would be only one logical course to follow. It is understood that the elevated tracks could be put into operation within a very short time, thereby connecting the new transit lines of Queens with the city subways. These elevated lines could conveniently accommodate all traffic during the construction of the tunnels, so that in reality there would be no delay to transit facilities between the Boroughs of Manhattan and Queens."

Action by the Queens Chamber of Commerce.

At a joint meeting of the Board of Directors and the Transit Committee of the Chamber, resolutions were adopted urging the Board of Estimate to come to an immediate decision in favor of the construction of tunnels, and to hold a joint hearing with the Public Service Commission as soon as possible. At the meeting of the Chamber there were present representatives of the biggest industrial concerns and real estate development companies, representing many millions of dollars of investments in all parts of the borough, and they were unanimous in their determination to secure the construction of tunnels.

Chief Engineer Craven of the Public Service Commission states in his reports that the reconstruction of the bridge in place of building tunnels would save time in the operation of these trains and also would be less expensive to the city. The Queens Chamber of Commerce says it is prepared to show that not only will the construction of tunnels be less expensive to the city, but that the operation of trains can be secured just as soon, for up to the present time the contract has not been let for the construction of that section of the Broadway subway extending from 39th street to 57th street. A note from the Secretary of the Chamber says:

"It is estimated that it will take three years to complete this section, and the tunnels under the East River can be built in that time. By the construction of tunnels the full use of the present wide vehicular roadway will be preserved for the rapidly increasing traffic between Manhattan and Queens. The number of vehicles which crossed this bridge in one day increased from 1,810 in November, 1910, to 7,207 on November 5, 1915.

"Big industrial concerns are locating every week in Long Island City adjacent to the Bridge Plaza, because of the easy access for trucking their products to the markets in Manhattan across this bridge.

"Several manufacturers who contemplate locating in this section are now awaiting the decision of the city in this matter. If New York City wishes to drive manufacturers to New Jersey, no better method can be adopted than by reducing the roadway of the Queensboro Bridge. The question, moreover, is one that affects not only the Borough of Queens, but the entire City of New York and all Long Island—for this is the main gateway between Manhattan and Long Island, which is the greatest home center and playground of New York State."

—Freeport, L. I., a thriving village which believes in old-fashioned simplicity in government, taxes property at the low rate of \$1.15 on the \$100 of assessed valuation for a very superior line of public service. Thus a dwelling assessed at \$5,000 pays an annual tax of only \$67.50.

CONSTITUTIONAL CHANGES FOR METROPOLIS

Chief City Officers Present a Bill of Rights—Arts Federation Sends a Memorial—How Much Home Rule is Needed?

MAYOR MITCHEL, President McAneny and Comptroller Prendergast appeared before the Cities Committee of the State Constitutional Convention this week and pleaded on behalf of New York City for emancipation from the interference of the Legislature in purely local administrative affairs. Press reports state that the three representatives were not altogether agreed upon what changes should be made in the Constitution. The Mayor, on his part, urged that among other powers these be vested in New York City and other municipalities in the State by the proposed new Constitution:

Rights the Cities Should Have:

The right to make and amend their own charters.

The absolute right on the part of the fiscal officers of cities to control the financial policy of their respective municipalities, always within the existing Constitutional restriction with regard to a debt limit not to exceed 10 per cent. of the taxable real estate in each city.

The right on the part of the governing body of a municipality to control the number of employees and their salaries in all city departments, including in New York City, those under the various county administrations where at present both personnel and salaries are determined by statutory elements over which the Mayor has no veto power and the city officials have no control.

The right to acquire and operate public utilities and the right to determine what shall be construed as a public utility.

The power of eminent domain.

The right to condemn property within municipal boundaries for municipal purposes.

The power to annex territory and to separate from territory at present constituting part of a municipality.

The right to set aside property for street purposes.

Full franchise granting power and limited control of operations under such franchises.

The full exercise of the police power for the safety, health, and convenience of the people.

The grant of local jurisdiction to municipal courts.

The power to control the conduct of municipal elections.

Stop Special Legislation.

Mayor Mitchel thought that the right of the Legislature to enact special legislation affecting one city or only a group of cities should be canceled, but that the Legislature should retain its right to enact general laws affecting all municipalities, laws affecting labor, civil service and the general policy of education, even though these should affect municipalities. In regard to the acquisition by a municipality of property beyond its own boundaries for municipal purposes, as for instance, the acquisition of property by New York City for water supply purposes, the Mayor thought the power of the Legislature to enact special legislation affecting a municipality should be continued, as the only feasible method of accomplishing the purposes in question. Even in such instances, Mayor Mitchel said, he thought an additional check on the Legislature should be provided by requiring a two-thirds vote to override a Mayor's veto, as is required in the case of a veto by the Governor. Under the present Constitutional provision, a Mayor's veto is annulled by the vote of a simple majority.

Mr. McAneny thought the franchise granting power and the supervision of operations under franchises should remain with the State.

Comptroller Prendergast said that in his opinion the chief need of the city is a provision in the Constitution assuring it the right to conduct financial operations of the municipality in the way the officers in authority shall deem for the best interest of the city.

Mr. Prendergast said he was willing to forego the right of charter-making and charter-mending as long as this right could be obtained.

An Awakened Public Feeling.

Mayor Mitchel expressed the opinion that the need for imposing restrictions on cities to curb the power of corrupt local officials no longer existed.

"It is quite true," said the Mayor, "that for several administrations—and not only in New York City but in other cities throughout the State as well—there has been in evidence a new attitude on the part of public officials toward their public duties. There has been a powerful awakening of the public conscience, a most hopeful sign of democracy. This new spirit has come to stay.

"Home rule for cities and the demand for it are normal developments of genuine democracy. It is the only means toward efficient local government. It does not contemplate a wider latitude for local officials, but a broader power for the people to manage the affairs of the localities where they live. We cannot get an efficient system of local government from Albany. Albany is too far away, and the lawmaking body as a result of remoteness has little sympathy and little knowledge of local needs which for that reason frequently go unheeded."

IN AID OF CITY PLANNING.

Memorial From the Fine Arts Federation, Favoring the Zone System.

The Fine Arts Federation has sent a memorial to the Constitutional Convention in behalf of the adoption of the following amendment to the State Constitution:

"Sec. 7. Private property shall not be taken for public use without just compensation. The Legislature may authorize the taking of more land and property than needed in the creation, laying out, widening, extension or re-location of parks, streets, highways and public places, or for the protection or development thereof, including rights in, easements over, and limitations upon the use of neighboring property; but unless the excess land or property shall be needed for a public purpose incidental to such primary purpose, the excess shall be no more than sufficient to form suitable building sites abutting on such park, street, highway or public place. So much of the excess as shall not be needed for the primary purpose may be sold or leased. Different localities and classes of property may be subjected to different regulations for the protection or development thereof, or for any other public purpose, including the destruction of buildings in areas that are unsanitary or vicious and the prohibition or restriction of uses or structures inappropriate or offensive to the neighborhood or detrimental to the appearance of public streets or places."

The memorial is signed by Albert S. Bard, Arnold W. Brunner, George B. Ford, Robert D. Kohn and John B. Pine, and states that the changes in the existing "excess condemnation" clause

in the constitution are intended merely to clarify its provisions and to extend the power (now limited to cities) to the State itself and to such political subdivisions as the Legislature may hereafter bestow it upon. The memorial further says:

"It would put beyond question the power (now denied in some quarters) of the Legislature, and of municipal authorities exercising delegated legislative powers, to permit different regulations in different parts of the same city, depending on the character of the locality affected. It would clearly make legal the 'zoning' or 'districting' of cities, thus fostering the specialization of districts—to their general advantage as well as that of the city.

"The effort which has been made in recent years in various States, to create residential districts in cities and protect them from business and other obnoxious encroachment, is but one example of what is frequently desirable. The falling off in values in lower Fifth avenue in New York upon the invasion of that avenue by factory lofts—a most unsuitable development—indicates what happens in the absence of the power to control. Every real estate owner is aware of the constant menace to his property which exists in the present unrestricted, and unrestrictable, power of a neighbor to set up a stable or an offensive industry, not amounting to a nuisance per se, adjoining such owner's home or high class business structure. How often have neighborhoods been subjected to legalized blackmail by the unscrupulous, who even have invaded the neighborhood for this very purpose!"

The Kind of Home Rule New York Needs.

Stewart Browne, president of the United Real Estate Owners' Association, Constitutional Convention in which he says: has written a letter to the State Con-

"New York City should not have 'Home Rule' for municipal construction, ownership or operation of utilities, etc., or for the purpose of spending moneys for altruistic purposes, social uplift, free dentistry, free ocular, free drugs, free medical advice and other like free services, etc., pension schemes, unemployment allowance schemes and other like fads and fancies. It should not have the power to contract for colossal public improvements and issue municipal obligations without some check outside of itself, such as by a state commission appointed by the Governor.

"New York City should have 'Home Rule' to the extent that it should be made impossible, except in the case of elective judges and their salaries, for the Legislature to pass any bill compelling the city to create any specific departments, bureaus or positions; make any specific or aggregate disbursements for any purpose; or pay any specific salaries or wages or rates thereof.

"New York City should have 'Home Rule' or full power to manage its school system, fire, police, street cleaning, health and all other necessary departments of city government and to fix and determine the compensation of all appointive employees who are paid in the first instance out of the city treasury. Except in the case of elective officers and elective judges, the city should not be required to go to the Legislature to create new city departments, bureaus, or positions or consolidate or abolish any of the same; while its school and health departments should be run under broad state regulations, the details of carrying out same should be left to the city.

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Building Construction and Building Management
in the Metropolitan District

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Big business combinations having won an edict of emancipation from the courts, may the same good fortune come to real estate.

Twenty thousand persons are in the employ of the Board of Education of the City of New York. A smaller number with a shorter curriculum would graduate better scholars. Time and money are stupidly wasted on non-essentials. One hesitates to criticize the school system, but it is very evident that the public patience is strained nearly to the breaking point while waiting for relief from the Constitutional Convention.

The Herald calls attention to the uselessness of the Bridge Department (now that the bridges are all completed) which costs the city over a million dollars a year for salaries, nearly all of which could be saved by consolidating the duties of this department with those of the Bureau of Highways. Very little in the line of consolidating departments is likely to come voluntarily from City Hall. The Praetorian Guards seem to run the city.

Mr. McAneny, who is the head of the Board of Estimate's committee on charter revision, has given the public an idea of the kind of a charter he thinks the city needs. He says it should be first and last a charter that business men would desire, and which would facilitate a business administration. We need a charter, he also says, that will permit us to improve the social and living conditions of our people. As first and last it will be a business charter, presumably the uplift sections will fill the middle of the book. Mr. McAneny can be depended on not to forget them. No doubt they will be both numerous and curious, not to say expensive.

Making Another Start.

The Board of Estimate has discharged the staff of the Committee on Port and Terminal Facilities which, according to the published report of its secretary, had accomplished little or nothing, and the Comptroller, as the chairman of the committee, has at last set himself to the task of forwarding the West Side improvements. "The trouble is," he says, "a thousand kickers develop whatever the plan considered."

The prevailing public opinion is that the administration has not had the assistance of men clever enough to contend with the astute procrastinators of the New York Central Railroad Company. They have not understood their case. The Comptroller should call to his aid men known to be thoroughly informed concerning the city's legal rights and the engineering problems involved and therefore able to detect and check every ruse of a corporation whose aim is either to gain a great advantage over the city or else put off the day of settlement.

It ought to be familiar history to any port and terminal committee that wherever railroads and water lines come together the railroads seek to control all the available waterfront. An innumerable number of cities and towns have found themselves cut off from their natural water routes by railroad lines along the littoral when their eagerness for railroad transportation facilities had caused them to forget momentarily the importance of retaining access.

Where the railroads have all the advantages for shipping merchandise and the water lines few or none, the railroads will get the freight business and the water lines will be starved out. Inland water lines are very necessary to New York City as carriers of domestic supplies. They should have all the facilities needed to make them useful. Landings should be reserved for them at rentals within their means, and railroad yards kept away from the bulkhead line except at ferry intersections. These principles applied would have prevented the Board of Estimate's previous terminal committee from ever consenting to a great railroad classification yard running parallel to the shore line (twenty-six tracks wide) at Manhattanville. That such ancient railroad strategy should arouse a thousand kickers ought not to be surprising. What was surprising to the business public was that Chairman Mitchel should have approved a plan which violated one of the rudimentary principles of efficient municipal administration.

The Short Ballot and What It Means.

A feeling is abroad in the land that the system of representative government still in use in most States and cities has failed to respond to the needs of the period. In no less than twenty States a non-partisan warfare is going on to obtain a form of government that will ensure a unified and obedient administration. In a number of States the fight has progressed to the point where efficiency committees are at work on plans of reorganization of State offices. Investigations have invariably discovered an over-manned public service, a great waste of public funds and a distressed body of taxpayers.

Mayor Mitchel attempted to describe this new public feeling to the Cities Committee of the Constitutional Convention when he said that there is evidence of a new attitude on the part of public officers toward their official duties and that there has been a powerful awakening of the public conscience. To the mind of most observers whatever change of mental attitude there has been on the part of public officers has been caused by an aroused public feeling against inefficiency; and so far as New York City's administration is concerned the changed attitude has not extended so far that the Mayor would consent to legislation to reduce the oppression and annoyance resulting to the tax and rent paying public from an unbusinesslike and over-manned municipal organization.

Over taxation and the higher cost of living and doing business, complicated by a general stagnation in business, have

served to draw public attention as never before to questions of State and local government. The commission form is solving the problem for cities which have been permitted to make their own charters, but as much of the foolishness in local affairs is owing to the interference of the State, the greater force of the movement for better government is directed at the machinery of the State. The short ballot is being recommended from many directions as an indispensable first step, because it means a consolidation of offices and a simplified and responsible organization.

In a few words, putting the short ballot into the hands of the electors of the State of New York will mean the adoption of the system employed in the national government, where the people elect their President and he appoints the members of his cabinet, while they in turn administer the co-ordinated branches of the government. Instead of voting for six or seven independent executives, the electors will vote for a Governor and a Lieut.-Governor only. All the other executive officers will be appointed by the Governor.

Other steps that have been recommended as essential to really efficient administration are, a scientific budget, classified uniformly for the main functions of administration; a smaller army of public servants and a refined Legislature. There is very general dissatisfaction with the excessive quantity and inferior quality of legislation. Make a seat in the Legislature the place of real dignity it ought to be by reducing the number of legislators and restricting by constitutional amendment their duties to affairs of real importance affecting the whole commonwealth. What cities want is municipal democracy rather than "home rule" in the sense commonly meant. They need the protecting arm of the State in various walks of life, but New York City, being virtually a State in itself, should be relieved absolutely from the possibility of impertinent, annoying and costly interference of the State in purely local affairs, as when it arbitrarily raised the wages of thousands of women school teachers, and when it undertakes to supervise the erection and maintenance of private buildings.

The Auction Market of To-day.

Opportunities for investment buying in the auction market are always present, but to-day there exist more chances for making money in this field than for many years past. The auction buyer has become very conservative, however, and it is well that he has learned his lesson. In order to make friends for real estate, the purchaser must be permitted to acquire his property at a price which will ensure a profit without a long and tedious wait. Theoretically the buyer at auction expects to pay less than the same property would bring at private treaty, but the making of the price rests with himself. Often when prohibitive prices have been paid at the auction block, dissatisfied owners have complained that real estate is at fault when in reality they were alone to blame.

During the current month there have been several lot sales and in many instances buyers have obtained bargains. Frequently the prices were considerably less than the assessed valuations and the chances of a turn were accordingly enhanced. Primarily, there are three reasons for buying at auction. First, for the purpose of improving the site with a home; second, for a quick turn, and third, for a long pull. The first reason is, of course, the best one, for this brings the transaction into the investment class. The latter two reasons are speculative ones, and mean that the buyer takes a chance. Thorough knowledge of values is necessary in any event, and the one who goes in with his eyes shut is pretty sure to come out of the deal with a loss.

In the case of the sale of 172 lots in the West Bronx the sellers of the property obtained enough money to satisfy all existing claims and had about 25 lots left free and clear at the end of the sale. Had this property been sold as one parcel it is doubtful if a buyer could have been found who would have been

willing to pay as much money in the aggregate. The buyers, on the other hand, are the owners of parcels at prices which if properly managed should yield them a profit. The sale indicates a healthy market.

Last week in Brooklyn the night auction sale was also successful, the bidders remaining in the auction room until 2 o'clock in the morning, when the sale of the 35 remaining lots was adjourned until the following Tuesday. This sale was conducted under most inauspicious conditions, as the weather was stormy and in all probability kept many away. The prices obtained were on the whole satisfactory to both buyers and sellers when all the conditions are considered. The section in which the property is situated has seen a wonderful building era during the last few years, and it almost seemed as though the market for lots in this section had been thoroughly drained. But this was not the case. Probably no better evidence of the public's faith in the section could have been given than the spirited bidding.

The third notable sale was the first instalment of the holdings of the late Frederick Balz, an operator, and comprised a budget of 47 parcels scattered all over the Borough of Brooklyn. The prices, while considered reasonable, indicated the underlying strength of the auction market. The out-of-town holdings of the same estate will be offered next month, and unless conditions change materially, similar results will prevail.

It is difficult for the man with a limited capital to find an investment for his money. The auction market is a logical place. But, as in other forms of investment, care must be exercised not to over-extend and take on more than can be easily carried. A friend made in the auction market is a lasting friend for real estate, but it takes a long time to atone for a wrong.

Municipal Democracy Frustrated by the Legislature's Interference.

Editor of the RECORD AND GUIDE:

Every political party represented in the Constitutional Convention is definitely pledged to the principle of municipal home rule. Such pledges will not be followed unless the constitutional revision that is finally approved substantially increases the city's freedom in dealing with its local affairs. Anything short of this will occasion the sharpest disappointment.

From the urban viewpoint home rule is perhaps the most important issue before the convention. However, it has even been suggested that the Constitution should merely empower the Legislature to grant to cities such measure of home rule as it sees fit, leaving to succeeding legislatures the power to curtail, or violate, or abolish grants made by their predecessors. Any attempt to thus slight the subject will be strenuously resisted. Of course, it will require deliberation to sift various proposals, and to prepare a provision granting to cities freedom in the management of their purely local affairs while preserving to the legislature its control over matters of State concern. But the drafters of our constitution have never shunned such tasks because they were difficult.

There is clearly a lack of responsibility in city management. It is the right of citizens to hold municipal officers to a strict accountability for the expenditure of the large sums of money involved in city administration and for the efficient management of the city.

The reply of municipal officers to attempt to fasten responsibility upon them is that they are to a great degree simply passive tools of the legislature, which decrees the expenditure of city money, and interferes by mandatory requirements and inhibitions in clearly local administration.

Representative government is the only kind possible in this State. To be efficient it requires that power shall be coordinated with responsibility. No officer can be held responsible for the discharge of the duty which he has not the power to discharge.

It is not essential to the home rule program that the Legislature be deprived of its power to legislate in matters of State concern, or to exercise a proper control over the property, government and affairs of cities.

It is not desired to erect cities into governments divorced from the State. As in the case of private corporations, municipal corporations should adopt their charters under the provisions of general laws. Such charter as in the case of private corporations should not be subject to any special law.

There is nothing inconsistent between a prohibition against charter tinkering and the preservation of the Legislature's control over the property, government and affairs of cities through the enactment of general legislation applicable alike to all similar communities. It is such a prohibition against charter tinkering which is the essence of municipal home rule.

Municipal home rule, like any other kind of freedom has two aspects, one positive, the other negative. It involves on the one hand (a) power to do whatever is necessary in the management of local affairs without securing a special legislative consent; and, on the other hand, (b) protection from interference in local affairs by mandatory special legislation.

A fundamental feature of home rule is the prohibition of special legislation, which is the predominating evil in the present situation. It requires cities and villages to go to Albany in regard to matters of purely local concern, and at the same time imposes on the legislature, as has been shown, a choice of "log-rolling," ignorance or useless labor.

In preparing a constitutional amendment the following principles should be recognized:

(a) Municipal corporations should have the power to prepare their charters (not by town meeting, but by duly elected delegates) subject to the provisions of broad general powers to be expressed in statutes.

(b) The Legislature should by the constitution be debarred from passing special laws involving such powers as the following: Fixing or changing the salaries of local officers; creating offices, the salaries of which are to be paid from the city treasury; interfering with the actual administration of purely municipal departments. This does not mean that the Legislature should be prohibited from passing general health laws, general education laws, general police laws, or the like to which a municipal officer's oath of office would bind him to conform.

The Citizens' Union urges no new panacea. Municipal home rule was guaranteed by Magna Charta, and has always been part of the fundamental law of this State. During the past century it has by general degrees been limited and cut down to an extent which has wrought untold ill to the cities of this state. The plea for its restoration should be earnestly and sympathetically weighed by every member of the convention.

W. E. YOUKER,
Secretary Citizens' Union.

New Tenement House Measures.

Editor of the RECORD AND GUIDE:

The following measures were passed by the Legislature of 1915 amending the Tenement House Law:

Amendments to Sections 15 and 16, exempting two-story tenement houses from requirement to provide fire-escapes.

Amendments to Sections 18, 22a, 23 and 66a, allowing hollow cement blocks as an alternative for brick or terra cotta blocks.

Amendment to Section 150 in relation to prostitution.

The Tenement House Department approved the enactment of the two former amendments, that exempting two-story tenement houses from the requirement to provide fire-escapes, and the amendment which allows hollow cement blocks to be used as an alternative for brick or terra cotta blocks, in certain parts of tenement houses required to be of fire-proof construction.

Section 150 of the Tenement House

Law in relation to prostitution was amended by permitting magistrates to suspend sentence on first offenders convicted for violation of that section.

An amendment to the Penal Code was passed which permits the acceptance of a certificate of the Tenement House Department, by a Judge, as presumptive evidence in all cases that a building is a tenement house.

The department also approved a bill which provided for the creation of a departmental court in which cases brought by departments for the enforcement of the statutes and ordinances can be tried. This bill became a law.

JOHN J. MURPHY,
Commissioner.

"Important if True."

Editor of the RECORD AND GUIDE:

There is a queer phase of the renting business that I have never understood, and possibly there is no explanation. To put it plainly: Why is it that many renting agents will do more repairing for a new tenant, than for an old one? In two separate instances I have had occasion to ask the agent, at the termination of my lease, to do some decorating, and most of it has been refused, though this identical work would have to be done in the event of another tenant signing a lease.

The most peculiar instance was the second time, when I rented another apartment, from the same brokerage house, and they did more work for me than the old tenant required. I may say that the tenant whom I replaced was reliable and secured an apartment from another concern of equal standing.

I do not pretend to know the real estate business, but common sense leads me to believe that a good tenant in a house is worth several "prospects." There may be an answer and possibly some agent will enlighten me.

RENT PAYER.

June 2, 1915.

The Bond Issues.

With the enormous surplus above legal requirements now held by the National and State banks, the country can easily absorb all the bond issues coming this way. The new loan of the British government, which offers 4½ per cent. on large and small sums to the amount of \$2,000,000,000, is causing, however, not a little selling of American securities. No portion of the French loan has been offered to the American public, or to any banks outside of the syndicate which arranged for making the loan with the French bankers. New York City's offer of \$71,000,000 4½ per cent. bonds will take only a cupful out of the American ocean of money. While the banks have plenty of money to loan, they are looking ahead to the time when money will be worth more than it is now. With government and city bonds paying 4½ per cent., railroad and industrial securities must expect to do better for investors in due time, and they unquestionably will. A credit of such vast proportions as the banks now have, amounting to over \$700,000,000 above legal requirement for the National banks alone, and a 4 per cent. money market, provide a foundation for great business activity

—Mrs. Maria Duane Bleecker Cox, who hoisted the new flag over City Hall on Thursday, is the direct descendant of James Duane, who was Mayor of New York from the date of the Evacuation of the city by the British, in 1783, during the whole period of the confederacy up to the adoption of the national constitution, when General Washington in a letter still preserved in the family appointed him the first U. S. District Judge. Mrs. Cox was one of the organizers and the first treasurer of the national society of Colonial Dames. Her brother, J. Bleecker Miller, executive secretary of the United Real Estate Owners' Association, was the first secretary of the national society of the Sons of the Revolution. Mr. Miller assisted his sister in raising the flag. James Duane, their ancestor, was the first judge to declare null and void a statute contrary to the U. S. Constitution.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
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NO WILLIAM ST. KIOSKS.

P. S. Board Agrees That They Should Not Be Built There.

THERE was no room left for argument at the hearing on the question of the nature and position of the entrances and exits of the William street subway when the full board of Public Service Commissioners announced through their chairman, Judge McCall, that they agreed absolutely with all that had been said against putting kiosks on the narrow sidewalks. Access to the subway should be through the adjacent buildings, they said, and this was in accord with the policy the board was pursuing in all the narrow downtown streets in relation to other lines. But in the case of William street the board had been unable to obtain any easement and had no money to pay for any.

"We want to be frank with you, gentlemen, and you are entitled to a direct and manly answer to your question, and I repeat that we are in full accord with you as to the undesirability of placing kiosks on the narrow sidewalks. But I for one—and I am only one of five, to be sure—am utterly opposed to diminishing by so much as one dollar the total sum available for subway construction. I declare right here and now that I will not vote to exceed that sum knowingly by so much as one dollar, and we may have difficulty in keeping within the appropriation on the contracts yet to be awarded."

The hearing was at noon on Wednesday and was attended by representatives of the Real Estate Board, the Advisory Council, the Merchants' Association and the owners of property in William street. President McGuire presented a petition, numerous signed, from the property owners and lessees along William street urging the Public Service to consider any plan suggested by the above-named boards for removing the menace to property and business interests that kiosks on the sidewalk would be. Mr. McGuire followed this with remarks that drew from Commissioner Cram, who presided and Judge McCall, who came in after the hearing had opened, declarations that they agreed fully with what he said, but that the board had no money to spend for easements, and the only question left for consideration was how could they get the money.

Borough President Marks was called on to answer this question, and he expressed the opinion that co-operation between all concerned would accomplish a great deal.

Chairman McCall asked to be plainly understood that he and his colleagues were as one in their willingness to co-operate in any reasonable plan for relief, but in the light that the city is in no position financially to do anything toward acquiring easements. He further said he believed that property owners abutting the stations ought to be willing to grant easements without cost to the city, in view of numerous precedents of increased values they effect, and said he would willingly delegate a representative of the Commission to confer with such owners.

Secretary Helms, of the Advisory Council, said William street conditions were unique, and that a station easement might, instead of being a benefit, work harm to property.

In this connection Mr. Helms brought up the legal question of liability on the part of owners for damages from accidents occurring in the passageways through their buildings. This point had

not been touched on before and impressed Judge McCall forcibly, as it enables him to see more clearly the different circumstances confronting the William street owner, whose property would be open to traffic via the subway entrance all night, while in the case of some uptown buildings the subway entrances are closed at night.

Judge McCall thought that such liability could be placed upon the operating company. He also said that the form of easement now presented to owners permitted them to abrogate at will.

Daniel E. Moran, consulting engineer, represented the owners of a number of buildings. It was tacitly agreed that the commission would change the position of an entrance from one building to another if an entrance could be obtained through one building and not through another, and Chairman McCall suggested the appointment of a committee to interview all the owners and see what could be done.

This committee consists of Edward Riegelman, assistant counsel to the Public Service Commission; Laurence M. D. McGuire, president of the Real Estate Board; Birch Helms, secretary of the Advisory Council of Real Estate Interests, and E. P. Goodrich, consulting engineer of the Borough of Manhattan, representing President Marks.

New Subway Lines in Operation.

Brooklyn celebrated the opening of the Fourth avenue subway with appropriate exercises last Saturday afternoon. While the subway was not opened for traffic until June 22, the company ran a special train carrying public officials and other interested citizens on Saturday afternoon. The train started from the Chambers street station in the new Municipal Building, Manhattan, at 1.30 o'clock and made the run through the Fourth avenue subway to 65th street, and thence over the tracks of the Brooklyn company's Sea Beach railroad to Coney Island. For the present the line will be operated over this route, but eventually it will be connected with elevated railroads running to Coney Island through New Utrecht avenue and Gravesend avenue and also with the Brighton Beach division of the Brooklyn Rapid Transit system. The New York Consolidated Railroad Company will operate the new line in accordance with the Dual System lease, which provides for sharing profits with the City, and will use large all-steel cars, especially ordered for the new system.

Tuesday, June 22, the Public Service Commission placed in operation the Queens subway line between Manhattan and Queens. This line runs from 42d street, between Lexington and Third avenues, Manhattan, under the East River to Jackson and Van Alst avenues, Long Island City. Under the Dual System contracts the title to the tunnel was transferred to the city, and it will be operated by the Interborough Rapid Transit Company with free transfers to and from the existing subway. The opening ceremonies were held at 11 o'clock, and the permanent operation for the general traffic began at noon.

Brooklyn Brokers' Ball Game.

The Brooklyn Real Estate Brokers Baseball Club will play the team of the Lawyers Title & Trust Company this afternoon, at 3 o'clock, at R. E. B. Field, Ocean Parkway and Avenue S. The battery for the brokers will be Edward Limberg and Frank S. Murty. Other members of the team are William Halpin, Joseph Catherine and William

Magee, outfielders, and George H. Gray, George Smith, Charles E. Warren and Jeremiah Dee, infielders. Mr. Gray, who is chairman of the Athletic Committee of the Board, is manager of the team, which has games scheduled for every Saturday until the middle of September.

Subway Lots At Auction.

Interesting among the coming auction sales is the offering of 121 lots along the dual subway system. The sale will be held on Wednesday, June 30th, at the Brooklyn Real Estate Exchange, 189 Montague street, by the Jere Johnson, Jr., Company. The property has frontages on Cortlyou Road (Avenue D), Gravesend avenue, 2d, 3d, 4th, 7th, 8th, 9th and 10th streets; also on Avenue M, Avenue S, Avenue Q and West street.

Included in the terms of sale is the stipulation that on all purchases involving \$1,000 or over, 60 per cent. may remain on mortgage. The lots will be sold singly or in pairs, with the privilege of contiguous lots of the same character.

LOCAL IMPROVEMENTS.

Washington Heights District.

The local board has adopted a resolution favorable to the following named improvements:

Regulating and paving with a permanent sheet asphalt pavement on concrete foundation, curbing and recurbing 212th street from the Harlem River to the easterly side of 10th avenue. Estimated cost \$11,283. Assessed valuation of property, \$126,600. The subsurface structures have all been provided with the exception of a portion of the gas main. The petitioner for this improvement is the Estate of William Nelson, which recently leased certain property on the north side of 212th street to the White Coal Company. The petitioner claims that the street in its present condition is unfit for cartage or heavy traffic of any kind.

New Paving in Manhattan.

The following pavements have been ordered:

Sheet Asphalt.—38th street, from west side of Park avenue to east side of Madison avenue; West End avenue, from south side of 91st street to south side of 96th street; 95th street from west side of Broadway to West End avenue; 62d street, from west side of Columbus avenue to east side of Amsterdam avenue.

Granite Block.—Amsterdam avenue, from north side of 63d street to south side of 68th street; 36th street, from west side of Tenth avenue to east side of Eleventh avenue.

AN INDUSTRIAL SURVEY.

The Bronx Board of Trade Is Making One—Advantages of the Port Morris Section.

While in past years the development of the Borough of the Bronx has been mainly of a residential nature, the borough has been the recipient of many large industrial plants that were forced out of Manhattan, owing to the overcrowded conditions existing in that borough. While the Bronx is not generally considered as an industrial borough, it has nearly 2,000 factories and shops employing almost 40,000 workers.

During the past year the borough has witnessed a complete change in its attitude towards this very necessary phase of its development, due mainly to the successful educational campaign which has been conducted by the Bronx Board of Trade, during this period for a systematic crusade for new industries. This propaganda has borne fruit in the formation of a complete industrial bureau in the Board of Trade, under an experienced manager, whose sole effort will be in securing new industrial plants for the Bronx.

In order that this may be accomplished, the bureau is now conducting an industrial survey of the many virgin industrial sections in the borough. According to the present survey records in the hands of the Bronx Board of Trade,

all facts seem to show that of all the territory in the Greater New York area, that section known as Port Morris in the Borough of the Bronx, possesses unusual advantages, and a peculiar adaptability to industrial development.

This section is already a veritable beehive of industrial activity, but much unoccupied land, with rail and water facilities, is now available at surprisingly low cost, when consideration is given to the advantages here set forth, and it does not seem possible that any land will long remain idle in this rapidly growing manufacturing zone.

One of the factors in the development of this section will be the second Barge Canal terminal at the foot of East 138th street. One of the advantages of the section lies in the fact that while the land values are reasonable, the water and rail facilities are exceptionally good, that the adjacent, and in fact surrounding territories where now live thousands of workers who go to Manhattan to earn their living are available to the manufacturer who locates within this zone.

John F. Steeves, President of Church E. Gates & Company, whose large lumber yards are situated on the East River, at 150th street, said: "That part of the Bronx from Bronx Kills to Hunts Point is better adapted to commercial enterprises than any other part of New York City. The terminals of all the railroads are convenient here. A marginal railway will soon be built. The value of real estate is low as compared with equal advantages in any part of the city. The depth of water on the waterfront is sufficient to accommodate the largest ships that cross the ocean, and it is a connecting link of the inland waterways systems."

PRIVATE REALTY SALES.

THE real estate market took on a brighter aspect this week, and continued the improvement which started some weeks ago. The budget of sales included a number of large deals, which, in themselves, are important, not only from the standpoint of the sale, but also because the parcels will be improved with modern structures, catering to the wants of the tenants and the large investor.

Mortgage money is easier than for a long time, but institutions still demand to "be shown." They are not in a position to take on "wild-cat" propositions, having learned their lesson by heart, through their experiences before and after the commencement of the war. However, where there seems to be a legitimate demand for structures of given character, loans are obtainable, at rates which should afford a profit to the constructors.

The Park avenue section was again well in evidence, continuing in the same prominence as during the past few weeks. The most important deal of the week was the leasing, by a newly formed company, headed by a well-known operator, of the block front on the west side of Park avenue, between 55th and 56th streets, 200x66.8. The lease is for a term of twenty-one years, with renewal privileges, the aggregate rental for the first period being approximately \$1,000,000. As near as can be estimated, the rental for the entire term will be about \$4,000,000. On the site will be erected a seventeen-story apartment house, equalling in height the tallest structure of this character in the city. Work will be commenced about August 1, and it is hoped to have the building ready for occupancy by December 1, 1916.

The erection of a building of this size is only possible on account of the insistent demand for expensive suites, and following the recently announced operation, at Fifth avenue and 72d street, brings added significance to the undertaking. It was held some time ago that Park avenue was in an overbuilt condition, and at one time there was a large number of vacancies along that thoroughfare. But that was before the possibilities of the section were fully realized by the residential community, and today there are only a small percentage

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of vacancies in the section. Rentals have been maintained, though only in structures which have been kept up-to-date and are conservatively managed.

Tenants in this section occupy their apartments only about seven months in the year, and spend the remainder of the time out of town. Having an apartment does away with much of the inconvenience of a private dwelling, though all the advantages of keeping house are to be had.

Another firm of operators closed a deal involving three lots on Park avenue, with an "L" in 63d street, which will be improved with a thirteen-story apartment house, estimated to cost about \$400,000. The property adjoins the new Colony Club building. Several rumors of other deals on the avenue were current during the week, though it is understood that the final details have not been completed.

In East 81st street, near Park avenue, an investor purchased three dwellings, adjoining his own residence, and the announcement is made that the entire plot, 80x102.2, will be improved with a nine-story apartment house. The property is directly in the rear of the plot recently acquired by an operator, who will similarly improve his holding.

Columbus avenue, which has been inactive for some time, came into prominence again through the sale of the "Del Monte" apartment house, 127.8x100, at the southwest corner of 75th street. Tenth street property was given in part payment. The Dyckman, Greenwich village and Tremont sections also came in for their share of the activity.

In the lower Madison avenue district a building concern acquired an old dwelling, completing the assembling of a plot 75x100, which will be improved with a tall mercantile structure. It is understood that the operation, including the cost of the land, will aggregate about \$900,000.

Announcement was made of the leasing of the old Gilsey House property, at the northeast corner of Broadway and 29th street, to a concern which will occupy the entire premises, with the exception of the store at the immediate corner, now tenanted by a railroad company. The property is improved with an eight-story structure, 64.7x148.7, and is now occupied by a firm which will move next spring. The rental in the present deal is said to approximate about \$1,000,000.

In addition to the foregoing transactions, there were a number of others which are important, as well as those of minor interest. There seems to be a scarcity of small buyers, but this is partly accountable by the success of several of the recently held auction sales.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 17 last week and 27 a year ago.

The number of sales south of 59th street was 10, as compared with 8 last week and 12 a year ago.

The sales north of 59th street aggregated 11, as compared with 9 last week and 15 a year ago.

The total number of conveyances in Manhattan was 128, as against 112 last week, 15 having stated considerations totaling \$334,150. Mortgages recorded this week numbered 66, involving \$1,444,210, as against 84 last week, totaling \$3,714,272.

From the Bronx, 11 sales at private contract were recorded, as against 10 last week, and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$505,875, compared with \$1,496,140 last week, making a total for the year of \$39,594,663. The figures for the corresponding week last year were \$1,602,050, and the total from January 1, 1914, to June 27, 1914, was \$22,032,575.

Large Baldwin Harbor Sale.

Boston capitalists have bought from the Baldwin Harbor Realty Company a tract of 475 lots at Baldwin Harbor, in southern Nassau county. The property purchased commands an unobstructed view of Hempstead Bay, of which Bald-

win Harbor is an adjunct, and it is provided with all municipal improvements.

Plans are being prepared by Arthur C. Jackson for the construction of numerous bungalows on plots of from two to seven lots each. The primary type of bungalow forming this extensive improvement is the kind prevalent in California except that the ones at Baldwin Harbor will be built to meet the difference in climatic conditions between Long Island and the Pacific slope. In order to meet the building situation at Baldwin Harbor the Baldwin Water Company is laying seven thousand feet additional of water mains, while the Nassau and Suffolk Lighting Company is installing more than two miles additional of gas mains. During the last two years 150 houses have been built and occupied at Baldwin Harbor by newcomers and their families.

Apartment Near Colony Club.

Bing & Bing have purchased from the estate of Richard T. Wilson, the three old five-story buildings at 568, 572 and 574 Park avenue with an L to 54 East 63d street. The plot measures 75 feet on Park avenue, 49.6 in 63d street, with a depth of 100 feet, and does not include the immediate southwest corner, 25.5x56.6. The buyers contemplate the erection of a thirteen-story apartment house from plans by Emory Roth, at an estimated cost of \$400,000. It will adjoin the new home of the Colony Club at the northwest corner of Park avenue and 62d street. The brokers were Pease & Elliman.

Rumored Park Avenue Deal.

The incorporation of the Park Avenue Improvement Company this week by Harry Fischel, David Kraus and Herbert S. Goldstein led to a report that a new project was under way, involving another addition to the Park avenue apartment house colony. Nothing could be learned regarding the contemplated site. Inquiry at Mr. Fischel's office elicited the reply that no information could at present be given out. According to rumor, however, the plot involved belongs to the New York Central Railroad Company, and takes in the block front on the west side of Park avenue, from 50th to 51st streets, with frontages in both streets.

Tremont-Greenwich Village Exchange.

The John W. Cornish Company sold to Joseph Laemmle the two five-story apartment houses at 801 to 805 Tremont avenue at the northwest corner of Mapes avenue, on a plot 92.6x100 feet, which has been held at \$60,000. For this property, the buyer gave in addition to cash, the southwest corner of Bleecker and Hancock streets, two and three-story buildings on a lot 25x98. Alfred D. Sanna was the broker and Adolph and Henry Bloch represented the seller as attorneys. The Tremont avenue houses are two of a group of eight recently built by the selling company at this point, six of which have already been sold. The Cornish Company resold the Bleecker street property later in the week to Rinelli & Guardini.

Round Out Building Site.

The George Backer Realty Company and Arnstein & Levy purchased from the Mona Specialty Company, the old dwelling at 99 Madison avenue, on plot 37.6x78, at the northeast corner of 29th street. The same buyers acquired some time ago from the Drexel estate, adjoining property at 103 Madison avenue and 25 East 29th street and now control a site 75x100, which is to be improved with a tall commercial building. The entire investment will represent an outlay of close to \$900,000.

Apartment in \$550,000 Exchange.

S. Morrill Banner has sold to Henry Dazian, the theatrical costumer, the "Del Monte," a six-story apartment house, at the southwest corner of Columbus avenue and 75th street, on plot 127.8x100, which has been in the ownership of the seller for about twenty-five years, and is said to have been held at about \$400,000. In part payment the buyer gave the vacant plot 59-67 West 10th street,

95x94.10. The deal involved about \$550,000 and was negotiated by the Hall-Berwin Corporation.

New East Side Apartment.

Bernhard Feifer, a cigar manufacturer, has acquired through O'Reilly & Dahn, from the Gerson Hyman estate, Theresa M. Lippman and Frederick W. Longfellow, the three dwellings, 111, 113 and 115 East 81st street, which, with Mr. Feifer's residence at 109, forms a plot 80x102.2. A nine-story apartment house is to be erected, construction to commence in November. Several weeks ago, Samuel A. Herzog acquired a site, 71.6x102.2 feet, at 110-114 East 82d street, directly in the rear of the houses just sold, for a similar improvement.

Vacant Dyckman Plot Sold.

Nathan Wilson has purchased from the City Investing Company, a plot of about seven lots, fronting 85 feet in the north side of West 212th street, 100 feet east of Tenth avenue, and extending through the block 200 feet to 213th street, where there is a frontage of 85 feet. Two five-story apartment houses will be erected in each street. The broker was John N. Golding.

Manhattan—South of 59th St.

FRONT ST.—Charles F. Noyes Co. sold for William C. Renwick the 5-sty loft building 166 Front st, on lot 17x74, held at \$25,000.

ROOSEVELT ST.—Irving I. Kempner sold 119-125 Roosevelt st, southeast corner of Water st, four 4-sty tenements on plot 78.6x50.4x irreg.

MADISON ST.—Judge Thomas Nolan has purchased from the estate of George Hudson, the 3-sty dwelling 9 Madison st, on plot 25.6x52, as a gift to his mother, who at present occupies it.

WASHINGTON ST.—J. K. Hickey is reported to have sold 143 Washington st, a 4-sty tenement, on lot 18.11x55.6.

9TH ST.—John C. Johansen, an artist, of 5 East 9th st, has purchased, through Horace S. Ely & Co. and Pepe & Bro., from the estate of Juliette Raymond, the 3-sty dwelling, 12 West 9th st, on plot 32.6x93.11, held at \$40,000. The buyer will alter and occupy it as his residence.

9TH ST.—Securities Co., controlled by George W. Young, sold 6-8 West 9th st, two 3-sty dwellings, on plot 53.9x93.11, adjoining the southwest corner of 5th av.

22D ST.—Harris & Maurice Mandelbaum purchased from the estate of Douglas Taylor, the two old dwellings, 334-336 West 22d st, on plot 46x98.9. The brokers were E. H. Ludlow & Co.

8TH AV.—Eugene J. Busher and William M. Mehlich sold for Emilie H. Mehlich the 3-sty building at the southwest corner of 8th av and 13th st, on plot 46x35, to the J. C. Carey Construction Co., which gave in exchange the 1-sty taxpayer 1905-1909 Southern boulevard, on plot 54x100.

Manhattan—North of 59th St.

81ST ST.—David Dows has purchased, through Douglas L. Elliman & Co. from Stephen Duncan Marshall 121 East 81st st, a 3-sty dwelling, on lot 20x102.2.

98TH ST.—A. W. Corse sold for Harriet M. Dickinson 159, 163 and 167 West 98th st, three 4-sty dwellings, each 15x33. The buyer will alter them into stores and apartments.

124TH ST.—The Bryant Park Realty Co. has sold for the Repetti Co. the factory building at 114 East 124th st, on lot 25x100.11, to the Ludin Realty Co.

161ST ST.—Slawson & Hobbs have sold for William Kuhn the 5-sty apartment at 576 West 161st st, adjoining the southeast corner of Broadway, size 72x100. The building contains suites consisting of 4 and 5 rooms and bath each. The purchaser is an investor who has appointed Slawson & Hobbs as agents to manage the property.

AUDUBON AV.—Rexton Realty Co. sold the lot 25x100, at the southwest corner of Audubon av and 179th st, to the Aldus Construction Co., for improvement with a 6-sty apartment house.

ST. NICHOLAS AV.—The Ericson Realty Co. sold, through J. P. Finneran and P. J. Ryan, the two 5-sty apartment houses at 51-53 St. Nicholas av, on plot 63x121. The buyers are reported to have given a 6-acre estate at Kings Park, L. I., in part payment.

Bronx.

137TH ST.—Kurz & Uren, Inc., have sold for the Delco Holding Co., 375 East 137th st, a 5-sty tenement, on lot 25x100.

EAST 162D ST.—Eugene J. Busher has sold for Daly Realty Co., Benjamin Benenson, president, the 5-sty new law flat at 431 East 162d st, on plot 35x100, to an investor.

BOSTON RD.—Joseph Oshinsky has sold 1057 and 1061 Boston rd, two 5-sty flats, on plot 75x129xirreg.

BROOK AV.—D. Thomas Costar sold for M. Schirmer, 418 Brook av, a 4-sty flat, on lot 24.9x100, to the Valhalla Corporation, Jacob O. Pederson, president. It was given in part payment for the 5-sty apartment house, 2327 Valentine av, reported sold several weeks ago.

JESUP AV.—Mrs. M. G. Farley of Brewster has purchased from H. & M. Mandelbaum three

lots, Nos. 173, 174, 175, on the east side of Jesup av, 75x174x irreg., just south of 172d st. The lots were part of the holdings of the Upland Realty Co. sold last week by Bryan L. Kennelly, and they brought, then, \$1,400 each. Mrs. Brewster owns the 75-foot frontage adjoining on the north and it is said that she contemplates making a gift to the officiating Cardinal Diocese of the Catholic Church in New York City, for church purposes.

LIEBIG AV.—Joseph P. Day sold to Helfand & Abel 3 lots on Liebig av, 275 ft. south of 261st st, part of the old Foster-Schmitt tract.

ST. LAWRENCE AV.—Schano & Co. sold for J. Gilbert the dwelling 1236 St. Lawrence av.

SHERMAN AV.—The DePeyster estate is reported to have sold the plot 75x106 at the northeast corner of Sherman av and 165th st.

WALTON AV.—Richard H. Scobie has sold for Mrs. Mary Burns to a builder, the plot 50x135 on the east side of Walton av, about 200 ft. south of East Tremont av.

WEEKS AV.—The Sherman Co. sold to Adelstein & Avrutine the plot, 84x95, at the southwest corner of Weeks av and 173d st. A. H. Levy was the broker. The buyers will improve with a 5-sty apartment house.

Brooklyn.

ELEECKER ST.—James M. Hawley sold for the Island Holding Co. to Anna Boehm 330-332 Eleecker st.

LEWIS ST, ETC.—Realty Associates sold through A. Bianco to G. Delnunzio 333 Lewis st,

a 4-sty apartment house; also sold to John Beinert 27 Sterling st, a 2-sty dwelling, the last of a row of 11 of the type built by them in Sterling st.

MCDONOUGH ST, ETC.—Friday & Lehman sold 784 McDonough st for Helena Schellhorn; 18 North st, Woodhaven to Conrad Barth; 75 Logan st, Cypress Hills, to Martin Moore and William Miller; a lot 20x90 on New Lots av, near Hendricks st, to Henry Ahlheim; 1123 Halsey st for Sophie Kochendoerfer; and 293 Hart st for Fannie King.

MADISON ST.—G. X. Mathews Co., sold to Wilhelm Huchel, the model tenement, 1869 Madison st.

3D ST.—E. T. Newman sold the 4-sty dwelling, 496 3d st, for Frank Mehling.

60TH ST.—B. J. Sforza sold for Mrs. Mary Bynner the plot 30x100 in the south side of 60th st, 90 ft. east of 11th av.

77TH ST.—Samuel Galitzka Co. sold for M. Karasik to George Sprague, Jr., the 2-sty dwelling, 559 77th st.

BROOKLYN AV.—The Kings and Westchester Land Co. has sold one of the Hathaway group of kinko duplex houses at 253 Brooklyn av to Mrs. William N. Stevens.

FORBELL AV, ETC.—Rockmore Realty Co. sold dwellings at the northwest corner of Forbell av and Glen st to William R. and Emma K. Funke; also 9418 Forbell av to Bertha L. Costa and 563 Eldert la to Virginia Turner.

NOSTRAND AV, ETC.—Ghegan & Levine have sold for the Arcadia Realty Co. 560, 562 and 564 Nostrand av, the Ward Building, to

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38 LOTS ON Gravesend Av. & West St.

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10 LOTS ON Av. S, W. 4th & W. 3rd Sts.

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5 LOTS CORNER Av. Q & E. 2nd St.

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Maps and additional information from **GEORGE C. BUECHNER, Esq.**, 350 Fulton St., Brooklyn, Attorney for Charles Protzmann, Executor. **KRAMER, COHN & MEYER, Esqs.**, 898 Park Ave., Brooklyn, Attorneys for Minnie Protzmann, Executrix. **JERE JOHNSON JR. CO.**, auctioneers, 193 Montague St., Brooklyn, and 187 Broadway, Manhattan.

Mary E. Horton, who gave in exchange 26 lots on the northeast and northwest corners of Fort Hamilton av and 57th st. The transaction involves about \$115,000. The same brokers sold for David F. Edgerly 61 South 6th st to Isabella Bates, who gave in exchange 22 Moore av, Hempstead, which was resold to Margaret L. McDonald, who gave in trade 928 Lincoln pl. Ghegan & Levine also sold the plot, 180x120, in the north side of St. John's pl, 100 ft. west of Utica av, for Jacob V. Dittmer and Aaron Levy. The buyers will erect four 20-family houses.

PROSPECT PARK SOUTHWEST.—The Kraslow Construction Co. sold to Wolfinger & Salsbury the vacant plot, 150x100, on Prospect Park Southwest, opposite the 15th st entrance to the park, for improvement with 4-sty apartment houses.

6TH AV.—John Pullman sold for the Solo Realty Co. to John F. Timms the 3-sty dwelling, 238 6th av.

Queens.

FLUSHING.—The New York and Queens Gas Co. purchased from W. P. McMahon the plot, 147x150, at the southwest corner of Centre and Farrington sts. The plot adjoins the company's works.

JAMAICA ESTATES.—Country department of Albert B. Ashforth, Inc., sold for Charles E. Johnson of New York, the plot, 160x180, on the northeast corner of Midland parkway and Wexford terrace; also 100x100x150x164 on the southwest corner of Doncaster boulevard and 167x133 on Avon rd. These properties were held at \$43,000.

LONG ISLAND CITY.—Charles B. Farwell has sold for the Koewenhoven Estates, 45 North Henry st, a 2-sty dwelling; also for Mrs. L. K. Haines a 2-sty dwelling at 462 Steinway av to Harry S. New and for Henry C. Fredericks two dwellings at 669-671 2d av to Christian Hefner.

RICHMOND HILL.—James M. Hawley sold for Conrad Barth to Catherine Wiegert, 18 North st.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Boulevard to C. F. Taylor, and 100x100 on President av to H. C. Hoyt.

Richmond.

PORT RICHMOND.—William H. Jackson sold for Miss Ella B. Mersereau a brick office building at Richmond terrace to Henry Ritterhoff, of Rosebank.

WESTERLEIGH.—Mrs. Amelia D. Alden has sold through Cornelius G. Kolf, in conjunction with H. J. Sharrett, her home on the Boulevard, corner Wardwell av, to James H. Stephens.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for David & Harry Lippman of New York the vacant plot, 50x128, at the northwest corner of Spruce and Charlton streets, to the Newark Building & Construction Co., which will build a 5-sty apartment house, at an estimated cost of \$50,000.

Rural and Suburban.

EL MORA, N. J.—A new residence at El Mora, near Elizabeth, N. J., recently finished by the El Mora Land Co., has been sold by J. W. Doolittle to William A. Gilroy. It covers a plot 100x150 on the corner of Westfield av and Morristown rd.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100, on 4th av, to A. R. Roberts and 50x100 on 3d av to A. H. Murray.

LOCUST VALLEY, L. I.—Cocks & Willets sold to George H. Whigham, of New York, 24 acres of land adjoining the Piping Rock Club.

MAMARONECK, N. Y.—J. Baldwin Hand has purchased from Alexander D. Aitken a residence with a plot 100x100 at Park and Florence avs.

MONTCLAIR, N. J.—M. Lipkin has purchased the property on the northwest corner of Bloomfield av and Valley rd, with a frontage of 165 ft. on Bloomfield av and Valley rd, improved with brick and frame buildings. It is directly opposite the new Municipal Building.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Martin L. Henion the country home farm called Edgemoor, containing 20 acres, on the East Saddle River rd, to Frederick E. Ballard.

SOUTH ORANGE, N. J.—Stephen S. Johnson sold for W. B. Durbrow the property, 125x188.69, at the northeast corner of Charlton and Raymond avs, to J. Franklin Fort, whose residence adjoins on the north.

LEASES.

\$4,000,000 Park Avenue Lease.

The newly formed 420 Park Avenue Company, headed by S. Fullerton Weaver, has leased from the New York Central Railroad Company, the block front on the west side of Park avenue, between 55th and 56th streets, fronting 200 feet on the avenue and 66.8 feet in each street. The rental for the first period of 21 years will exceed \$1,000,000 and with the renewal privileges, the total rental will aggregate nearly \$4,000,000. Warren & Wetmore are preparing plans for a seventeen-story apartment house to be erected on the site at an estimated cost of \$1,600,000. Stoddard & Marks, attorneys, represented Mr. Weaver in the transaction. It is reported that New York Central interests will finance the operation with a building loan. The character of this improvement, involving

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such a large outlay of capital and such a high-class property, gives it a leading rank among the projects of the year, and makes it one of the most important transactions ever closed on Park avenue. The present site is covered with a row of eleven old structures which are to be demolished in August and it is expected to have the building ready for occupancy by December, 1916. Douglas L. Elliman & Company will act as agents and it is said that renting plans will be available in several weeks. S. Fullerton Weaver has been prominently identified with large operations in that neighborhood and in others of a similar character for many years. He is just completing a costly apartment house at the northwest corner of Park avenue and 54th street, which also was leased for a long term from the New York Central Railroad.

Another 5-and-10-Cent Store.

The F. W. Woolworth Company, operating a chain of five-and-ten-cent stores throughout the United States, leased through Wm. A. White & Sons, the two stores occupying the entire ground floor of the Hays Building at 21-23 Maiden Lane, and, after extensive alterations, will open a store at that address. Wm. A. White & Sons state that an accurate count was made of the number of people passing this store on a given day, and it was found that approximately 20,000 people actually passed the doors between the hours of 8 in the morning and 6 at night, with almost as many people on the south side of the street, and considering the fact that these stores are close to the corner of Nassau street and opposite Liberty place and in plain view of all pedestrians on Liberty street passing this point, it is estimated that not less than 100,000 people actually pass within sight of the new store. These premises were formerly occupied for many years by the Gorham Company, and later have been rented to lines of business allied with the jewelry trade.

New Gilsey House Deal.

Samstag & Hilder Brothers, importers now on Broadway near Prince street, have leased from R. R. Fogel, the one-time Gilsey House property, at the northeast corner of Broadway and 29th street, an eight-story structure, on plot 64.7x148.7. The lessees will occupy the entire structure with the exception of the small corner store, tenanted by the Chicago, Milwaukee & St. Paul Railway Company. The building is now tenanted by the Krower & Tynberg Company, which will move out next spring. The old Gilsey House fell before the advance of business in 1912, when the present occupants took possession. Previously, it had been for many years a famous hostelry, having been built in 1870. The land was bought by Mr. Fogel in 1909 at a reported price of \$1,500,000. The rental in the present deal approximates \$1,000,000. The broker was Harry Goodstein.

Spalding Firm to Move.

A. G. Spalding & Company have leased, through Clark T. Chambers, from Esther Reinheimer, represented by William R. Rose as attorney, the six-story building, 523 Fifth avenue, on plot 31.10 x105, which, with the Temple Emanuel and the Harriman National Bank, occupies the entire block front between 43d and 44th streets. The aggregate rental amounts to about \$600,000. Extensive alterations, including a new front, are contemplated, and the lessees will take possession next February.

Queens Industrial Addition.

Kozak & McLoughlin, manufacturers of women's shoes, have leased from Frederick Ayer, through the Cross & Brown Company and Daniel Birdsall & Company, a four-story factory building to be erected on a 10,000 square foot plot at the northwest corner of Governor place and 14th street, Long Island City. The lessees retain an option to purchase. The opening of the plant, which will employ nearly 300 people,

may serve to further upbuild the residential sections of Queens.

Manhattan.

AMES & CO. leased the dwellings 339 West 55th st to William A. Read; 307 West 41st st to Gulth & Scarvarda, and 354 West 27th st to Susan Cullen.

AMES & CO. leased for the Terminal Realty Company, lofts at 26 West 31st st, to the Whitman Candy Co. and Rosenfeld & Morris; also in 6 West 29th st to George C. Seymour and the building, 305 West 41st st, to M. Gilbert.

AMES & CO. leased for the estate of C. A. Winch the building 253-255 West 28th st to the Sperry & Hutchinson Co., of 2 West 45th st; also for Ruland & Whiting Co., representing the Temple Court Co., the store at the southwest corner of Nassau and Beekman sts to the Emerson Shoe Co., of 307 Broadway.

AARON BACHRACH leased the loft in 128 West 36th st to the Bader Fur Co. and Joseph Amato.

BASTINE & CO. have leased the 9th floor at 114-116 East 13th st to M. Pollack, of 34 East 10th st.

BASTINE & CO. have leased at 114-116 East 13th st, the front half of the 7th floor to L. H. Woehler, of 106 East 19th st, and at 78 5th av, the 2d loft to Forst & Maidoff, of 5 East 14th st.

THE GEORGE BOCKHAUS CO. leased the store and basement in 1978 Park av to Michael Keenan for 10 years; for Lewis B. Austin to Clemente Greco the building at 421 East 121st st for 10 years; and to George Christopher Co. the building at 102 East 126th st.

LOUIS CARREAU has leased for the Eelden estate to M. Rosoff, through William C. Walker's Sons, the building at 781 6th av for 10 years. After extensive alterations, the store and basement will be used as a restaurant and the upper part for other business.

CROSS & BROWN CO. has leased offices in the United States Rubber Building to the Remington Motor Sales Corp., and offices in 417 5th av to the Kroll Hat Co.

O. D. & H. V. DIKE leased for Edward C. Osborn the 3-sty dwelling 644 West 158th st to Isaac Maazel; also 648 West 158th st, a 4-sty dwelling.

DUFF & CONGER leased apartments for the estate of Newman Cowen in 1350 Madison av to Emanuel Allmayer; for H. F. Keller, as agent, in 51 East 96th st, to Joseph B. Gilder; for the Mutual Life Insurance Co., in 16 East 96th st, to Dr. Julius Halpern and Dr. Leo Buerger.

DUROSS CO. leased for James H. Newman the 3-sty stable, 124 Bank st, to George Cassel, of 41 Rose st; also for the National Biscuit Co., 14 lots in the block in West st, between Bethune and West 12th sts, to the Meade Transfer Co., of Pier 1, North River.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building at 114 East 84th st for the Surrey Realty Co. to John M. Colt and Robert C. Orr; also renewed leases in 383 Park av for Clarence Payne to George Mercer, Jr., and J. Frank Turner.

DOUGLAS L. ELLIMAN & CO. leased apartments for the American Real Estate Co. in 40 East 62d st to J. W. Peale; in the building under construction at 114 East 84th st for the Surrey Realty Co. to William Stroud; in the building under construction at 3 West 55th st for George Backer to Mrs. Mildred Norcross; and in 122 East 82d st to John Tyssowski.

DOUGLAS L. ELLIMAN & CO. leased for Carl Tucker, a large apartment of 17 rooms and 5 baths, occupying the 17th floor in 903 Park av, to C. C. Griswold, vice-president of the F. W. Woolworth Co.; also apartments in 399 Park av for the Horatio Realty Co., Samuel A. Herzog, president, to J. Curry Watson; in 122 East 82d st to Miss Clara A. Avery, and in 274 Madison av to William Sansom.

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J. B. ENGLISH leased for Julius Jacobs to Mrs. F. S. Martin, 237 West 48th st, a 4-sty dwelling.

HEIL & STERN leased lofts for Jeffrey Realty Co., in 27-35 West 24th st., to R. Tahan Bro. & Co., of 132 West 22d st.; for 25th St Realty Co., in 138-44 West 25th st., to International Dress & Skirt Co., of 72 Grand st.; for Cleveland holding Co., in 40-2 West 27th st.; to Louis Lustig; for Lowell Construction Co., in 135-7 West 27th st., to Louis Rubenstein; for Brogan Building Co., in 35-7 West 31st st., to J. L. Leszinsky & Co.; for Edwin Wolf, of Philadelphia, in 5-9 West 37th st., to Newport Costume Co.; for 312-14 Seventh Av Co., in 312-14 7th av, to Wade Button Works, of 67 Spring st.

M. & L. HESS (INC.) have leased lofts at 22-4 West 27th st to the S. & S. Garment Manufacturing Co., of 1161 Broadway; at 22-4 West 27th st to the Fairsex Costume Co.; at 22-4 West 27th st to Morris Weissman of 162 W. 26th st, and Adolph Ruff; at 55 E. 11th st to the Strand Cloak & Suit Co.; at 137 5th av to the Ten Dollar Garment Co. and at 9 West 20th st to Olin & Moses, of 11 W. 17th st; also space in 17-21 East 22d st to David Mack Co. and additional space in 432 4th av to Salambier & Levin; and at 129-31 West 22d st to the Karet Mfg. Co.

HOUGHTON CO. leased for Abraham Schneider, the 3-sty dwelling, 122 West 88th st. to Arthur M. Ballard.

HOUGHTON CO. leased for Thomas H. Devine the building 306-308 West 64th st to the Republican Motor Sales Company, Inc.

HOUGHTON CO. leased, through James A. Dowd, as agent, the dwelling, 138 West 83d st, to Mrs. Maria Dulmis, for Sophia Mazzetti.

EDGAR A. MANNING leased for Mrs. Frances R. Biggs, the 4-sty dwelling, 109 West 57th st, to the Le Papillon Corset Co., of 26 West 38th st.

SAMUEL H. MARTIN has leased for the General Synod of the Reformed Church of America, the 4-sty dwelling at 124 West 65th st to Alice Pyne.

A. W. MILLER has leased for the Meisner estate, 210-212 West 28th st; also for L. J. Williams to the Central Cornice Works, of 407 West 38th st; for August Passet, the store and basement in 259 West 30th st; the 3d loft in 312 West 54th st, for the Greek Orthodox Community to Louis Berman, who already has two lofts in this building; and for Charles Shortmeier, the 3-sty dwelling, 149 East 45th st.

A. L. MONFORT leased the store and loft at 302 and 306 West 53d st for the estate of Donald Mitchell to Michael Balsamo & Co., automobile body builders and painters.

WALTER B. PARSONS, in conjunction with Cammann, Voorhees & Floyd, has leased the store and basement at 287 Broadway, southwest corner of Reade st, to the Tobacco Grower's Society of the Antilles, Edwin Wilke, president, for a term of years, for the Thomas Storm Estate. This is in the section that is gradually changing from wholesale to retail business for which purpose the present lease has been taken.

THOMAS G. PATTERSON leased to the Perfection Spring Co., A. C. Bergman, president, a 3-sty service building, to be erected on the plot, 75x100, in the south side of West 56th st, 200 feet west of 11th av. Cross & Brown Co. was the broker.

PEASE & ELLIMAN have leased for Emanuel Schever to the Kaufman Shoe Corporation, of 106 East 14th st, the store and basement at 262 Bowersy.

PEASE & ELLIMAN leased for the Riker & Hegeman Co., at 433 7th av, the large store and basement, for 15 years, to Carew & Brennan, who will open a cafe and restaurant.

PEASE & ELLIMAN have leased for Mrs. Alice C. Martin to Dr. W. A. Cotton the 3-sty house 240 West 74th st, and for F. R. Couder to Cornelius H. Tangemann the 3-sty dwelling 121 East 55th st.

PEASE & ELLIMAN leased for the Antler Realty Co., controlled by Goldberg & Kramer, the store and basement in 57-61 West 38th st, to Louis Metzger & Co., of 637 Broadway; also apartments in 114 East 66th st to Edward McDowell for the Van Meer Realty Co. and in 116 East 58th st to Mrs. Blanche C French.

PEASE & ELLIMAN have leased apartments in 24 West 59th st to James A. Harden; in 723 St. Nicholas av to T. A. Glendenning; in 565 Park av to Charles E. Adler; in 104 East 40th st to Mrs. Martha King; in 146 East 49th st to Mrs. Mary E. Glass; and in 565 Park av to Mrs. E. P. Hamilton; for A. L. Mordecai & Co. to Henry M. Keith, at 119 West 71st st.

PEASE & ELLIMAN leased for Walter G. Oakman, president of the Hudson Companies, his apartment, furnished, in 998 5th av, 14 rooms and 5 baths, to John S. Cravens, of Pasadena, Cal.; also, furnished, for Winthrop Ames, the producer, his apartment in 520 Park av to Robert R. Wallbridge; and for Dr. James Bishop an apartment of 10 rooms and 3 baths to D. Dessau in 555 Park av.

PEASE & ELLIMAN leased for Miss Hannah Halpin the 4-sty house at 130 West 85th st to J. E. Cartwright; also for Bing & Bing apartments at 1155 Park av to Edgar B. Anthony; for Julius Tishman & Sons, in 122 East 76th st, being built, to George W. Peters, Jr.; and renewed for N. & L. Ottinger the lease of George W. Peters on the 4-sty house at 805 Madison av.

PEASE & ELLIMAN leased for W. E. Morgan, the store at 29 East 28th st to B. Whitsky, stationer; also apartments in the house being built at Park av, southeast corner of 61st st, to Alfred Liebmann; for George Backer in 378 West End av, an entire floor, containing 12 rooms and 4 baths, to Mrs. Siegfried Steiner, and made the following renewals of apartment leases: In 144 East 56th st, to Mrs. S. F. Schenck; in 45 5th av, to Kenneth Hill; in 133 West 11th st, to John W. Edmonds; in 104 East 40th st, to Alfred Mestre; in 49 West 57th st, to H. B. Lockwood; in 150 West 80th st, to Harold Townsend; in 960 Park av, to W. E. Benedict, and in 27 East 62d st, to Miss Maude Smith.

L. J. PHILLIPS & CO., rental agents of "The Cleburne," occupying the block front in 105th st, Broadway to West End av, have leased apartments to Rev. Dr. Worth M. Tippy of Cleveland, O., who will be pastor of the Madison ave. M. E. Church, William C. Wilson, Robert N. Kenyon, C. A. Riemer, Lewis A. Dunham, Ernest C. Ochs and Dr. Stern; also leased the corner store at Broadway and 105th st to D. Gumbiner, Jeweller, of 172 Lenox av.

PORTER & CO. leased for Isabella A. de Quesada, of Cuba, to Margaret Lessig the 3-sty dwelling 266 West 127th st.

PORTER & CO. leased for C. Cecilia Coleman the dwelling at 258 West 131st st, and for William Colgate the dwellings 107 West 132d st and Madison av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have rented for Dr. F. G. Goodridge, 122 East 78th st, furnished, to Vincent Astor for the season.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments in 138 East 40th st to Lewis Williams, at 105 East 53d st to Mrs. Rosa M. Jones, H. P. Chatfield and A. M. Williams and at 23 5th av to Richard S. Childs.

WILLIAM J. ROOME & CO. have leased for Rice & Hill, as agents, the top floor in 5 West 46th st to William R. L. Cook, English tailor and importer, of 5 West 31st st.

ROYAL SCOTT GULDEN leased for the Hyde Real Estate Corporation, the building, 12 West 47th st to Irwin Post, decorator; also for John Blair, the store at 360 Madison av to the Latimer Specialty Shop and space in 7-11 West 45th st to S. Linza.

G. SEIDE & SON and I. L. Levin have leased for Salo Cohn the building 65 West 125th st. The building will be used as a cafe and grill room.

SHAW & CO. leased for Cornelia T. Young, the dwelling, 218 West 132d st to Jeanette Tatsapaugh.

PETER P. SHERRY leased for Korn & Co. the building, 74 8th av, to Rubin Brothers.

SLAWSON & HOBBS leased for W. E. D. Stokes to Dr. J. C. White, the 4-sty dwelling, 266 West 72d st.

SLAWSON & HOBBS leased for Mrs. K. R. Brown to Harris Parr the 4-sty dwelling 120 West 72d st; also for Mrs. Miller to J. A. Seligman the 4 1/2-sty dwelling 343 West 71st st.

WILLIAM R. WARE leased for Arthur V. Lyall, the 5-sty dwelling, 306 West 92d st, to John L. Roe.

WILLIAM R. WARE and Pease & Elliman, leased an apartment at 11 East 68th st to W. S. Jenny, vice-president of the Delaware and Lackawanna Railroad.

J. G. WHITE & CO. leased 3 lofts in 870 Broadway to Morris Cohen, Max Beiner and Joseph Zerowitz; in 866 Broadway the top loft to the Princess Art Embroidery Works, of 81 4th av; in 90 West Broadway offices to T. Marcus Olive; in 73 Warren st the 3d loft to Franz Euler & Co.; in 94 Chambers st the 2d loft to Louis Pfeiffer; in 228 West Broadway the store and basement to Wright & Graham Co., of 110 Franklin st; in 34 West 15th st the 3d loft to Beacon Dress Co.; in 47 East 19th st the 5th loft to Weiss & Kanter; and in 20 West 17th st the parlor store to Dresden Neckwear Co., of 18 West 17th st.

WM. A. WHITE & SONS have rented for Samuel Brody the building at 33 Water st to H. Brimberg, of 78 Pearl st; also an entire floor at 32 West 22d st to Paris Children's Dress Co.; the 2d floor to Sol. S. Mossesson and the 3d floor to Silverstein & Gross; the store and basement at 798 7th av to the Ignition Specialties Co.; also lofts at 48-50 Duane st to McCauley & Schwartz; 126 Bleecker st to Bachkewitz, Silverman & Co.; 130 Bleecker st to Pasquale Vaglio; 34-38 West 4th st to Caplin & Goldman; also a portion of the corner store and the entire basement of 798 7th av to Cobb Brothers, plumbers and steam fitters.

Bronx.

THE GEORGE BOCKHAUS CO. leased to Katzenstein Bros. the brick building at the corner of 149th and Exterior sts.

Brooklyn.

BULKLEY & HORTON CO. leased 24 St. James pl, a 3-sty dwelling.

Queens.

LEWIS H. MAY CO., Rockaway Park office, leased cottages at Rockaway Park for Harriet K. Murray on 6th av, to P. H. Leifert; for Conrad Seidenberg, on 6th av, to Louis Lahn. At Belle Harbor, for Josephine S. Valentine, on Orienta av, to George W. Baker; for Walter C. Schulze, on henley av, to B. Conroy.

Suburban.

ANGELL & CO. have rented at White Plains, in Prospect Hill, the house of De Witt C. Hayes, and at Scarsdale the Louis H. Ehrbar property.

FEIST & FEIST leased for Mrs. N. E. Dodd to George Carrizzo & Co., of Brooklyn, N. Y., the rear portion of 111-113 East Kinney st, Newark, adjoining their present plant.

FISH & MARVIN have rented for The Residence Company, of Lawrence Park, a property at Lawrence Park West, Bronxville, to William H. Sage. The property consists of a large residence, garage and 1 acre of land.

JAY FITZPATRICK leased for the summer, furnished, the estate of Edward Kendrick, on Winfield av, at Mamaroneck, N. Y.

FIRM OF EDWARD C. GRIFFIN & P. H. COLLINS reports the following Larchmont rentals: Benjamin B. Marco's house on Woodbine av to Jacob Stein; Ralph C. Seymour's cottage on Linden av to Arthur Simons; Edward Park's residence on Woodbine av to Dr. Oscar J. Chase, Jr.; the Shelton cottage on Oak av to Mrs. Mildred James; Mrs. Emma Herne's cottage, overlooking Larchmont Harbor, in Fleming Park, to C. Fred Richards; Charles A. Singer's residence on Prospect av to Mrs. Jane C. Jackson; Mrs. William Murray's residence on Larchmont av to Ernest M. Levy.

KENNETH IVES & CO. rented for W. Wallace Lyon his residence at Quaker Ridge, New Rochelle, to Miss Leonore Harris for the season; also at Scarsdale, for Mary Herbert, her residence on Cambridge rd to Philip Goodman for the season; and in conjunction with Raymond B. Thompson and Chester Montgomery the Ferguson estate, in North st, Greenwich, Conn., for the season, to Percival S. Hill, president of the American Tobacco Co.

PAYSON McL. MERRILL CO. leased for Clarence M. Hamilton to Mrs. Thomas McKee his 7-acre estate at East Rockaway rd and Schencks la, Hewlett, L. I.

PEASE & ELLIMAN have rented, furnished, for James L. Van Alen, in conjunction with Andrews & Weaver his place at Newport, R. I., to Walter E. Maynard.

JOHN F. SCOTT has rented for R. P. Perkins his country place, known as "By-the-Way," on the East Rockaway rd, Hewlett, L. I., to Martin S. Watts.

L'ECLUSE WASHBURN & CO. have leased for Archie Fahnestock his residence in Plandome Park to William H. Allen of Manhattan.

L'ECLUSE WASHBURN & CO. have leased for George P. Witter his residence at Plandome, L. I. to Dr. Cameron Vernon Bailey of Manhattan for the summer.

SHAW & CO. has been appointed agents for 211 West 129th st; 2032 5th av; 350 East 120th st, and 119 East 128th st.

WALTER R. SENIOR is retiring from the firm of Senior & Stout, Inc., and Albert H. Stout will continue in the active management of the business.

CAMMANN, VOORHEES & FLOYD were the brokers in the sale recorded Thursday of the 5-sty warehouse 93 Gold st for William D. Kilpatrick to James J. Moore.

JUSTICE VERNON M. DAVIS has appointed Henry Brady Condemnation Commissioner in the matter of Manhattan Railway third track damage cases, 2d av and Allen st divisions.

O'REILLY & DAHN were the brokers in the sale recorded on Wednesday of 2210 University av for Agnes Farrell to Edward O. A. Glokner, who gave in part payment 468 West 157th st.

DUFF & BROWN CO. have been appointed agents for 150-154 West 85th st, 11 East 108th st, 601 West 132d st, 3283-3289 Broadway, 305 West 144th st and 315 West 39th st.

CROSS & BROWN CO. has been appointed managing agent of the 8-sty building at 473 Broadway and the Regents Theatre Building at the southwest corner of 7th av and 116th st.

GOODALE, PERRY & DWIGHT have been appointed agents of the 6-sty loft building at 132-42 West 27th st. This is one of the few buildings in this section in which live steam may be obtained by the tenants.

A. W. MILLER & CO. of 309 Broadway were the brokers in the recent sale of 2878 and 2886 Bailey av, Eronx, for Cahn & Pittman to Theodore P. Austin of Egypt, Me., who gave in part payment 286 6th av, Newark, N. J.

THE OFFICE OF THE ESTATE OF J. W. DIMICK has moved from 140 5th av to new offices in 120 Broadway. The trustees of the estate are Ralph N. Voorhis and Frederick S. Duncan.

SHAFPA REALTY CO., which purchased the 12-sty apartment house at the northwest corner of Park av and 66th st recently from the Fullerton Weaver Realty Co., represents Miss Emily S. Baker, a niece of the late John S. Kennedy. The property was held at \$1,250,000.

THE MINARET BUILDING CO. has transferred title in the old Hotel Sturtevant at 147 to 151 West 35th st, adjoining the New York State Arsenal, to the Crompton Building Corporation. The transfer was made for a nominal consideration subject to a mortgage for \$385,000.

REAL ESTATE APPRAISALS.

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

Jane Auld—Jan. 15, 1910—105TH ST, 403 E—1699-1½, 3-sty bldg., 22x75.7, \$5,000.

William Beck—Feb. 21, 1915—71ST ST, 230 E—1425-33, 5-sty flat, 20x100.5, \$14,000.

Emily C. Belding—Nov. 28, 1914—72D ST, 10 W—1124-41, 4-sty dw., 25x102.2, \$65,000.

Robert Christie, Jr.—Mar. 29, 1910—29TH ST, 142-144 W—804-63, 6-sty loft, 32.6x98.9, \$63,000.

Antoinette B. De Witt—Oct. 14, 1913—46TH ST, 345 & 347—1339-21-22, two 4-sty tnnts., with strs, each 20x100.5, each \$11,000.

Ellen M. Grant—Dec. 27, 1914—90TH ST, 111 W—1221-25, 5-sty tnt., 26.3x100.8½, \$30,000.

J. Morgan Howe—Nov. 13, 1914—PARK AV, 565—1397-4, 12-sty apt., 65.3¼x100, \$475,000.

Cortlandt Irving—Aug. 8, 1913—GREENWICH ST, 315—141-15, 5-sty bldg., 17.1x62, with ext 8.6x25.7x irreg, \$30,000.
62D ST, 122 E—1396-64, 3-sty dw, 18.9x100, \$35,000.

FULTON ST, 8—74-20, 4-sty bldg., 19.10x62 with 1-sty ext., 19.10x67.5, one-third undivided interest valued at \$6,500.

Winifred E. Judge—Dec 18, 1914—BEACH ST, 65—216-34, 5-sty loft, 25x87, \$15,000.
BROADWAY, nwe 204th st., 2241-35, plot 100x125x150x25x50x100, \$37,500.

Pauline Lauterbach—Feb. 5, 1915—2D ST, 292 E—372-54, 5-sty tnt., 25x105, \$25,500.

Elizabeth Metzler—Dec. 12, 1913—50TH ST, 412 W—1059-41, 5-sty ten., 25x100.5, \$26,000.

James J. Murphy—Nov. 4, 1914—LAFAYETTE ST, 256—496-24, vacant, lot 18.11x41.6½x irreg, \$5,000.

David Nussbaum—Mar. 26, 1914—3D AV, 1587—1535-2, 6-sty loft, 25x110, \$48,000.

Luigi Quartullo—May 6, 1912—115TH ST, 440 E—1708-33, 4-sty dw., with str., 16.8x100.10, \$7,200.

Sarah Frank—May 15, 1914—80TH ST, 48 E—1491-48, 4-sty dw., 23.6x102, \$50,000.

Edward C. Rice—June 26, 1914—60TH ST, 22 E—1374-48, 4-sty dw., 22x100.5, \$57,000.

Sarah E. Roosa—Aug. 9, 1914—40TH ST, 20 E—859-74, 4-sty dw, 18.9x98.9, \$56,250.

Charles Schell—Mar. 7, 1915—78TH ST, 341 E—1453-16, 4-sty tnt., 25x100, \$13,000.

Charles Schmid—Dec. 27, 1911—BEEKMAN PL, 23—1368-18, 4-sty dw., 20x100, \$12,500.

Frederick Schuck—Aug. 9, 1914—ST. NICHOLAS PL, 18—2065-32, 2-sty dw., 45x100, \$26,500.

Ida Wersba—Sept. 26, 1910—112TH ST, 24 W—1595-51, 5-sty flat, 31x100.11, \$29,000.

John Wilson—Sept. 25, 1913—52D ST, 541-543 W—1081-10, 4-sty bldg., 50x100x irreg, \$17,500.

53D ST, 538 W—1081-54, 3-sty bldg., 25x150, \$20,500.

Carrie Zietner—Mar. 3, 1907—2D AV, 1074—1349-4, 4-sty tnt., 20.10x70, \$15,500.

REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 565-567 and 571-573 West 175th st.

CROSS & BROWN CO. have been appointed agents for the 17-sty building, 80 5th av.

WM. A. WHITE & SONS have been appointed agents for 18 South st, 22 Albany st and the elevator apartment house, 412-420 West 148th st.

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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 resumé from January 1 to date.)

MANHATTAN.
Conveyances.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	128	145	128	145
Assessed value.....	\$6,125,025	\$8,044,700	\$6,125,025	\$8,044,700
No. with consideration..	15	10	15	10
Consideration.....	\$334,150	\$383,381	\$334,150	\$383,381
Assessed value.....	\$422,500	\$440,000	\$422,500	\$440,000

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	3,399	3,730
Assessed value.....	\$205,643,235	\$241,326,841
No. with consideration..	490	444
Consideration.....	\$25,027,807	\$14,534,107
Assessed value.....	\$26,197,550	\$15,467,271

Mortgages.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	66	80	66	80
Amount.....	\$1,444,210	\$2,379,418	\$1,444,210	\$2,379,418
To Banks & Ins. Cos....	12	19	12	19
Amount.....	\$519,185	\$582,530	\$519,185	\$582,530
No. at 6%.....	26	34	26	34
Amount.....	\$467,150	\$1,194,968	\$467,150	\$1,194,968
No. at 5½%.....	4	.....	4	.....
Amount.....	\$49,500	.....	\$49,500	.....
No. at 5%.....	13	24	13	24
Amount.....	\$509,085	\$805,000	\$509,085	\$805,000
No. at 4½%.....	2	3	2	3
Amount.....	\$45,825	\$111,000	\$45,825	\$111,000
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	.....	1	.....	1
Amount.....	.....	\$62,000	.....	\$62,000
Interest not given.....	21	18	21	18
Amount.....	\$372,650	\$206,450	\$372,650	\$206,450

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	1,966	2,212
Amount.....	\$48,360,691	\$66,304,679
To Banks & Ins. Cos....	377	508
Amount.....	\$19,383,754	\$32,522,230

Mortgage Extensions.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	37	45	37	45
Amount.....	\$844,000	\$1,742,900	\$844,000	\$1,742,900
To Banks & Ins. Cos....	8	19	8	19
Amount.....	\$200,500	\$1,143,000	\$200,500	\$1,143,000

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	1,015	1,125
Amount.....	\$53,268,873	\$60,311,085
To Banks & Ins. Cos....	404	379
Amount.....	\$35,976,850	\$39,698,400

Building Permits.

	1915		1914	
	June 19 to 25	June 20 to 26	June 19 to 25	June 20 to 26
New buildings.....	12	5	12	5
Cost.....	\$1,181,125	\$1,210,000	\$1,181,125	\$1,210,000
Alterations.....	\$149,675	\$265,865	\$149,675	\$265,865

Jan. 1 to June 25 Jan. 1 to June 26

New buildings.....	244	251
Cost.....	\$37,799,190	\$25,978,190
Alterations.....	\$9,187,436	\$7,110,472

BRONX.
Conveyances.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	117	140	117	140
No. with consideration..	14	14	14	14
Consideration.....	\$181,317	\$81,800	\$181,317	\$81,800

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	2,706	3,130
No. with consideration..	395	406
Consideration.....	\$3,417,300	\$3,533,742

Mortgages.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	62	68	62	68
Amount.....	\$624,950	\$423,125	\$624,950	\$423,125
To Banks & Ins. Cos....	8	8	8	8
Amount.....	\$66,500	\$50,000	\$66,500	\$50,000
No. at 6%.....	28	34	28	34
Amount.....	\$292,500	\$190,269	\$292,500	\$190,269
No. at 5½%.....	7	3	7	3
Amount.....	\$57,500	\$7,256	\$57,500	\$7,256
No. at 5%.....	6	14	6	14
Amount.....	\$70,000	\$125,425	\$70,000	\$125,425
Unusual rates.....	1	.....	1	.....
Amount.....	\$6,750	.....	\$6,750	.....
Interest not given.....	20	17	20	17
Amount.....	\$198,200	\$100,175	\$198,200	\$100,175

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	1,619	1,885
Amount.....	\$16,028,533	\$17,689,955
To Banks & Ins. Cos....	114	217
Amount.....	\$2,601,000	\$4,267,601

Mortgage Extensions.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
Total No.....	20	10	20	10
Amount.....	\$257,375	\$147,000	\$257,375	\$147,000
To Banks & Ins. Co....	6	.....	6	.....
Amount.....	\$146,000	.....	\$146,000	.....

Jan. 1 to June 24 Jan. 1 to June 25

Total No.....	381	396
Amount.....	\$7,638,130	\$8,446,150
To Banks & Ins. Cos....	104	73
Amount.....	\$2,663,250	\$2,429,900

Building Permits.

	1915		1914	
	June 18 to 24	June 19 to 25	June 18 to 24	June 19 to 25
New buildings.....	7	16	7	16
Cost.....	\$109,750	\$406,350	\$109,750	\$406,350
Alterations.....	\$25,150	\$90,785	\$25,150	\$90,785

	Jan. 1 to June 24		Jan. 1 to June 25	
	1915	1914	1915	1914
New buildings.....	512	406	512	406
Cost.....	\$15,389,325	\$9,551,742	\$15,389,325	\$9,551,742
Alterations.....	\$431,460	\$696,315	\$431,460	\$696,315

BROOKLYN.
Conveyances.

	1915		1914	
	June 17 to 23	June 18 to 24	June 17 to 23	June 18 to 24
Total No.....	428	428	428	428
No. with consideration..	33	34	33	34
Consideration.....	\$692,925	\$215,755	\$692,925	\$215,755

Jan. 1 to June 23 Jan. 1 to June 24

Total No.....	10,685	11,492
No. with consideration..	1,091	1,195
Consideration.....	\$10,251,050	\$7,674,596

Mortgages.

	1915		1914	
	June 17 to 23	June 18 to 24	June 17 to 23	June 18 to 24
Total No.....	346	399	346	399
Amount.....	\$1,699,053	\$1,811,127	\$1,699,053	\$1,811,127
To Banks & Ins. Cos....	95	87	95	87
Amount.....	\$854,700	\$772,950	\$854,700	\$772,950
No. at 6%.....	177	210	177	210
Amount.....	\$583,081	\$686,102	\$583,081	\$686,102
No. at 5½%.....	119	74	119	74
Amount.....	\$947,879	\$521,425	\$947,879	\$521,425
No. at 5%.....	27	93	27	93
Amount.....	\$100,159	\$548,600	\$100,159	\$548,600
Unusual rates.....	1	4	1	4
Amount.....	\$600	\$13,949	\$600	\$13,949
Interest not given.....	22	18	22	18
Amount.....	\$67,334	\$41,051	\$67,334	\$41,051

Jan. 1 to June 24 Jan. 1 to June 24

Total No.....	7,907	8,259
Amount.....	\$34,064,019	\$34,961,534
To Banks & Ins. Cos....	1,536	1,722
Amount.....	\$10,914,201	\$13,707,514

Building Permits.

	1915		1914	
	June 18 to 24	June 18 to 24	June 18 to 24	June 18 to 24
New buildings.....	101	121	101	121
Cost.....	\$960,050	\$442,800	\$960,050	\$442,800
Alterations.....	\$192,825	\$54,050	\$192,825	\$54,050

Jan. 1 to June 24 Jan. 1 to June 24

New buildings.....	2,577	2,392
Cost.....	\$21,308,115	\$22,801,210
Alterations.....	\$1,843,094	\$1,514,487

QUEENS.
Building Permits.

	1915		1914	
	June 18 to 24	June 18 to 24	June 18 to 24	June 18 to 24
New buildings.....	143	102	143	102
Cost.....	\$485,155	\$451,750	\$485,155	\$451,750
Alterations.....	\$16,045	\$13,050	\$16,045	\$13,050

Jan. 1 to June 24 Jan. 1 to June 24

New buildings.....	2,640	2,446
Cost.....	\$9,432,456	\$10,960,382
Alterations.....	\$435,932	\$590,372

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Vacant lot offerings will continue to hold the center of Auction Room interest next week, the Bronx and Brooklyn being the boroughs in the limelight. Joseph P. Day and J. Clarence Davies will offer in the Vesey Street Exchange Salesroom on Tuesday and Wednesday, 579 lots for the Estate of Bradish Johnson, Inc., on Clason Point road, Ludlow avenue, Randall avenue, White Plains road and adjacent avenues and streets. At the Brooklyn Real Estate Exchange, the Jere Johnson, Jr., Company, by order of the Surrogate's Court of Kings County, will sell, on Wednesday at noon, 121 lots of the estate of William Prutzmann, located in the Flatbush and Gravesend sections of the borough. At the continuation sale of the Borough Park lots by the Jere Johnson, Jr., Company last Tuesday, the remaining thirty-five lots were sold for a total of \$28,200. At the previous sale held in the Academy of Music, 214 lots were sold for \$135,565. The total realized at both sales was \$163,765 for 249 lots.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 25, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Eldridge st. 17, ws, 125 s Sanal, 25x100, 5-sty bk tnt & strs; partition; Eva Hexter, defendant. 38,000

Water st, 592 (*), ns, 45.9 w Montgomery, 22.7x56.6, 2-sty bk tnt; due, \$2,322.13; T&c, \$290.39; Astor Trust Co. 4,400
117TH st, 212-4 E (*), ss, 140 e 3 av, 40 x100.10, 6-sty bk tnt & str; due, \$4,331.75; T&c, \$669.30; sub to mtg \$36,000; Isaac Goodstein. 39,000
122D st, 407 E, ns, 118 e 1 av, 20x100.11, 4-sty bk tnt; partition; Mary E Rapp. 6,100
Av A, 184 (*), es, 51.9 s 12th, 25.9x95.6, 4-sty bk tnt & str & 4-sty bk rear tnt; due \$8,205.36; T&c, \$800; sub to mtg \$16,000; Rosa Gentzlinger, extrx, &c. 22,000
Manhattan av, 517 (*), ws, 84.11 n 121st, 16x90, 3-sty & b stn dwg; due, \$9,720.14; T &c, \$475.92; Sarah A G Skinner. 9,000
Manhattan av, 519 (*), ws, 84.11 s 122d, 16x90, 3-sty & b stn dwg; due, \$9,715.84; T&c, \$358.27; Lawyers Mtg Co. 9,000
3D av, 2138, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; withdrawn.

HENRY BRADY.

Christopher st, 105 (*), ns, 125 w Bleecker, 25x90, 4-sty bk tnt & str & 2-sty rear bk tnt; partition; Kate Madden. 14,000
East Broadway, 101 (*), ss, 185.8 w Pike, 25x100x24.8x100, 5-sty bk tnt & str; due, \$9,792.59; T&c, \$426.58; Rachel Jacobson. 30,500
Jane st, 88 & 90 (*), ss, 112.6 e Washington, 43.2x160.1 to 12th (Nos 357-59 W), x44.1x160.1, 2 & 3-sty bk stable & 3-sty bk tnt & 3-sty bk loft bldg; due, \$3,576.57; T&c, \$2,086.31; Edw W C Arnold. 36,900
70TH st, 224 E (*), ss, 205 w 2 av, 25x 100.5, 4-sty stn tnt; due, \$17,051.75; T&c, \$613; Brooklyn Trust Co. 16,000
116TH st, 338 E (*), ss, 225 w 1 av, 16.8 x100.10, 3-sty & b stn dwg; due, \$8,584.93; T&c, \$549.71; Christine G Openhym et al. 8,000

BRYAN L. KENNELLY.

Church st, 275, es, 100.4 n Franklin, 25.2x 75x25.1x75, 4-sty bk loft & str bldg (extr); withdrawn.
Park Ter E, ss, 147 w 218th, 150x100, vacant; W A Flaherty. 28,500
215TH st W, ss, 100 e Park Ter W, 50x 100, vacant; Nellie Lanahan. 7,400
215TH st W, ns, 100 e Isham av, 50x 100, vacant; W A Flaherty. 7,400
31ST st, 439-43 W, bet 9 & 10 avs, 75x 98.9, 3-4-sty bk tnts; E F Sweeney. 57,500
87TH st, 138 W (*), ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; due, \$5,362.23; T&c, \$546; Gesina M Schriefer. 20,475

SAMUEL MARX.

Waverly pl, 168-70, sec Grove (Nos 96-8), 3-sty bk dwg & 4-sty bk tnt; bid in at \$35,000.
9TH st, 47-9 E, 2-4-sty bk loft bldgs, leasehold; bid in at \$7,000.
9TH st, 6-8 W, ss, 124.1 w 5 av, 53.9x 93.11, 2-3-sty & b stn dwgs; adj July 23.

JACOB H. MAYERS.

119TH st, 321 E (*), ns, 225 e 2 av, 20x 100.10, 4-sty bk tnt; due, \$9,689.25; T&c, \$1,040; Ernestine Weber, admtrix et al. 8,000

M. MORGENTHAU, JR., CO.

3D st, 359 E, ns, 217 e Av D, 20x81, 4-sty bk tnt & str; adj July 12.

Total \$352,175
 Corresponding week 1914.... 1,287,050
 Jan. 1, 1915, to date..... 35,860,150
 Corresponding period 1914... 18,466,284

Bronx.

The following are the sales that have taken place during the week ending June 25, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Silver st (*), ss, 116.2 w Main, runs s100 xw50xs42.11xw25.3x139.2xe75 to beg; due, \$4,196.85; T&c, \$250; Chas F Halstead et al. 2,500
132D st, 689 E (*), ns, 170 e Cypress av, 15x110, 2-sty fr dwg; due, \$3,306.44; T&c, \$364.45; 16th Baptist Church. 2,500
132D st, 691 E (*), ns, 185 e Cypress av, 15x100, 2-sty fr dwg; due, \$3,292.44; T&c, \$364.45; 16th Baptist Church. 2,500
169TH st, 457 E (*), ns, 100 w Washington av, 40x98, 6-sty bk tnt & str; due, \$3,950.64; T&c, \$—; sub to 1st mtg \$35,000; Isidore Simon. 43,800
Starling av (*), nwc Olmstead av, 25x 100; due, \$6,013.34; T&c, \$608.54; Eliz B Beyer. 5,000

JAMES L. WELLS.

Washington av, 1071 (*), ws, 200 s 166th, 25x200, 5-sty bk tnt & str; due, \$25,624.40; T&c, \$689.79; Dollar Savgs Bank of City N Y. 2,000

BRYAN L. KENNELLY.

Reservoir Oval W, ws, 299.8 n Bainbridge av, 50x98x—x84.10 (vol); W Conover. 2,000

Sedgwick av (*), nws, intersec sws Fordham rd, 101.9x83.7 to 184th x6.7x85.4; due, \$10,476.67; T&c, \$557.48; Jno C Rodgers. 10,000

HENRY BRADY.

Cauldwell av, 691 (*), ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; due, \$8,884.98; T&c, \$684.26; Mary Ambrose. 9,500

L. J. PHILLIPS & CO.

165TH st, 419 E, ns, 202.7 e Park av, 24.9 x93, vacant; due, \$1,902.81; T&c, \$626; Harry Mayer. 2,900

GEORGE PRICE.

Purdy st, 1321 (*), ws, 196.1 n Westchester av, 37.5x108; due, \$2,244.06; T&c, \$211.25; Peter Corell. 2,500
Barnes av, 1925 (*), ws, 233.5 s Bear

Swamp rd, 25x95; due, \$3,357; T&c, \$360; Helen Le Roy Pearsall. 3,500
White Plains av (*), ws, 226.11 s Post, 25.4x101.6x25x103.4; due, \$2,262.52; T&c, \$2,263.53; Saul Domro. 1,500

JAMES J. DONOVAN.

166TH st, 664 E (*), ss, 35 w Trinity av, 40x99.6, 5-sty bk tnt; due, \$6,563.77; T&c, \$1,395.30; sub to mtg \$32,000; Anna M Scheele. 37,000

CHARLES A. BERRIAN.

140TH st (*), nwc Cypress av (No 303), 200.5x95x188.5x95.9, vacant; due, \$26,209.45; T&c, \$780.89; Edgar S Appleby et al. 25,000

Barnes av, 1927 (*), ws, 208.6 s Bear Swamp rd, 25x95; due, \$3,357; T&c, \$360; Helen L R Pearsall. 3,500

Total \$155,700
 Corresponding week 1914..... 315,000
 Jan. 1, 1915 to date..... 3,734,513
 Corresponding period 1914.... 3,566,291

Brooklyn.

The following are the sales that have taken place during the week ending June 23, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

COOPER ST, 273, nws, 220 ne Knickerbocker av, 20x100, 2-sty bk dwg; mtg \$3,700; Hyman Agar; partition. 4,050.00
COOPER ST, 273A, nws, 240 ne Knickerbocker av, 20x100, 2-sty bk dwg; mtg \$3,700; Wm H Sayers & Albt Lochman; partition. 4,175.00
DECATUR ST, sws, 400 nw Saratoga av, 20x100; Peter Gorth..... 6,500.00
DEGRAW ST, ss, 100 e Buffalo av, 20x 220.7 to Eastern pkway; Henry W Putnam & Jos May; partition..... 3,300.00

DEGRAW ST, ss, 185 e Utica av, 40x 162.9, vacant; Sheppard J Goldberg; partition. 2,950.00
DUFFIELD ST, es, 213 n Willoughby, 21x100.3; H Lehman..... 5,700.00
FULTON ST, 1841; also **SUMPTER ST**, 38-40, 50x57.11x—; mtg \$4,000; Chas Frey; partition. 5,500.00
FULTON ST, ss, 275 e Sackman, 50x 100; mtg \$2,000; C J Curtin; partition. 3,000.00
HERKIMER ST, 593, ns, 193 w Schemectady av, 18.9x100, 2-sty fr dwg; mtg \$2,250; Hyman Agar; partition.. 2,600.00
HERKIMER ST, 595, ns, 175 w Schemectady av, 18.9x100, 2-sty fr dwg; mtg \$2,250; Emma G Henderson; partition. 2,900.00
MORRELL ST, es, 75 s Varet, 25x100; withdrawn. —
PARK PL, sec Utica av, 32.10x129.4; Saml C Levine; partition..... 400.00
POWELL ST, ws, 90 s Blake av, 17.6x 100x irreg; David Hirschmann..... 100.00
ST JOHNS PL, nec Ralph av, 20x— T B Hennenlotter; partition..... 1,000.00
ST JOHNS PL, ns, 164.1 w Rochester av, 115.7x23.5x—; mtg \$2,500; Andrew F Gunther; partition..... 4,050.00
STERLING PL, ns, 215 w Ralph av, —x —; Chas L Gilbert; partition..... 700.00
STILLWELL LA, nr Rensen av, 140x 125, 2-sty fr dwg; mtg \$2,500; S Lazarowitz; partition. 2,265.00
31ST ST, es, 300 s Av K, 40x105; mtg \$450; I Lazarowitz; partition..... 625.00
S7TH ST, es, 208.8 s Av K, 37.11x 100.1, vacant; I Lazarowitz; partition. 210.00
E 91ST ST, es, 120 n Av N, 10 lots; mtg \$1,000; Chas J Curtin; partition. 195.00
E 102D ST, ws, 100 n Av G, 93 lots; Chas J Curtin; partition..... 6,850.00
AV G, ns, at E 100th, 36 lots; Arthur Quinn; partition. 4,300.00
BROADWAY, 176, ss, 55 w Driggs av; R M Liphthrott 5,500.00

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Occupation

Auction Sales—Brooklyn—Continued.

AV G, ns, at E 102d, 26 lots; I Laz-
arowitz; partition 1,100.00
AV M, swc E 95th, 125.6x109.4x100.7x
103.5, vacant; mtg \$1,500; Geo A
Schreifer; partition 1,575.00
AV N & INDIAN CREEK, runs to E
89th; mtg \$1,500; also LEFFERTS
AV, ss, 295 e Troy av, 78.11x100x82.7x
100.7; Traders Exchange; partition...
775.00
CANARSIE AV, ws, 95 s Av G, 100x
—to Durland pl; mtg \$1,500; Henry
Heismann; partition 1,610.00
CONKLIN AV, nec Brooklyn & Rock-
away Beach R R, 131.4x66, 2-sty b
stn dwg; mtg \$2,500; Sam Spiel-
man; partition 2,685.00
EASTERN PKWAY, nec Buffalo av, 100
x30; Henry Putnam; partition 1,050.00
JAMAICA AV, 178, ss, 26.9 e Miller av,
15x62.6x15x68.6, 2-sty fr dwg; mtg
\$1,800; Ferd Frischkorn; partition...
2,175.00
JAMAICA AV, 180, ss, — e Miller av,
13.8x—, 1-sty fr str; mtg \$1,800;
same; partition 2,000.00
JAMAICA AV, 182, ss, — e Miller av,
—, 1-sty fr str; mtg \$1,800; Frank
Richards; partition 2,225.00
MILLER AV, 464, ws, 160 n Blake av,
20x100, 2-sty bk dwg; mtg \$2,750;
Edwin Luft; partition 3,500.00
PATCHEN AV, 210, swc Macon 20x
80, 2-sty bk str; mtg \$4,500; Mary
Loeffler; partition 7,350.00
PROSPECT PARK WEST (*), nws, 30
sw Montgomery pl, 47x100; Otto E
Reimer 5,000.00
ROCKAWAY AV, nwc Av K, 105x
259.4x—, 1/2-sty fr dwg; mtg, \$5,—
500; Colman Schachne; partition...
5,450.00
ROCKAWAY AV, swc Skidmore la,
133.3x84.11x131.5x84.11; mtg, \$2,000;
Louis Frankenstein; partition 2,205.00
ROCKAWAY PKWAY, es, 83.4 n Av
J, 152.9x156x—; mtg, \$2,400; Traders
Exchange; partition 2,445.00
ROGERS AV, es, 110 n Foster av, 40x
102.6x irreg; executors' sale; with-
drawn —
SKIDMORE AV, INDIAN CREEK, E
89TH ST, 6 1/2 lots; mtg \$750; Traders
Exchange; partition 1,200.00
UTICA AV, es, 60 n Sterling pl, 162.9
x—; mtg \$5,000; Martin Klos; par-
tition 10,500.00
INTERIOR LOT, 100 s Sterling & 100 e
Ralph av, 60x71.9x60.1x82.2; mtg
\$600; Louis Levin; partition 825.00
PARCEL of land at Sand's Bay, Can-
arsie, 50x98.8x50x99.4; Albt D Ecke
et al; partition 550.00
PARCEL of land at Sand's Bay, Can-
arsie, 54.4x336; Albt Lachman; par-
tition 865.00
SALT MEADOW, about 70 lots, bet E
100th & Fresh Creek; Fred B Buz;
partition 850.00
JERE JOHNSON, JR., CO.
41ST ST, ws, 360 n 13 av, 5x100.2;
D Levin 90.00
41ST ST, ws, 405 n 13 av, 20x100.2;
H G Cassell 800.00
42D ST, es, 315 n 13 av, 20x100.2;
H G Cassell 775.00
43D ST, ws, 120 n 13 av, 30x100.2;
C W Dustin 1,350.00
44TH ST, ws, 100 s 13 av, 31.6x100.2;
W Ross 1,800.00
44TH ST, ws, 319.2 s 13 av, 35x100.2;
H Saunders 1,400.00
46TH ST, es, 100 s 13 av, 20x100.2; J
S Ridemann 750.00
49TH ST, ws, 340 n 14 av, 20x100.2; R
Becker 850.00
50TH ST, ws, 180 n 14 av, 20x100.2;
J Kalheim 700.00
51ST ST, ws, 180 s 17 av, 20x100.2;
M Hartman 420.00
51ST ST, ws, 260 s 17 av, 20x100.2;
also 52D ST, es, 270 s 17 av, 20x
100.2; Harry Winsper 880.00
52D ST, ws, 230 s 17 av, 40x100.2;
M Hartman 900.00
52D ST, ws, 100 n 13 av, 40x100.2;
M Hogan 1,850.00
52D ST, es, 180 n 13 av, 80x100.2;
B Glick 4,300.00
53D ST, es, 100 n 13 av, 20x100.2;
M Hogan 950.00
54TH ST, ws, 280 s 13 av, 20x100.2;
J Schlesinger 900.00
58TH ST, es, 100 s 14 av, 20x100.2;
H Kornreich 725.00
14TH AV, ns, 60.2 w 45th, 40x100;
A Vogel 2,400.00
14TH AV, ss, 60.2 e 58th, 20x100; E
A Cox 825.00
14TH AV, ss, 60.2 w 57th, 20x100;
Frank Pinto 750.00
14TH AV, ns, 50.2 w 56th, 10x100; R
Mann 425.00
15TH AV, ss, 36.11 e 62d, 3.1x95x0.94
x95; A Madeo 25.00
15TH AV, ns, 60.2 w 57th, 20x100;
H Kornreich 975.00
15TH AV, ss, 79.2 e 62d, 20x95; J
Borras 675.00
16TH AV, ns, 100.3 e 46th, 16.8x100;
T C Sinclair 785.00
WILLIAM J. McPHILLIAMY & CO.
COLUMBIA ST, es, 222.7 n Degraw,
19.7x97.6; Hyman Dolgoff 7,750.00
HEWES ST (*), nws, 227.2 sw Marcy
av, 19.6x100; Kopel Sapolsky et al. 7,000.00
E 40TH ST (*), ws, 297.6 n Av I, 80x
100; Belle J Stewart 500.00
43D ST (*), nes, 100 nw 15 av, 20x
100.2; Frank Mistretta et al. 3,750.00
43D ST (*), nes, 140 nw 15 av, 20x
100.2; Filomena Abbazia. 3,750.00
63D ST, nes, intersec nws 17 av, 80x
80; Matthew S McNamara 2,750.00
66TH ST, ssws, 533.10 nw 18 av, 62x140;
Mary A Gallagher 1,700.00
AV J (*), ns, 40 e 13 av, 40x100; Chas
B Cook 5,500.00

ATLANTIC AV (*), nwc Utica av, 20x
80; Cath M Rhodes 5,000.00
CLINTON AV (*), nes, 225 w Forrest
pl, 25x100; Southampton Bank. 1,500.00
MARCY AV (*), es, 53.2 n Willoughby
av, 21.10x85; Wm Oelrich. 12,000.00
WILLIAMS AV, ws, 125 n Liberty av,
25x100; Siegfried Steinback 3,985.00
WILLOUGHBY AV (*), nec Marcy av,
85x21; Wm Oelrich 4,850.00
2D AV (*), es, 80.2 n 55th, 50x100;
Chas Berg. 2,900.00
NATHANIEL SHUTER.
PROSPECT PL (*), ss, 275 e New York
av, 25x122; Michael Schaffner. 2,000.00
TAYLOR ST (*), ns, 235 e Wythe av,
20x100; Louis Schnibbe. 7,000.00
ATLANTIC AV, nwc Radde pl, 16.6x
95; Jos Cassonise 1,225.00
WOODRUFF AV, swc St Paul's pl, 145.3
x125; Wm Gremier 17,900.00
JAMES C. ARCHER.
ROSS ST, 61 (*), nws, 54.4 sw Wythe
av, 18x35.5; Chas Nelson et al. 4,500.00
Total 244,665.00
Corresponding week 1914. 493,525.00

VOLUNTARY AUCTION SALES.

Bronx.

JUNE 29-30. JOSEPH P. DAY.
579 LOTS on Clason Pt rd, Ludlow av, Ran-
dall av, White Plains rd.

Brooklyn.

JUNE 29. JOSEPH P. DAY.
BATH AV, sec Bay 29th, 96.10x95x—, vacant.
BAY 29TH ST, es, 95 s Bath av, 45x96.10; 3-
sty fr dwg.
HARWAY AV, ws, bet 47th & 48th, 192x485;
fr hotel.
OCEAN PKWAY, sec Webster av, 120x146x100
x194; vacant.

JERE JOHNSON, JR., CO.

JUNE 30.
121 LOTS on Cortleyou rd, Gravesend av, Av
S, Av O & E 2d, Av M; E 7th, E 8th, c 9th &
E 10th sts.

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 26.
No Legal Sales advertised for this day.
JUNE 28.
ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—,
3-5-sty bk tnts & str; also 65TH ST, 170 W,
ss, abt 128 e Ams av, —x—, 5-sty bk tnt;
right, title, &c; Louis D Livingston—Saml A
Krulewitch et al; Louis H Levin (A), 350
Bway; Henry B Ketcham, receiver; receiver's
sale; Henry B Ketcham.
65TH ST, 170 W, see Canal, 67-71.
SHERIFF ST, 66-8, es, 60 s Rivington, 40x75,
5-sty bk hall; Robt J Macher—Rosie Hoch-
man et al; Henry S Cook (A), 38 Park Row;
Maurice Marks (R); due, \$9,832.45; T&c,
\$1,417.77; mtg recorded Nov27'08; Joseph P
Day.
JUNE 29.
JAMES ST, 45, ws, 25 s Madison, 25.1x60.2x25.3
x59.8, 4-sty fr bk ft tnt & str; Metropolitan
Savgs Bank—Martin Garone et al; A S &
W Hutchins (A), 85 William; Jno H Rogan
(R); due, \$12,842.26; T&c, \$689.31; Henry
Brady.
20TH ST, 28 E, ss, 300 w 4 av, 25x92, 4-sty bk
loft & str bldg; Conrad Stein—28 E 20th St
Corp et al; Deyo & Bauerdorf (A), 111
Bway; Lawrence N Martin (R); due, \$48,—
274.18; T&c, \$1,805.00; mtg recorded Mar16
'09; Bryan L Kennelly.
FT WASHINGTON AV, 38, nec 160th, 120.2x
124.3x99.11x102.8, 6-sty bk tnt; Nathan Wax-
berg—L D Realty Corp et al; Lese & Con-
nolly (A), 35 Nassau; Maximus A Lesser
(R); due, \$9,126.94; T&c, \$2,567.55; Samuel
Marx.
JUNE 30.
30TH ST, 7 E, ns, 164.4 e 5 av, 21.5x81.2, 3-sty
& b stn dwg; Jno W Sterling—Wm C
O'Brien et al; Jno A Garver (A), 55 Wall;
N Taylor Phillips (R); due, \$47,829.22; T&c,
\$2,372.47; mtg recorded Nov3'11; Joseph P
Day.
130TH ST, 17 E, ns, 214 e 5 av, 16x99.11, 3-sty
& b stn dwg; Mutual Life Ins Co of N Y—
Jas E Troy et al; Fredk L Allen (A), 55
Cedar; Jas A Lynch (R); due, \$7,706.62;
T&c, \$51.42; Henry Brady.
137TH ST, 241 W, ns, 451 w 7 av, 19x99.11, 5-
sty & b bk dwg; Wm Rankin—Colman Fa-
lady et al; Wm R Adams (A), 25 Broad;
Alexander A Tausky (R); due, \$10,712.51;
T&c, \$576.00; Samuel Marx.
56TH ST, 216 W, see Broadway, 1744-8.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x
122.7x120.2x8.7, 7-sty bk tnt; Edmund L
Mooney et al—David W Harkness et al;
Blandy, Mooney & Shipman (A), 37 Wall;
Chas L Hoffman (R); partition; Joseph P
Day.
JULY 1.
126TH ST, 14 E, ss, 150 e 5 av, 18.9x—, 3-sty
& b stn dwg; Jno A Brown, Jr—Jacob Schatt-
man et al; Fredk H Comstock (A), 36 Wall;
Matthew P Breen, Jr (R); due, \$10,253.03;
T&c, \$340.87; Joseph P Day.
SHERMAN AV, swc 204th, 100x110, vacant;
J Allen Townsend—Lawrence Mulligan et al;

Paul M Goodrich (A), 141 Bway; David E
Goldfarb (R); due, \$21,926.41; T&c, \$1,298.15;
mtg recorded Feb10'12; Samuel Marx.

JULY 2.

ST, 7 E, ss, 116 e Bowery, 22.4x73.10x22.4
x77.5, 5-sty bk hotel; Julius H Sussmann—
Rosa Hertz et al; Guggenheimer, Untermeyer
& Marshall (A), 37 Wall; Jno J Sullivan
(R); due, \$21,060.66; T&c, \$259.45; Joseph
P Day.

23 E, ns, 265.10, e 1 av, 21.10x90.10,
4-sty bk tnt & str; Edmond L Campion et
al—Zabarazer Realty Co et al; Cary & Car-
roll (A), 59 Wall; Isaac T Flatto (R); due,
\$16,120.15; T&c, \$384.10; mtg recorded Dec
24'06; Bryan L Kennelly.

59TH ST, 515 W, ns, 200 w Amst av, 25x100.5,
5-sty bk tnt; Harry Rotman—Herman Sacks
et al; Arthur Smith (A), 111 Bway; Saml
Ecker (R); due, \$618.83; T&c, \$187; sub to
1st mtg, \$15,000; Samuel Marx.

119TH ST, 324 E, ss, 356.3 w 1 av, 18.7x100.10,
2-sty & b bk dwg; Grace F Lesster et al—
Abr H Sarasohn et al; Cary & Carroll (A),
59 Wall; Elek J Ludvig (R); due, \$7,261.—
24; T&c, \$212.60; mtg recorded Oct20'08;
Henry Brady.

119TH ST, 326 E, ss, 337.6 w 1 av, 18.8x100.10,
2-sty & b bk dwg; Lawyers' Mtg Co—Abr H
Sarasohn et al; Cary & Carroll (A), 59 Wall;
Elek J Ludvig (R); due, \$7,263.22; T&c,
\$221.99; mtg recorded Oct20'08; Henry Brady.

131ST ST, 8 E, ss, 128.3 e 5 av, 18.2x99.11, 3-
sty & b stn dwg; Rudolph F Rabe et al, exrs
& trstes—Sarah McCormick et al; Edgar R
Mead (A), 30 Church; Wm Bernard (R);
due, \$8,020.70; T&c, \$253.55; sub to tax lien
of \$759.08; Samuel Marx.

1ST AV, 156, es, 67.4 s 10th, runs e90xs.01xe10
xs23.1xw100xn25 to beg, 6-sty bk tnt & str;
Chas Hoefler—Max Heller et al; Davis &
Davis (A), 51 Chambers; Archibald E Bax-
ter (R); due, \$9,379.69; T&c, \$60.90; sub to
1st mtg \$32,000; Samuel Marx.

2D AV, 769, ws, 24.8 n 41st, 24.8x80, 5-sty bk
tnt & str; Lawyers' Mtg Co—Gotham Mtg
Co et al; Cary & Carroll (A), 59 Wall; Jno
J Sullivan (R); due, \$25,732.72; T&c, \$763.—
59; Joseph P Day.

7TH AV, 307-9, es, 78.1 s 28th, runs e74xn6.11
xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg; 2-5-
sty stn tnts & str & 2-4-sty bk rear tnts;
Chas N Lee, exr—28th St & 7th Av Realty
Co et al; Wm C Orr (A), 51 Chambers;
Henry C Quinby (R); due, \$63,670.28; T&c,
\$852.56; Herbert A Sherman.

JULY 3 & 5.
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 26 & 28.
No Legal Sales advertised for these days.

JUNE 29.
134TH ST, 411-9 E, ns, 100 e Willis av, 75x—,
2-3-sty fr dwgs; Elizabeth A Le Cato—Dou-
glas H Cooke et al; J Homer Hildreth (A),
3 av & 148th; Chas P Hallock (R); due,
\$11,636.06; T&c, \$188.55; Chas A Berrian.

MARIMON AV, 2017, ws, 39.1 s 179th, 36x78.2,
4-sty bk tnt; Philip Rhineland—C K Realty
Co et al; Miller & Hartcorn (A), 20 Nassau;
Phoenix Ingraham (R); due, \$36,782; T&c,
\$1,100; Henry Brady.

PROSPECT AV, 2054, ss, 130.7 e 179th, 22x150.2,
2-sty fr dwg; Cath A McGuire—Jas D Rogers
et al; Wm G Mulligan (A), 461 E Tremont
av; Chas V Halley (R); due, \$4,322.61; T&c,
\$675.22; James J Donovan.

JUNE 30.
BELMONT ST, ss, 148.9 w Grand Blvd & Con-
course, 56.5x23.11x45.10, gore, vacant; Anna
R. Crossin—Verona Schmutz et al; Harold
Swain (A), 176 Bway; Elek J Ludvig (R);
due, \$903.23; T&c, \$140; Henry Brady.

172D ST, E, ns, 20.1 w Walton av, 17.7x20x15,
gore, vacant; Anna R Crossin—Jas A Woolf
et al; Action 7; Harold Swain (A); Geo E
Waller (R); due, \$267.27; T&c, \$2; Henry
Brady.

NELSON AV, 1080, es, 205.9 n 165th, 15.10x93.1x
15.10x93.9, 2-sty & b fr dwg; August Brandes
et al, trste—Jasper Bayne Co et al; Henry
Wendt (A), 99 Nassau; Chas A O'Neill (A);
due, \$3,879.96; T&c, \$200; Henry Brady.

NELSON AV, 1078, es, abt 190 n 165th, —x—,
2-sty & b fr dwg; Louise Schroeder—Jasper
Bayne Co et al; Henry Wendt (A), 99 Nas-
sau; Chas A O'Neill (R); due, \$3,816.78; T&c,
\$200; Henry Brady.

WALTON AV, nwc, 172d, runs n14.11xnw159.20
xsw25xsel00xsw25xsel4.2 to 172d, xc13.11nx
20xsel5 to 172d, xse20.1 to beg; Action 8,
vacant; Anna R Crossin—Jas A Woolf et al;
Harold Swain (A), 176 Bway; Geo E Weller
(R); due, \$3,444.22; T&c, \$205.00; Henry
Brady.

PARCEL beg at a point 42.4 n 172d, 25x50, va-
cant; Anna R Crossin—Jas A Woolf et al;
Action 6; same (A); same (R); due, \$570.65;
T&c, \$30 Henry Brady.

JULY 1.
BUSH ST, 211, ns, 100 e Grand Blvd & Con-
course, 43.11x80x20.6x86.6, 2-sty fr dwg; Wm D
Lent—Frank A Schorer et al; Jacob H Shaf-
fer (A), 115 Bway; Saml S Koenig (R); due,
\$7,399.62; T&c, \$525; Joseph P Day.

MAIN ST, or City Island av, 290, es, 109.7 s
Fordham av, 25x87.1x25x86.11, City Island;
Jno B Livingston—Mary L Roeder et al;
Chas P Hallock (A), 999 E 180; W Stebbins
Smith (R); due, \$3,390; T&c, \$176; Chas A
Berrian.

MAIN ST, 267, or City Island av, 267, ws, 61 n
Prospect av, 49x64.4x49x64, City Island; Jen-
nie Y Hallock—Mary L Roeder et al; Chas P
Hallock (A), 999 E 180; W Stebbins Smith
(R); due, \$1,256; T&c, \$3,500; Chas A Ber-
rian.

EDGWATER RD, 1501, ws, 647.7 n Westchester
av, 25x100, 2-sty bk dwg; Bertha Beringer—
Amalie I Miholland et al; Lee & Fleisch-
mann (A), 1182 Bway; Wm W Penfield (R);
due, \$5,511.33; T&c, \$239; James J Donovan.

GLEASON AV, 1807, ns, 50 e 173d, 25x100; Bernardina F E Hake et al—Emma A Mayhew et al; Frees & McEveety (A), 3029 3 av; Ellsworth J Healy (R); due, \$3,125.37; T&C, \$575; James J Donovan.

JULY 2.
176TH ST, E, ns, 73.2 w Boston rd, 75x167, vacant; Nellie G Richards—Sarah A Bennett, admtrix, et al; Wm H Hamilton (A), 100 Bway; Adam Wiener (R); partition; Joseph P Day.

JACKSON AV, 600-2, es, 100 s 151st, 50x104, 6-story bk tnt & str; Public Bank N Y City—Brocaval Realty & Holding Co et al; Stroock—Stroock (A), 30 Broad; Jno J Hynes (R); due, \$7,985.71; T&C, \$1,236.80; James J Donovan.

LOCUST AV, 280, es, 255 n 138th, 260x325x251x 364, 1 & 3-story bk marble works; Mutual Life Ins Co of N Y—Robt C Fisher et al; Fredk L Allen (A), 55 Cedar; Benj A Hartstein (R); due, \$240,000; T&C, \$2,972.85; Jacob H Mayers.

JULY 3 & 5.
No Legal Sales advertised for these days.

Brooklyn.

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

JUNE 26.
No Legal Sales advertised for this day.

JUNE 28.
PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropieck et al; Jos J Speth (A), 56 Liberty, Manhattan; August C Flamman (R); Wm J McPhilliamy & Co.

STEBEN ST, es, 306.8 s Willoughby av, 16.8x 100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A), Payntar Bldg, Long Island City, Co Queens; Aron L Squires (R); Wm P Rae.

E 4TH ST, ws, 130.8 n Greenwood av, 20x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway, Manhattan; Chas H McCarty (R); Nathaniel Shuter.

DEKALB AV, ses, 175 sw Hamburg av, 50x 100; Gustav Rosenberg—Jos J Praetz et al; Wm A Bacher (A), 955 Bway; Jacob W Kahn (R); Nathaniel Shuter.

72D ST, ns, 95.10 e 5 av, 30x118.4x irreg; Louis Raffo et al—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; Jno T Eno (R) Nathaniel Shuter.

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss et al—Nunzio Brusca et al; Louis Rayvid (A), 44 Court; David P Goldstein (R); Nathaniel Shuter.

GATES AV, ns, 125 e Marey av, 20x105; L Hollingsworth Wood—Jno G Martens et al; David G George (A), 43 Cedar, Manhattan; Almeth W Hoff (R); Wm J McPhilliamy & Co.

JUNE 29.
QUINCY ST, ss, 88 e Ralph av, 22x100.10; Emma J Walsh et al—Thos J Burke et al; Jno F McIntyre (A), 25 Broad, Manhattan; Alex S Bacon (R); Henry Brady.

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.

4TH ST, nes, 97.10 se 8 av, 38.6x95; Lawyers' Mtg Co—F T Nesbitt & Co, Inc, et al; Cary & Carroll (A), 59 Wall, Manhattan; Edw Q Carr (R); Wm J McPhilliamy & Co.

N 5TH ST, ss, 75 e 3d, 25x100; Jas A Gribbin—Francis J Gribbin et al; Luke O'Reilly (A), 44 Court; Edwin L Garvin (R); Wm J McPhilliamy & Co.

E 15TH ST, ws, 131.4 n Church av, 60x100; Wm N Cromwell et al—Grace L Brown et al; Henry J Davenport (A), 375 Pearl; J Gardiner Stevenson (R); Wm P Rae.

E 19TH ST, ws, 380 s Av K, 40x100; Wm J Staudinger et al—Clara G Raynor et al; Fred W & Alfred E Hinrichs (A), 52 Wall, Manhattan; Jacob Neu (R); Wm P Rae.

58TH ST, ns, 540 w 13 av, 20x100.2; Lizzie M Boesch—Mary Smith et al; Howell Bros (A), 16 Court; Benj T Hock (R); Nathaniel Shuter.

60TH ST, nes, 120 se 16 av, 30x100.2; Adele Eicke—Solomon Klotz et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

71ST ST, nwc 14 av, 100x100; Fannie M Campbell—Cath B Fraser et al; Harry L Thompson (A), 175 Remsen; Peter Mahony (R); Wm J McPhilliamy & Co.

AV J, swc Gravesend av, 40x100; Geo T Mortimer—Brooklyn Realty Sellers et al; Chas H Lott (A), 206 Bway, Manhattan; Henry E Wilke (R); Wm P Rae.

SCHENECTADY AV, ws, 313 s Av L, 23.3x100; Sarah A Bowne—Leon W Pease et al; Hirsh & Newman (A), 391 Fulton; Isaac Dublin (R); Wm J McPhilliamy & Co.

UTICA AV, es, 177.6 s Av N, 100x200; Wm S Pendleton—W W Robertson Realty Co et al; Henry J Davenport (A), 375 Pearl; J Gardiner Stevenson (R); Wm P Rae.

5TH AV, sec 72d, 20.7x99.7; Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.

8TH AV, ws, 75 n Lincoln pl, 25x100; Long Island Water Front Realty Co—Christine Towns; Samuel Saltzman (A), 160 Bway, Manhattan; G Burchard Smith (R); Wm J McPhilliamy & Co.

19TH AV, ses, intersec sws 84th, 100x120; also 84TH ST, sws, 120 se 19 av, 60x100; Mechanics Bank—Joanna F Carlin et al; Owens, Gray & Tomlin (A), 189 Montague; Harry G Anderson (R); Wm J McPhilliamy & Co.

JUNE 30.
BALDIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliamy & Co.

GRAND ST, ns, 63.3 e Wythe av, 20x70; Sadie Munter—Morris Kobre et al; Arthur L Davis

(A), 291 Bway, Manhattan; Henry D Lott (R); Joseph P Day.

LINCOLN PL, ns, 198.1 e Howard av, 18.1x 78.4; Albert T Bass—Solomon Wolf et al; Harry L Thompson (A), 175 Remsen; Thos Thornton (R); Jas L Brumley.

ST JAMES PL, es, 100 n Greene av, 20x100; Globe & Rutgers Fire Ins Co—Elsie R Hunt et al; Robt K Prentice (A), 52 Bway, Manhattan; Wm J Harding (R); Wm P Rae.

UNION ST, ns, 336.6 e Buffalo av, 51x77x irreg; Emil Heikel—Marion B Cothren et al; Reynolds & Geis (A), 359 Fulton; Fredk B Bailey (R); Wm J McPhilliamy & Co.

OCEAN AV, es, 140 s Av S, 60x110; Isaac C Yawger—Jno G McDonald et al; Leonidas Dennis (A), 41 Cedar, Manhattan; Wilbur Larremore (R); Wm P Rae.

JULY 1.
5TH ST, ns, 197.10 e 8 av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A), 59 Wall, Manhattan; Mortimer W Byers (R); Jas L Brumley.

E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Creem—Helene Schneider et al; Moore & Upson (A), 215 Montague; Harry L Thompson (R); Nathaniel Shuter.

18TH ST, sws, 52 n 7 av, 16x100; Otto E F Risch—Lizzie King et al; Fred L Gross (A), 189 Montague; Ira Garlick (R); Ira Garlick.

39TH ST, ss, 300 e 8 av, 25x100.2; also 7TH AV, nws, 50 sw 20 av, 25x100; also DEGRAW ST, ns, 140 w Buffalo av, 20x100; Melvin Brown—Saml J Flash et al; Hovell, McChesney & Clarkson (A), 50 Court; DeWitt V D Reiley (R); Wm P Rae.

52D ST, ns, 330 w 3 av, 18x100; Anna O'Brien—Brooklyn & Flatbush Realty Co et al; Geo W Pearsall (A), 49 Court; Jas G Madigan (R); Wm J McPhilliamy & Co.

87TH ST, sws, 175 se Narrows av, 100x100; Jas S Corrigan exr—Claire de la Figaniere Ford et al; Harry L Thompson (A), 175 Remsen; Chas L Fassulo (R); Nathaniel Shuter.

GEORGIA AV, es, 504.8 n Hegeman av, 20x 100; N Y Mortgage & Security Co—Fannie Wallan et al; Henry M Bellinger (A), 135 Bway, Manhattan; Mortimer W Beyers (R); Jas L Brumley.

SUTTER AV, ss, 80 e Atkins av, 20x90; Dime Savgs Bank of Brooklyn—Harry Druss et al; Cullen & Dykman (A), 177 Montague; Jno H Morgan (R); Wm P Rae.

WYTHE AV, ws, 40 s N 8th, 20x55; Wilfred V Nichols—Thos Grobolsky et al; Henry J Davenport (A), 375 Pearl; Frank E Johnson, Jr (R); Wm J McPhilliamy & Co.

JULY 2.
WILLOW ST, es, 218.11 n Pierrepont, 42x101; Michl F O'Rourke—Estelle G Winston et al; Carmody, Blauvelt & Kellogg (A), 61 Bway, Manhattan; Horatio C King (R); Wm P Rae.

72D ST, nes, 350 se 3 av, 20x100; Trsutees of the Fund for the Aged & Infirm Clergymen of the Protestant Episcopal Church of the Diocese of Long Island—Annie J Freeman et al; Harry L Thompson (A), 175 Remsen; P Herbert Zornow (R); Nathaniel Shuter.

KINGSTON AV, es, 107.2 n Dean, 26.9x100; Mary I Cavano—Jas E Friel et al; Jacob Brenner (A) 26 Court; Jno A Valentine (R); Wm P Rae.

23D AV, ses, 260 n Benson av, 60x96; Eliz A De Mund—Emily Leslie et al; Robt O'Burne (A), 6 Wall, Manhattan; Chas A Oberwager (R); J H Mayers.

JULY 3 & 5.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

JUNE 19.
12TH ST, 539 E; Helen R Jameson—Herbert H Herrman et al; A S Jameson (A).

123D ST, ns, 236 e 2 av, 18x100.11; Mary Hanson—Ethel Fenenbock et al; Woodford, Bovee & Butcher (A).

MADISON AV, ws, 60 n 126th, 20x85; N Y Savgs Bank—Cath L Thomas et al; J A Dutton (A).

JUNE 21.
GRAND ST, sec Attorney, 50x100; Green-Wood Cemetery—Israel Lippman et al; Miller, King, Lane & Trafford (A).

GRAND ST, 484 to 488; Louis Unterman—Israel Hermann et al; B Alexander (A).

WOOSTER ST, 205; Albany Savgs Bank—D A Cushman Realty Corp et al; Tracey, Cooper & Townsend (A).

55TH ST, 327 E; Jos Pronick—Amelia M Mark et al; amended; Cary & Carroll (A).

56TH ST, ss, 124 w 1 av, 18x80; New Jersey Title Guar & T Co et al—Amelia M Mark et al; Amended; Cary & Carroll (A).

102D ST, ns, 181 w Central Park W, 19x100.11; Sarah A Pinner—Henry A Wingert et al; A J Westermayr (A).

107TH ST, 339 E; Jno Cullen—Elisabetta randolino et al; V Gilroy.

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

137TH ST, 257 & 259 W; 2 actions West Side Savgs Bank—St John's Park Realty Co et al; E R Finch (A).

153D ST, ss, 425 w Amsterdam av, 37.6x99.11; Wm F Morgan, Jr—Aaron Langer et al; Blackwell Bros (A).

NAGLE AV, nec Academy, 100x160; Union Dime Savgs Bank—Henry Corn et al; Woodford, Bovee & Butcher (A).

32D ST, 162 W; Bank for Savgs in City of N Y—Hattie L Nichols et al; Cadwalader, Wickersham & Taft (A).

40TH ST, 207 W; Wm J Sloane—Jacob Kaplan et al; Deyo & Bauerdorf (A).

97TH ST, ns, 325 w Central Park W, 25x100.11; German Savgs Bank in City of N Y—Adeline Widmayer et al; M Auerbach (A).

98TH ST, ns, 100 e Madison av, 50x100.11; Mollie Hirschfeld—Owners' Standard Realty Corp et al; amended; Hoffman & Friedman (A).

141ST ST, ss, 325 w Bway, 100x99.11; West Side Constn Co—Murray Hill Realty Co et al; Stoddard & Mark (A).

5TH AV, swc 120th, 100.11x123; Baron de Hirsch Fund—Isabel H Cohen et al; M S & I S Isaacs (A).

JUNE 23.
35TH ST, 36-38 W; N Y Life Ins Co—Fort Amsterdam Realty Co et al; G W Hubbell (A).

47TH ST, 135 E; Bernard Mayer et al—Terence J Lynch et al; Engel Bros & Engelhardt & Pollak (A).

65TH ST, 14 to 18 W; N Y Post-Graduate Medical School & Hospital—Junction Realty Co et al; Taylor, Jackson & Brophy (A).

134TH ST, 77-79 W; Jos Bulova—Marvin D Hubbell et al; F E M Zullowa (A).

AMSTERDAM AV, es, 39.11 n 158th, 80x106; 2 actions; Alfred Hahn—Saml J Singer, Sr, et al; Davis & Davis (A).

LEXINGTON AV, 71; Max Eisman—Annie E Chase et al; Eisman, Levy, Corn & Lewine (A).

JUNE 24.
GREENE ST, 91; Equitable Life Assurance Society of the United States—Bloomie Wilner et al; Alexander & Green (A).

HARMAN ST, 91; United States Trust Co of N Y—Abr D Levy et al; Stewart & Shearer (A).

14TH ST, 315 W; Bennett J King—Teresa Rowan et al; W C Orr (A).

77TH HST, 245 E; Breinchen Wallach et al—Jno Gross et al; A R Lesinsky (A).

125TH ST, ss, 172.6 w 5 av, 15.7x100.11; Union Trust Co of N Y—Louise M Repetti et al; Miller, King, Lane & Trafford (A).

CONVENT AV, swc 147th, 99.11x75; Ella M Burke—Convent Av Constn Co et al; O'Brien, Boardman & Platt (A).

LEXINGTON AV, 1806; Emigrant Industrial Savgs Bank—Chas E Hutchison et al; R & E J O'Gorman (A).

WEST END AV, es, 25.10 n 61st, 25.1x100; same—Danl Sand et al; E Norton (A).

WEST END AV, 42-48; 2 actions; Augusta P Fowler—Mary Lyons et al; E Norton (A).

JUNE 25.
DIVISION ST, 229; also E BROADWAY, 240; Louis Jarmulowsky et al—Jennie Isaacs et al & A Wielar (A).

LE ROY ST, 19; Stephen H Jackson—Margarita Campiglia et al; S H Jackson (A).

14TH ST, 207 E; Wm F Morgan, Jr, exr—Susan A K Links et al; Blackwell Bros (A).

16TH ST, 431 W; C Du Bois Wagstaff—Yettie Haselkorn et al; J S Wise, Jr (A).

23D ST, 69 W; Mutual Life Ins Co of N Y—Marguerite J de Sabla et al; F L Allen (A).

90TH ST, nwc Central Park W, 100x100; Chas A Lindsley—Secured Holding Corp et al; G B Holbert (A).

108TH ST, ss, 76.6 e Park av, 50.10x50xirreg; 2 actions; North River Savgs Bank—Jacob Pawel et al; H B Fischer (A).

114TH ST, 71 E; Milton J Bach—Myrtle Schwarzkopf et al; amended; Riegelman & Bach (A).

BROOK AV, ws, 184.11 s Westchester av, 27.1x 82.9x irreg; American Baptist Home Mission Society—Saml Brenner et al; Perkins & Butler (A).

LEXINGTON AV, 181-7; also 31ST ST, 137 E; W Forbes Morgan, Jr—Justa Realty Co et al; Gerard & Smyth (A).

MADISON AV, sec 60th, 50.5x90; Maximilian Fleischmann Co—Madison Av Real Estate Co et al; Jackson & Fleischmann (A).

Bronx.

JUNE 18.
143D ST, ss, 150 e College av, 50x100; Mayme Deibel—Sarah Morris et al; Krakower & Peters (A).

143D ST, ss, 100 e College av, 50x100; Mayme Deibel—Sarah Morris et al; Krakower & Peters (A).

JUNE 19.
COURTLANDT AV, 843; Broadway Savgs Instn of City of N Y—Geo Forman et al; R Kelly (A).

JUNE 21.
LOT 83 (easterly half), map of Unionport; Jos Frey et al—Jno Schnitzler et al; G Frey (A).

JUNE 22.
BROOK AV, 365; Florence May Cowan—Maud Brunhilde Sander et al; Hircleman & Vaughan (A).

WALTON AV, ws, 268.9 n 184th, 19.8x96.4; Newell Bent, as gdn—Liberty Investing Co et al; Merrill, Rogers & Terry (A).

LOTS 29, 30, 32, 33 & 34, map of Van Nest Park, 24th Ward; Regent Realty Co—Nonpareil Realty Co et al; Lachman & Goldsmith (A).

LOTS 46, 47, 48, 49, 50, 51, 52, 53, 53A, 53B, 55C, 55D, 53E, 53F, 53G & 53H, map of Van Nest Park, 24th Ward; Regent Realty Co—Max J Adler et al; Lachman & Goldsmith (A).

JUNE 23.
BEAUMONT AV, 2332; Bway Savgs Instn of City of N Y—Louis Fleischman et al; R Kelly (A).

LINCOLN AV, 141-53; also LINCOLN AV, 146-48; Bway Savgs Instn of City of N Y—Acker, Merrill & Condit Co et al; R Kelly (A).

3D AV, 3339, 3341, 3343, 3345 & 3347; Bway Savgs Instn of City of N Y—Frank Anderson et al; R Kelly (A).

JUNE 24.
JULIANNA ST, ns, 65 e Duncomb av, 30x100; Wm G Appleton as exr—Wm Scholermann et al; Frees & McEveety (A).

BELMONT AV, 2149; Geo Finck et al as exrs—Magdalena Knauer; F W Hubby, Jr (A).

Bronx Foreclosure Suits Continued.

BELMONT AV, 2151; Geo Finck et al as exrs—Magdalena Knauer; F W Hubby, Jr (A). 176TH ST, ns, 100.4 se Crotona av, 30x75.6; Harlem Savgs Bank—Sadie M Byrns et al; E S Clinch (A). 3D AV, nec 165th, 31.1x82; East River Savgs Instn—Jno Knox McAfee et al; O F Hubbard (A).

Inc—Jas H Merwin; action to set aside two deeds; Van Schaick & Brice (A). 4TH ST, 313-15 E; Dora Stecher—Ray Stecher; partition; Blumberg & Immergluck (A).

A Harper—Jno G Metzger et al; J K Blauvelt (A). 81ST ST, sws, 160 se Bay Pkway, 60x100; Tam-misin M R Baker—Eliz Steinberg et al; Murray Prentice & H (A). CLINTON AV, ws, 61 s Fulton, 20x120; Julia Rentrop—Elsie M Gaskell et al; Reynolds & Geis (A). GEORGIA AV, ws, 180 n Blake av, 20x100; Title G & T Co—Meyer Abramowitz et al; T F Redmond (A). NEW LOTS AV, ns, 54 w Junius, runs n17.2xw29xs.02xw40xs41.2xe73.1 to beg; Title G & T Co—Isaac Teitelbaum et al; T F Redmond (A). ROCKAWAY AV, ws, 150.3 s Dumont av, 20x100; Benj Radcliff—Abraham Endelman et al; Barstein & Cohn (A). VOORHIES AV, ss, at int cl E 25th, 80x249; Ferdinand Munch Bwg—Danl McIntosh et al; Holm, Whitlock & S (A).

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

Manhattan.

JUNE 17. PLEASANT AV, 423; Miriam H Cromwell—Geo C Kline; Harold Swain (A); Isaac F Cohen (R); due..... \$4,126.00 JUNE 18. 106TH ST, 332 E; Rachel Podesta—Jas G Andriaccio; Wessels Ryerson (A); David G McConnell (R); due..... 14,475.20 7TH AV, 328-32; Felix M Warburg—Geo W Tubbs; Stroock & Stroock (A); Horace E Deming (R); due..... 128,729.17 JUNE 19. No Judgments in Foreclosure Suits filed this day. JUNE 21. 154TH ST, ss, 333.10 w St Nicholas av, 18x99.11; Anna M De Bois—Edw M Schreiner admr; Cary & Carroll (A); Augustine R McMahon (R); due..... 2,424.50 JUNE 22. 90TH ST, 131 W; Jno A Dittrich—Pauline Grosner et al; Dussell H Kittel; Phoenix Ingraham (R); due, 2,424.50 177TH ST, ns, 170 w Wadsworth av, 100.2x89.10, to Bway; N Y Life Ins Co—Lawyers' Mtg Co; Cary & Carroll (A); Lewis J Conlon (R); due..... 188,484.71 7TH AV, 283-87; also 26TH ST, 169-175 W; Annie R Gilbert—7th Av Holding Co et al; Isaac S Heller (A); Wm Klein (R); due..... 172,900.35 JUNE 23. AMSTERDAM AV, 206-8; Mary A Cudlipp—Kodak Theatre Inc et al; Millard F Johnson (A); Morton S Coan (R); due..... 36,861.80

Bronx.

JUNE 18. WHITLOCK AV, es, 314 s Tiffany, 39x90; Susan McVicker Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A); A N Giegerich (R); due..... 24,123.61 WHITLOCK AV, es, 275 s Tiffany, 39x90; same—same; same (A); C W Sinnott (R); due..... 24,129.72 JUNE 19. No Judgments in Foreclosure Suits filed this day. JUNE 21. BROOK AV, 1251-53; Sampson Rosenfield—Rose R Warner et al; Kantrowitz & Esberg (A); J J O'Brien (R); due..... 6,508.22 JUNE 22. LOT 11, blk 4647, Olinville; Michl Brennan, Inc—Michl Brenna et al; Wood & Bennet (A); E R Eckley (R); due..... 239.47 LOT 8, sec 16, blk 4661; same—same; same (A); same (R); due..... 1,732.26 JUNE 23. No Judgments in Foreclosure Suits filed this day. JUNE 24. CLINTON AV, es, 132 n E 181st, 66x150; Annie Mahoney—Giosue Galiani et al; Wesselman & Kraus (A); W J McKeown (R); due..... 4,132.34 WHITE PLAINS RD, swc Bronx Park pl, 91.5x107.8; Max S Weil—Jos Hahn et al; Arnstein & Levy (A); H Bijur (R); due..... 1,749.61 LOT 340, map of sec N, Vyse Est; Frank Barre—Wm T Atkinson et al; Rabe & Kellar (A); J Shea (R); due..... 1,573.13

LIS PENDENS.

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

Manhattan.

JUNE 19. BROADWAY, 2182 to 2186, & 77TH ST, 225 to 231 W; Theo C Wood—Empire City Iron Works et al; counterclaim; Phillips & Avery (A). JUNE 21. WILLIAM ST, 163, 7/27 parts; 29TH ST, 102 to 106 E, 7/27 parts; 52D ST, 45 W, 7/27 parts; 127TH ST, 61 & 63 W, 7/27 parts; 127TH ST, 55 & 57 W, 7/27 parts; & 27TH, 11TH AV, 26TH ST & 13TH AV, block, & 7/27 parts; Florence P Sheppard—Alex M Ross; action to appoint committee, & c; Lord, Day & Lord (A). 4TH ST, 313 & 315 E; Ray Stecher—Dora Stecher; partition; C Tolleris (A). 27TH ST, 322 E, and PROP in Orange county; Jos A Pearson—Margt Pearson et al; partition; J D Lyons (A). PARK AV, 1201 & 1203; Fredk W Wehrum—Chas V Wehrum et al; partition; O Wagner (A). JUNE 22. 122D ST, 502-4 W; also CONVENT AV, 470; Bradley Mahony Co, Inc—May C Knowles; JUNE 23. WASHINGTON ST, 719-21; 11TH ST, 337-45 W; also 58TH ST, 40 E; Van Schaick Estates,

JUNE 24. 85TH ST, ss, 205 e 3 av, 25x102.2; Anastasia McGrath—Wm A Murphy et al; partition; U W Tompkins (A). 87TH ST, 56-60 E; Eugene L Richards, trste—Adolf Mandel et al; action to set aside deed; Phillips, Mahoney & Wagner (A). LOT 24, block 1667, sec 6; City of N Y—Julia P Crist et al; action to foreclose tax lien; F L Polk (A).

JUNE 25. 133D ST, 122 W; Mary Y Coakley—Glover Clapham et al; partition; J W & P V D Gott (A). FT WASHINGTON AV, ws, 79.9 s 162d, —x145x irreg; Friedman Constn Co—Chas Dalley et al; partition; Stoddard & Mark (A).

Bronx.

JUNE 18. No Lis Pendens filed this day. JUNE 19. No Lis Pendens filed this day. JUNE 21. RAILROAD AV, es, 566.3 s 147th, 25x233.8; Fredk W Wehrum—Chas V Wehrum et al; partition suit; O Wagner (A). LOT 88, Givan's Homestead, bet Givan's dr & Palmer Blvd; Geo J Puckhafer—Geo A Meyer et al; action to foreclose transfer tax lien; G A Moses (A). JUNE 22. LOT 38, blk 4977, sec 17, on land map; Henry Isaacs—Isidore Herz; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A). LOT 52, blk 2974, sec 11, on tax map; Rudolph Wallach Co—Robt J Rooney et al; action to foreclose transfer of tax lien; A Weymann (A). JUNE 23. RIDER AV, ws, 118 s 144th, 75x125; Fredk W Wehrum—Chas V Wehrum et al; partition suit; O Wagner (A). JUNE 24. PAINE ST, ss, 100 w Crosby av, 25x66.3; Michl Capiello—Demetrio Prenzanti et al; action to set aside deed; G J Giudici (A). HEATH AV, es, 194.5 n Emmerick pl, 25x135.5; Angelina F Del Gaudio—Carlo Taroni et al; partition suit; A C Astarita (A). LOTS 64, 65, 66 & 67, map of 107 lots offered for sale at public auction by Joseph P Day; Anastasia McGrath—Wm A Murphy et al; partition suit; N W Tompkins (A).

Brooklyn.

JUNE 17. FULTON ST, 1387 1/2, N Y Municipal R R Corp—Wm J Ryan Realty Co; to acquire property; G D Yeomans (A). FULTON ST, 1345, 1347, 1351, 1353, 1355, 1359, 1361, 1365, 1369, 1371 & 1367; N Y Municipal R R—Henry Hillebrand et al; to acquire property; G D Yeomans (A). PALMETTO ST, ses, 225 ne Bushwick av, 25x100; Jno B Vogelback—Geo Wamsanz et al; J A Halzapfel (A). PARK PL, ns, 200 e N Y av, 30x127.9; Michl Schaffner—Peter H Hartman et al; A G Schaffner (A). STATE ST, ns, 35 e Columbia pl, 20x60.1; Title G & T Co—Jno Sarboukh et al; T F Redmond (A). TEN EYCK ST, ns, 150 w Leonard, 25x100; Henry Loeffler, Jr—Frieda Umberg et al; C H Seigle (A). 18TH ST, ne 7 av, 25x60; Title G & T Co—Jas J Kinsella et al; T F Redmond (A). E 26TH ST, es, 370 n Av D, 20x100; U S Trust Co—Aurora Operating Co et al; T F Redmond (A). 70TH ST, sws, 340 nw 20 av, 20x100; Lillian E Harman—Carol E De Baun et al; partition; E L Holywell (A). ATLANTIC AV, 396, Philip Zisik—Pauline C Kinkel et al; specific performance; J Brenner (A). BAY RIDGE AV, ns, 212.3 w 2 av, 145x180; Mechanics' Bank—Daniel J Ryan et al; Owens, Gray & T (A). BLAKE AV, ss, 50 w Georgia av, 25x80; Title G & T Co—Sol Rashinsky et al; T F Redmond (A). CENTRAL AV, sc Willoughby av, 89.7x47.6x101.8x49; Henry L Mesereau—Giacomo Tanteri et al; H L Thompson (A). NOSTRAND AV, ws, 86 n Madison, 20x100; Phebe V S Peirson—Jno L Siebert et al; R M Martin (A). 8TH AV, ec 72d, 80x71.7x81.7x55.5; also 72D ST, sws, 80 se 8 av, 20x100; Theophilus Olena—Danl J McParlane; Merchant, Olena & M (A). 12TH AV, ne 65th, 42.11x105.8x40x89.11; Van Brunt Bergen—Emma W Davis & ano; Hubbard & Rushmore (A). JUNE 18. FULTON ST, 1397-1397 1/2, 1399, 1401, 1407 & 1407 1/2; N Y Municipal R R—Fannie Vogel et al; to acquire property; G D Yeomans (A). KOSCIUSKO ST, nec Louis av, 16.8x75; Bernard J Feely—Louis Cohn et al; W H Garrison (A). PRESIDENT ST, nec Nostrand av, 27.9x100; N Y Investors' Corp—Shelbourne Constn Co et al; T F Redmond (A). ST JOHN'S PL, ns, 205.4 w Schenectady av, 26x120.3; Title G & T Co—Isidor Hagenbacher et al; T F Redmond (A). SUMNER PL, ses, 200 ne Bway, 63.3x100; Wolin Brotherly Aid Soc—Jacob Schaefer et al; to create a title; C Oechler (A). VAN BRUNT ST, ns, 50 w Van Dyke, 25x69; VAN BRUNT ST, nws, 75 ne Beard, 40x90; Stephen G Plunkett—Bridget E Plunkett et al; partition; Callahan & Hagarty (A). E 7TH ST, es, 320 s Av O, 40x120.6; So Bklyn Savgs Instn—Hamilton Anderson et al; Coombs & Whitney (A). 67TH ST, ws, 260 e 12 av, 40x100; Albert F Egelhoff—Gustaf Almquist et al; P P Smith (A). 78TH ST, nes, 103.10 se 17 av, 20x100; Adaline

JUNE 19. DAHLGREN PL, ses, 166.8 sw 88th, 16.8x125; Ellen A Borgstrom—Alice Moore; J C Danzilo (A). ORANGE ST, sc Hick, 27.2x100.4x27.4x100.4; Bowery Savgs Bank—Franklin Apartment Hotel Corp et al; H L Thompson (A). OSBORN ST, ws, 100 n Livonia av, 25x100; Samsin Falk—Rosie Falk; to create a title; H London (A). 51ST ST, sws, 212.6 nw 17 av, 37.6x100.2; Jas H Skinner—Frank Weymann et al; H O Patterson (A). 74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; H L Thompson (A). AV U, ns, 40 e Homecrest av, 40x105; Ellen A Borgstrom—Wm C Daly & ano; J C Danzilo (A). ROGERS AV, ws, 19.4 s Snyder av, 19.4x70; Abr Curutov—Lamison-Kaiser Realty Co et al; A Levitt (A). JUNE 21. FULTON ST, 1360 to 1364, 1387 1/2, 1389, 1391 to 1395, 1403, 1405; Municipal Railway Corp—Wm J Ryan Realty Co et al; to acquire property; G. D. Yeomans (A). NASSAU ST, 80; Henry Gans—Calmon Hurwitz et al; Gans, Davis & O'N (A). WITHERS ST, ss, 375 w Lorimer, 25x100; Gen-naro Gragnero—Michele Canizario et al; T B Cullin (A). 15TH ST, ss, 93 e 3 av, 18x66; application for appointment of committee of Annie Benson, an incompetent; F L Gross (A). BAY 16TH ST, ses, 106.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A). BAY 16TH ST, ses, 123.8 ne Cropsey av, 17x96.8; People's Trust Co—Fredk Chapmann et al; Cary & Carroll (A). BAY 16TH ST, ses, 140.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A). BAY 16TH ST, ses, 157.8 ne Cropsey av, 17x96.8; same—same; same (A). BAY 16TH ST, ses, 174.8 ne Cropsey av, 17x96.8; Jas W Anderson—Isidore H Singer et al; Cary & Carroll (A). BAY 16TH ST, nws, 180 sw Bath av, 60x96.8; Nannie Sperb—Wm G Ford et al; Cary & Carroll (A). BAY 17TH ST, nws, 87.1 ne Cropsey av, 17.2x96.8; People's Trust Co—Isidore H Singer et al; Cary & Carroll (A). BAY 16TH ST, ses, 89.6 ne Cropsey av, 17.2x96.8; same—same; same (A). BAY 19TH ST, nws, 161.4 sw Bath av, 18x69.9x18x70.2; Lawyers' Title & Trust Co—Haskell Realty Co et al; Dean, Tracy & M (A). E 21ST ST, es, 160 n Av B, 42.3x126.6x17.3x129.1; 4th Universalist Soc of N Y—Waterbury Hardware Co et al; H L Thompson (A). E 22D ST, es, at intsec w E 23d, runs s265xe85xn280 to beg; Susan Cavanagh—Maggie A Slate et al; to create a title; Van Alen & Dyckman (A). ATLANTIC AV, ss, 200 w Saratoga av, 50x100; State Bank—Gustave Markendorf et al; J Kohn (A). PARKSIDE AV, ss, 254.10 w St Paul's pl, 75x100.4x75x100.8; Caesar Weissman—Bklyn Union Bldg Corp et al; C S Taber (A).

JUNE 22. FRANKLIN ST, ws, 51.9 s Calyer, 25x72x25.10x65.3; Hamilton Trust Co—Max Klyde et al; H L Thompson (A). HENRY ST, ws, 332.6 n Pierrepont, 24.10x92.6; So Bklyn Savgs Instn—Thos F Rockford et al; Coombs & Whitney (A). MACON ST, ns, 367 w Ralph av, 23x100; Fredk Lampe—Margt G Singer et al; W Blackwell (A). ORANGE ST, sc Hicks, 27.2x100.4x27.4x100.4; Bowery Savgs Bank—Franklin Apt Hotel Corp et al; H L Thompson (A). 6TH ST, ss, 282.10 e 8 av, 35x100; 10TH ST, nwc P West, 97.10x92.6; Jas S Corrigan—Chas L Feltman et al; T C Hughes (A). 33D ST, ns, 213.4 e 3 av, 16.8x100.2; Edw Graf—Edw Graf as admr et al; partition; J H Gilvany (A). 40TH ST, ns, 160 w 4 av, 20x100.2; 40TH ST, ns, 200 w 4 av, 20x100.2; Jas J Scott—Patk F Scott et al; Partition; Bailey & Sullivan (A). 52D ST, sws, 400 nw 19 av, 100x160; 54TH ST, wc 19 av, 100x320; Emma A Marson—Shen-nandoah Realty Co et al; H M Bellinger, Jr (A). 79TH ST, ss, 360 e 2 av, 40x109.4; The Thrift—Victoria Thiem et al; F Jordan (A). 86TH ST, se 18 av, runs se89.7xsw40xnw33xne—xnw57.7xne20 to beg; Leon Meyer—Etta Ehrlich et al; C E Sutherland (A). CLERMONT AV, ws, 145.5 s Fulton, 15.5x53.10x96x50; Jno R Sanford—Lavinia S Lebaron et al; partition; T C Hughes (A). LINCOLN AV, es, 424 s Mill rd, 19x122x17x120.11; Fundy Co—Lottie Olkerholm et al; Jonas Lazansky & N (A). PITKIN AV, ns, 160 e Chester, 20x64.5x20x64.5; Bond & Mtg Guar Co—Saml Palley et al; H L Thompson (A). JUNE 23. AMBOY ST, es, 180 n Newport av, 20x100; Jno G Bene—Milford Constn Co et al; S Seiderman (A).

HULL ST, ss, 150 w Hopkinson av, 18.10x81.11x 18.9x84; Mary C Reynolds—Kath Murphy et al; W Durack (A).
OCEAN PL, ws, 19.8 n Atlantic av, 17.2x80.3; Fredk W Penny—Sarah Maloney et al; W H Garrison (A).
PALMETTO ST, nws, 200 ne Irving av, 25x 100; Adolph J Birkendorp—Annie Maurer et al; J J Septh (A).
PALMETTO ST, ses, 225 ne Bushwick av, 25x 100; John B Vogelbach—Geo Wansganz et al; J A Holzapfel (A).
21ST ST, sec 3 av, 25x75; also 3D AV, es, 25 s 21st, 38x75; 3D AV, es, 63 s 21st, 37x75; Thos B Saddington—Geo Lodes et al; F Cobb (A).
49TH ST, w Ft Hamilton av, runs sw355.8xn w280.1xne420.1lxse—xsw—xse360.6 to beg; Jno Schulz—Mathilde L Hartmann et al; McDonald, Roesch & Mc (A).
AV K, sec E 96th, runs s100xe125xs20xw40xs 106.1lx140xn123xw225 to beg; Herman Lohmann—Uhlhorn Realty Co et al; H Burr (A).
ALBANY AV, ws, 120 s Herkimer, runs w80xn 20xw195xs85.6xe195xn24.1lx80xn40.7 to beg; Princess Constn Co—Jno W Sullivan; foreclosure of mechanic's lien; L P Goldberg (A).
BELMONT AV, ns, 65 w Powell, 35x100; Burney O Jackson—Nathan Konensky et al; A A Levin (A).
BELMONT AV, ns, 30 w Powell, 35x100; same—same (A).
CROPSEY AV, nes, 69 se Bay 23d, 20.4x79.4x 23.3x79.1; Henry E Jones—Saml Brill et al; C Wickersham & Taft (A).
DRIGGS AV, se N 12th, runs sw75xse100xsw25 xse50xne100xw150 to beg; Wm E Taylor—Jno J Ward et al; to establish a claim; Coombs & Wilson (A).
FT HAMILTON AV, ses, 101.8 ne 37th, 74.5x 119.1x76.10x105.11; Frederic W Banks—Eva Olsen et al; Reeves & Todd (A).

MECHANICS' LIENS.

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

Manhattan.

JUNE 19.
BOND ST, 42 & 44; Gustave Rader Co—Seaman's Bank for Savgs & Gilbert Johnson; Patk J Donlon (67) 108.76
GRAND ST, 256; Jno F Popke—Estate of Theo Goetze; Gustave Goetze (66) 121.98
BROADWAY, nec 184th, 25x119; Julius Reidmuller—Kerloc Realty & Constn Co, Inc; Geo Brown (68) 612.50
JUNE 21.
22D ST, 405 E; Hull, Grippen & Co—Josephine & Fredericka Schneider; C H Graff; renewal (69) 37.98
27TH ST, 138 E; Beaver Tile & Specialty Co, Inc—Bramhall Players Inc (71) 83.50
69TH ST, 312 W; Adolph Weber—Ben Jiannalone 120.00
SAME PROP; Chas Keller—same 236.00
AV A, 216; Isaac Zere—Emiley Henkel (70) 63.00
JUNE 22.
ARDEN ST, 17; Max Rosenbaum—Maria C Ott (75) 56.80
VESEY ST, 41-3; Wesley Ferber et al Jas J Callanan (74) 375.59
WEST BROADWAY, nec Chambers, 75x 100; City Cornice & Skylight Co, Inc—Huggins Estates, Inc; Stevins-Perlman Co, Inc (76) 160.00
JUNE 23.
39TH ST, 228 W; Aaron Brown—Josephine Cone; Laloys Cafe (77) 106.00
85TH ST, 332-34 W; Scheubush Bros, Inc—Aldebaran Co, Inc; Royal Iron Works (78) 350.00
JUNE 24.
60TH ST, 312 W; Jos Rothenberg—Ben Jiannalone (79) 33.45
10TH AV, 554; Jno A Marx—Jos M Garvey; Peter J Brodloff (80) 350.00
JUNE 25.
ACADEMY ST, 678; Knapp & French, Inc—Jarvis Realty Co, Inc (81) 5,000.00
24TH ST, 34-S W; Schweibich Bros, Inc—Seventy-Six Corp, Inc & Royal Iron Works (85) 55.00
42D ST, ns, 100 w 3 av, 50x irreg; Saml Siegel—Fred P & Mary H Solley, trstes, Geo C Kokaris & Rosecorn Constn Co (84) 32.58
59TH ST, 40 W; Louis Arnstein—Barbara F Shurman & Richd Spencer (83) 53.10
120TH ST, 52 E; Morris Leise—Edwin Lynn & Henry M Weil (82) 150.00

Bronx.

JUNE 18.
ALDUS ST, 952; E L Withers & Co—David G Patton (29) 62.54
161ST ST, ss, 50 w Brook av, 55x61.3; Jno Zeto—P Daly; Dutt Bros (30) 175.00
STEBBINS AV, 1263-65; Wolf Weinraub—Lystet Realty & Holding Co, Inc (28) 70.00
JUNE 19.
JACKSON AV, ws, 26.9 s 147th, 50x 100; Indelli & Conforti Co—Flar Bldg Corpn (31) 3,082.40
JUNE 21.
239TH ST, 659 E; Saml Lehman—Mary Quinlan Speer (32) 60.00
JUNE 22.
WALTON AV, nec 179th, 75x100; Noonan Bldg Material Co, Inc—Notlaw Realty Corpn (33) 660.63
JUNE 23.
179TH ST, nec Walton av, 75x100; Jas Halpin, Jr—Notlaw Realty Corpn (35) 145.87
WILDER AV, ws, 350 s Kingsbridge rd, 20x100; Romaldo Palmieri—Gaetano Amigrono; renewal (34) 600.00

JUNE 24.
MARTOW MANSION, Pelham Bay Park, New Rochelle Coal & Lumber Co—City of N Y, International Garden Club of N Y City & Wm Henderson, Inc (36) 1,568.48

Brooklyn.

JUNE 17.
E 28TH ST, 462; B Krackow—Walter E MacAdam & Wm C Owen, Jr 45.13
E 29TH ST, ws, 100 n Tilden av, 50x 101; A Elias—C Larzarowitz & Julius Singer 35.00
NEWARK AV, sec Ocean av, 45.11x 124; McNulty Bros—Kirknew Realty Co 1,262.91
NEWKIRK AV, nwc Coney Island av, 100x100; F Geluso—J & S Realities & Jacob Sommer, as pres 665.00
VERNON AV, 240A; C Pukshansky—Mollie Goldberg & Max Levinson 300.00
41st ST, 364 & 368; T Norton & ano—Wayfourth Constn Co 505.50
JUNE 18.
15TH ST, ss, 200 w 12 av, 100x300; A Nelson—15th St Bldg Corpn 220.82
AV U, ss, bet E 13th & E 14th, 100x 120; Atkins Structural Eng Co—Homecrest Bldg Co 625.00
EASTERN PKWAY, nws, 143.1 sw Hopkinson av, 26x89; L Bronk—Fink-Kap Realty Co & Ira S Kaplan 82.96
HOPKINSON AV, 445-7; A Chorost—Mechanics' Bank, Harry Fein & Sam Salmanowitz 55.00
ST MARK'S AV, 1369; A Chorost—Jacob Falk, Harry Fein & Sam Salmanowitz 75.00
JUNE 19.
LEXINGTON AV, 320; S Rosenberg—Jno E Roosevelt & Max Brand 91.00
JUNE 21.
HINSDALE ST, ws, 100 s Newport av, 20x100; J Fein—Paul & Sadie Herbst & Jacob Attmore 36.00
E 7TH ST, es, 210 n Av P, 40x120.6; H Hodos—Sam & Bertha Jacobs, Mary Frank & Jos Cohn 140.00
15TH ST, 451-9; So Bklyn Marble & Tile Works—Kraslow Constn Co 270.52
75TH ST, ss, 200 w 12 av, 150x100; J Zitelli & ano—75th St Bldg Corpn 1,075.00
75TH ST, ss, 200 w 12 av, 200x100; Gowanus Wrecking Co—75th St Bldg Corpn & Bernard Evans 604.56
CONEY ISLAND AV, swc Church av, 100x90; Sunset Tile Works—Kraslow Constn Corpn & So Bklyn Marble & Tile Co 173.19
EASTERN PKWAY, 1621—Bklyn Fireproof Sash & Door Co—Fink Kap Realty Constn Co 105.00
18TH AV, swc 65th, 60x90; J Zitelli—Lena & Angelo G Traversi 95.00
SAME PROP; same—same 4,781.40
JUNE 22.
LARBEE ST, es, 140 s Blake av, 40x 100; M Goetenstein—Sol Agress & Jno Doe 164.00
S 5TH ST, ns, 100 e Bedford av, 49x 100; A Elias—Simon W Farber 490.00
E 21ST ST, 1640-2; J P Duffey Co—Jacob J Forcier & J C Bloom 145.11
E 24TH ST, 1115; A Lauersen—Jno H Roberts 144.00
E 24TH ST, es, 350 s Av L, 50x100; O Nelson—Benj F & Eliz Miller 6,600.00
E 28TH ST, 462; B Shapiro—Walter E MacAdam; Wm C Omers, Jr 200.00
55TH ST, ss, 256.2 w Ft Hamilton av, 220x100.2; J Buoniello—Gold & Kushner, Hamilton Builders & Nicola Pasquarello 95.75
75TH ST, ss, 200 w 12 av, 300x100; J Buoniello—75TH ST Bldg Co, Nicola Pasquarello & Benj Evans 52.80
75TH ST, sws, 200 nw 12 av, 300x100; L Brook—75TH ST Bldg Co & Benj Evans 195.75
GLENWOOD RD, 2704; F Baur—Malverna Barna & Simon Moore 19.02
NOSTRAND AV, ws, 60 s Martense, 20 105; J Salof—Thos H Toner 16.25
14TH AV, ws, 60 n 64th, 30x100; J Buoniello—Pasquale & Enrichetta Siccio & Nicola Pasquarello 52.50
JUNE 23.
ENFIELD ST, nwc Liberty pl, 100x117; Chestnut Ridge White brick Co—Cervadovo Constn Co 471.50
E 17TH ST, ws, 220 s Av V, 40x84.7; R L Williams—W L Putsch 25.00
E 21ST ST, 1640-2; Igoe Bros—Ethel Forcier & Julius C Bloom 45.05
NEW UTRECHT AV, es, 22.3 s 69th, 44 x110; R L Williams—Hutgard Realty Co 35.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; Steinberg Steam Cut Stone Co—Livonia Holding Co; Abr Kovlesky Louis Brass & Louis Koenig 139.00
SUTTER AV, 502; M Annenberg—Nathan Arlook & Frank Wiener & J Krandal 42.00
13TH AV, es, 400 n 80th, 60x100; R L Williams—M Silman 25.00

JUNE 23.
No Satisfied Mechanics' Liens filed this day.
JUNE 24.
PRINCE ST, 106; also GREENE ST, 122; Chas Josenhaus—Mrs Doris Eckhoff et al; Jan21'15 182.50
56TH ST, 432 W; Goldstein & Oliver—Harris Hausman et al; May20'15 75.00
180TH ST, ns, 75 e Audubon av; Maurice Ahearn—Hennin Constn Co et al; Oct 10'14 110.00
180TH ST, ns, 120 e Audubon av; Maurice Ahearn—Hennin Constn Co et al; Oct15'14 110.00
2D AV, 144-44 1/2; Sam Boyarm—Max Menschel et al; July17'14 56.00
JUNE 25.
6TH AV, 782-6; T J Cummins Plumbing Co—Brown Bros Inc, et al; June 2'15 657.05

Bronx.

JUNE 18.
MORRIS AV, 1543; Rothblatt-Siegel Co, Inc—Mollie E Katzen et al; Jan 29'15 425.00
JUNE 19.
No Satisfied Mechanics' Liens filed this day.
JUNE 21.
184TH ST, 299 W; Chas G Lohman—Jos Gruber et al; July9'14 270.00
ANTHONY AV, 1956; Simon Solotoroff—Jos Lewis et al; Mch4'14 206.50
PELHAM BAY RD, es, 1,000 n City Island Station rd, 200x—; Saml S Palmer—International Garden Club of America et al; June 4'15 438.00
JUNE 22.
AV ST JOHN, swc Beck, 100x100; Daniel Nathanson—Brislow Bldg Corpn et al; May25'15 284.93
WILKINS AV, 1328; Bernard Cohen—Wm T Sullivan et al; Jan5'15 100.00
WILKINS AV, 1328; Robt E LaVelle—Wm T Sullivan et al; Jan5'15 275.00
JUNE 23.
JACKSON AV, ws, 26.9 s 147th, 50x 100; Indelli & Conforti Co—Flar Bldg Corpn et al; June19'15 3,082.40
JUNE 24.
STEBBINS AV, sec Freeman, 35.6x 111.1; Indelli & Conforti Co—Juliana Hampp et al; Apr5'15 3,250.00

Brooklyn.

JUNE 17.
S 3D ST, 358; Wm A Thomas Co—S 3d St Bldg Corpn; June15'15 2,189.16
ST MARK'S AV, 1424; Emil L Smith Henry K King; Mar1'15 213.81
JUNE 18.
AMBS ST, es, 200 n Riverdale av; 100x100; Mewrer Bros Co—Independent Wet Wash Laundry Co, Nathan Boslopky & L Lapidus; Apr26'15 220.00
DELMORE PL, ws, 100 n Voorhies av, —x—; Jas J Finn—Atlantic Homes, Inc; June16'15 31.25
SAME PROP; I Lindhagen—same; June16'15 17.68
SAME PROP; Ole Hagen—same; June 16'15 17.86
SAME PROP; Nils Anderson—same; June16'15 30.25
SAME PROP; Jno Evans—same; June 16'15 34.50
SAME PROP; Harry Kendall—same; June17'15 21.63
SAME PROP; Lawrence Barban—same; June17'15 43.36
SAME PROP; Frank Moresco—same; June17'15 37.12
SAME PROP; Tony Avastasio—same; June17'15 37.12
SAME PROP; Paul Ferelo—same; June 17'15 37.12
ELMORE PL, ws, 100 n Voorhies av, —x—; Arthur Solneresen—Atlantic Homes, Inc; June16'15 34.95
NEW JERSEY AV, es, 90 s Stanley av, 60x200; Square Lumber Co—Harry & Nathan Katz; Nov14'14 383.85
JUNE 19.
NEWKIRK AV, nwc E 21st, —x—; N Y Architectural Terra Cotta Co—Peru Realty Co; Oct27'14 795.00
JUNE 21.
HENRY ST, nwc Ocean blvd, 79x220.10; Frank Roberts—Sherlock Bldg & Constn Co & R Sherlock; Mar12'15 476.00
HINSDALE AV, es, 50 n Livonia av, 100x100; Square Lumber Co—Hinsdale Bldg Co; June9'15 670.42
S 4TH ST, ns, 100 e Kent av, 78x141; Israel Fishman et al—American Sugar Refining Co, N Y, & Midtown Cont Co; Apr30'15 500.00
SAME PROP; same—American Sugar Refining Co N Y & Midwood Cont Co; Apr29'15 1,500.00
SAME PROP; same—same; Apr29'15 4,000.00
E 19TH ST, 360; Victoria Bldg & Cont Co (Inc)—Dorchester Bldg Co (Inc); Oct29'14 2,500.00
JUNE 22.
HOPKINS ST, 250; Max Blumberg—Sarah Simon & Max Goldstein; May 7'15 88.48
MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Dennis A Connor—Lucy F Farwell & Henry Lang; June15'15 31.00
LENOX RD, 772; Middle Village Bldg Co—Vincent J Campisi; Dec24'14 1,625.00
20TH AV, 5810; Jos Schaefer (Inc)—Up-to-Date Bldg Co (Inc); Dec28'14; release from lien 96.49
SAME PROP; Emil Dahm—same; Jan8 '15; release from lien 550.00
SAME PROP; Carl M Johnson—same; Apr12'15; release from lien 82.13
SAME PROP; Richd Wiese—same; Apr 12'15; release from lien 109.50

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JUNE 19.
201ST ST, Academy & Harlem River; Jno A Philbrick & Bro—United Electric Light & Power Co et al; Mar 24'14 4,073.14
JUNE 21.
BOND ST, 42-44; Gustave Rader Co—Seamen's Bank for Savgs et al; June 19'15 108.76
JUNE 22.
5TH ST, 802; Morris Goldstein—M Newman et al; June16'15 850.00

Brooklyn Satisfied Mechanical Liens Continued.

JUNE 23. 59TH ST, ss, 520 ne 17 av, 40x100; Jos Nello—Robt McAvoy; May27'15..	70.00
1AV J, ns, 80 e E 14th, 20x80; Frank Napier—Edw Nellson; Feb23'15.....	28.00

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

ATTACHMENTS.

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

Manhattan.

JUNE 17. PARRISH, Charlotte P; Marie Gerber et al; \$9,092.24; H W Rianhard.	
JUNE 18. PARRISH, Charlotte K P; Paquin, Ltd; \$8, 260.87; H W Helfer.	
JUNE 19 & 21. No Attachments filed these days.	
JUNE 22. MULLER, Jos H S; Equitable Surety Co; \$250; Kellogg & Rose.	
JUNE 23. SOOP, Jennie F; B H Stern; \$700; Stern & Reubenstein.	
CHEHALIS, County Bank; F Carroll Taylor; \$160; L H Porter.	

**CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.**

Manhattan.

JUNE 18, 19, 21, 22, 23 & 24. Lansky, M & N Kasdan. Centre st, 182 ..Fairbanks Co. Machinery	260.00
Mail & Express Co. Broadway, 203.. Washington Trust Co. Lease Chat- tels, &c. ....(R) 400,000.00	
28th St & 7th Av Realty Co. 27th st, 153-9 W..Rockwood Sprinkler Co. Sprinklers, &c	843.00

Bronx.

JUNE 18, 19, 21, 22, 23 & 24. Cerussi Marble Works. 271 E 135th st..F R Patch Mfg Co. Coping Ma- chine	175.00
Chas Klepper Cut Stone Co. Harlem River & E 150th st..F R Patch Mfg Co. Machinery	350.00

Brooklyn.

JUNE 17, 18, 19, 21, 22, 23. Fyans, Thos F. 1945-49 E 16th st.. American Radiator Co. Boilers. ...	150.00
Fyans, Thos F. 1941-3 E 16th st.. American Radiator Co. Boilers....	150.00
Levy, I. E 13th st & Av O..Union Mantel & Grille Co. Buffets.....	106.00
Miele, Guisepppe & Calogera. 85 Rapelye st..E Esposito. Mirrors.....	1,105.00
Taft Constrn Co. W 8th st, bet Avs R & S..Elsie E Kerby as extrx....(R)	1,560.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JUNE 23. 213TH ST, ss, 100 e 10 av, 85x99.11; City Investing Co loans Nathan Wil- son to erect two 5-sty apartments; 12 payments	70,000.00
212TH ST, ns, 100 e 10 av, 85x99.11; same loans same to erect two 5-sty apartments; 12 payments	70,000.00

Bronx.

JUNE 18. CAMBRELING AV, nwc Fordham rd, 40.7x148.6; Theo Gutman loans Ter- race Constrn Co to erect 5-sty apart- ment with stores; 5 payments	20,000.00
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JUNE 19. AV D, ws, 78.7 n 7th, 25x100; Rail- road Co-Operative Bldg & Loan Assoc loans Mary McCandless to erect —sty apartment; 2 payments	2,400.00
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JUNE 21. WHITE PLAINS RD, ws, 92.8 n Wilgus, 31.9x48.9; Elizabeth K Dooling loans Domenico Q Teresa Gargiulo to erect 2-sty apartment with stores; 4 pay- ments	3,500.00
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JUNE 23. 184TH ST, ns, whole block front bet Creston av & Grand Blvd & Con- course, 130.4x177.8; City Mtg Co loans Wicklow Bldg Co, Inc, to erect four 5- sty apartments; 10 payments	140,000.00
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JUNE 24. 171ST ST, nec Park av, 50x50; Free- hold Constrn Co loans Kiesler Realty Co, Inc, to erect 2-sty bldg; 5 pay- ments	15,000.00
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STEBBINS AV, sec Freeman, 36.5x 111.1; Morris E Webber loans Juliana Hamp to erect 1-sty bldg with stores;; 3 payments	22,000.00
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ORDERS

Brooklyn.

JUNE 23. EASTERN PKWAY, ns, 143 w Hopkin- son av, 26.10x92; Fink-Kap Realty Constrn Co on Lawyers' Mtg Co to pay saml E Klein	250.00
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**DEPARTMENTAL
RULINGS.**

BOARD OF EXAMINERS.

The following appeals and decisions have been
handed down by the Board of Building Ex-
aminers:

**APPEAL 241 of 1915, New Building 3754 of
1915, 7-16 Prospect Park South West, Brooklyn.
Benjamin Cohn, appellant.**

Comply with Section 31 of Code for brick par-
tition walls, fore and aft spans exceed 26' be-
tween bearing walls.

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

That the distance between the main bearing
walls is not over 26' and therefore no fore and
aft brick partitions are necessary.

Walls forming structure conforms with Sec-
tion 31 of the Building Code in that the main
bearing walls are not over 26' apart and 8"
brick fire wall separating front part of building
from rear part of building is provided. That
all columns and girders supporting walls, floors
and roofs will be fireproofed in accordance
with the regulations of the Bureau of Buildings.
Appearance: Abraham Reiner.
On motion, APPROVED.

**APPEAL 242 of 1915, New Building 3865 of
1915, north side President street, 50 1' west
Utica avenue, Brooklyn. Benjamin Cohn, ap-
pellant.**

Wordng same as in Appeal 241 of 1915.
Benjamin Cohn, appellant.
Appearance: Abraham Reiner.
On motion, APPROVED.

**APPEAL 243 of 1915, New Building 3866 of
1915, northwest corner President street and
Utica avenue, Brooklyn. Benjamin Cohn, ap-
pellant.**

Wordng same as in Appeal 241 of 1915 ex-
cept last paragraph.

Walls forming structure conforms to Section
31 of the Building Code in that the distance be-
tween the main bearing walls is not over 26'
and 8" brick cross fire wall provided. That all
columns and girders supporting floors, walls and
roofs will be fireproofed in accordance with the
regulations of the Bureau of Buildings. That
8" bearing wall is not over 33' between bearings.
Appearance: Abraham Reiner.
On motion, APPROVED ON CONDITION that
the opening marked "A" on the first floor plan
be bricked up, full thickness of the wall.

**APPEAL 244 of 1915, New Building 3726 of
1915, northeast corner West street and Avenue
F, Brooklyn. Henry Vollweiler, appellant.**

That the steels cols and girders shown be
made a brick wall instead.

All columns and girders supporting floors,
roofs and walls will be fireproofed in accord-
ance with the regulations of the Bureau of
Buildings. Can save 8" in room space and
about \$2,500 on construction.

To have steel cols and girders same to be
fireproofed instead of a brick wall.

To gain floor space and save about \$2,500 on
construction.

Appearance: Henry Vollweiler.
On motion, APPROVED on the following CON-
DITIONS:

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

2d: That an unpierced brick wall at least
eight inches thick be built at the points marked
"B" on the several floor plans, to extend from
the cellar floor to the underside of the roof-
boards.

**APPEAL 245 of 1915, New Building 3722 of
1915, west side Fourth avenue, 50' north 5th
street, Brooklyn. Henry Vollweiler, appellant.**

Wordng same as in Appeal 244 of 1915.
Appearance: Henry Vollweiler.
See Appeal 246.

**APPEAL 246 of 1915, New Building 3724 of
1915, northwest corner Fourth avenue and 54th
street, Brooklyn. Henry Vollweiler, appellant.**

Wordng same as in Appeal 244 of 1915.
On motion, Appeals 245 and 246
APPROVED on the following CONDITIONS:

1st: That an unpierced brick wall at least
eight inches thick be built at points marked
"A" on the several floor plans, to extend from
the cellar floor to the underside of the roof-
boards.

2d: That self-closing fireproof doors be pro-
vided at points marked "B" on the cellar floor
plan.

APPROVED also as to thickness of walls
shown.

**APPEAL 247 of 1915, Alteration 205 of 1915,
867-869 Longwood avenue, The Bronx. J. M.
Felson, appellant.**

1. Courts as altered do not comply with re-
quirements of Article 25 of Building Code
(former Section 109).

2. Space in rear of seats does not comply
with requirements of Article 25.

1. The rear court is unnecessary in this
building as there is no stage and building is
provided with sufficient exits on both sides.
The seating capacity is only increased 166 seats,
making a total of 766 seats, all being on the one
floor.

2. There will be a clear space of 10' at rear
of seats and no stairs leading to a balcony
which would decrease the width at the rear of
seats and that the present exits at rear will be
increased.

1. Is the rear court necessary in a theatre
with all seats on one floor and not having a
stage?

2. Is it necessary to have more than 10' at
rear of seats when there are no stairs or other
obstruction leading to other parts of the build-

ing, and where there will be no standing room?
That the theatre at present seating 600
cannot be a profitable investment as the
building and land is too costly for the
location and unless the seating capacity is
increased, which can only be done by taking
away the unnecessary rear court, this building
will continue to be a loss as it has been for the
past two years.

Appearance: J. M. Felson.
On motion, following request by appellant,
entered on the record as
WITHDRAWN.

**APPEAL 248 of 1915, New Building 3832 of
1915, 36 Bartlett street, Brooklyn. Shampam &
Shampam, appellants.**

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

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

1. As the clear spans between bearing is not
over 26 ft. and steel columns and girders will
be provided to support floor beams, request that
this condition be accepted.

2. In view of the fact that all columns and
girders supporting floors, roofs and walls will
be fireproofed in accordance with the rules and
regulations of the Bureau of Buildings, also as
an unpierced brick wall at least 8" thick will
be provided from cellar floor to top of roof-
boards and front and rear portions of cellar
will be divided with F. P. S. C. doors.
Appearance: Gilbert I. Prowler.

On motion, APPROVED ON CONDITION that
the enclosures of the vestibules in the several
floors be built of six-inch terra cotta blocks
supported by steel framing fireproofed in ac-
cordance with the regulations of the Bureau of
Buildings.

**APPEAL 249 of 1915, New Building 3786 of
1915, 170 East 35th street, Brooklyn. S. Mill-
man & Son, appellants.**

Construction does not comply with Section 31
of Building Code.

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

To allow the floor beams to rest on cross
girders span not over 25' 6" and to omit the
construction of brick partition walls.

1. Section 31 of Code does not prevent the
use of steel girders for the support of floor
beams.

2. An unpierced brick wall 8" thick to be
provided of the building from cellar to roof.

3. S. C. F. P. D. provided in the cellar at the
same place.

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

Appearance: James J. Millman.

On motion, APPROVED ON CONDITION that
the eight-inch cross-wall shown on plans shall
extend from the cellar floor to the underside of
the roof-boards.

**APPEAL 250 of 1915, Alteration 1253 of 1915,
480 Lexington avenue, Manhattan. Charles E.
Spratt, appellant.**

3. Motion picture theatre with seating ac-
commodations in excess of 600 must conform to
the following sections in Art. 25 of the Code:
Sections 522, 527 (Par. 1 and 5), 528, 531, 532,
534 (Par. 1 and 2), 535, 536.

It is claimed that the rules and regulations
of the President of the said Borough or the pro-
visions of law or ordinances do not apply.

Sections 520 to 538 of the Building Code
should not apply to a picture house. We desire
to use building as shown on plan, without en-
tirely reconstructing to meet the requirements
of Sections 520 to 538 under Superintendent's
ruling.

We are not going to conduct any theatrical
performances, nor have any stage or scenery.

We desire to conduct a motion picture show,
with seating capacity of 2,000, and as Moving
Picture Ordinance permits of seating capacity
of only 600, we were compelled to file with
Commissioner of Licenses an application for
theatrical license. Grand Central Palace is an
absolutely fireproof building extending from
46th to 47th streets, Lexington avenue to Depew
place, and the fact that the largest trade ex-
hibitions in New York, such as the Automobile
Show, Electrical Exhibition, etc., which attract
thousands daily, are held in this building,
demonstrate the fact that large crowds can be
handled with absolute safety.

State, County and } ss:
City of New York }

Charles E. Spratt being duly sworn, deposes
and says: That he is the vice-president and
general manager of the Merchants and Manu-
facturers Exchange of New York, a corpora-
tion controlling under lease property known as
the Grand Central Palace, Lexington avenue
to Depew place, 46th to 47th streets.

That the duties and powers conferred upon
him enable him to control the operation of ex-
hibitions held on the premises.

That the application for alteration made this
date applies only to the seating arrangements,
construction of booths, screens and other equip-
ment necessary, for the showing of moving
picture on the first or main floor of the build-
ing.

That whereas the ordinance requires that
application be made for theatrical license, it is
not intended to conduct anything in the nature
of theatrical or vaudeville performances, or
entertainments of any character or nature ex-
cepting the showing of moving pictures upon
the three separate screens.

That the application for license to be made
to the proper departments after the approval
of these alterations is obtained under the re-
striction and condition that it is to be used
for the conducting of a moving picture show
only, without any stage or scenery.

That all the seating facilities shall be upon
the ground floor, the galleries not being used,
excepting for the location of one booth for pro-
jecting machine.

That each of the three booths used shall be

of standard approved fireproof construction, steel and asbestos.

Sworn to before me this 28th day of May, 1915.

(SEAL) (Signed) Henry W. Wiggins. Notary Public, Kings County. (Signed) Chas. E. Spratt.

APPEAL 250. Appearance: Charles E. Spratt. On motion, APPROVED on CONDITION that (1) all seats within the area marked "A" on the auditorium floor plan be securely fastened to the floor; (2) that no seats or tables be permitted elsewhere on the auditorium floor or gallery, excepting within the area marked "B"; (3) that the openings between upper part of the auditorium and the floor above be closed with panels of two thicknesses of asbestos board, each not less than one-quarter inch (1/4") thick, or with wireglass in metal frames; (4) that the coverings of the ramps leading to Dewey place be removed while the auditorium is occupied; (5) that the attendance be limited to eighteen hundred (1,800); and (6) that there be permitted nothing in the nature of theatrical or vaudeville performances, or entertainments of any character or nature, excepting the showing of moving pictures upon the three separate screens.

APPEAL 251 of 1915, New Buildings 2849 and 2850 of 1915, 31st street and Fourth avenue, Brooklyn. Edward Hahn, appellant.

Section 31 of Code—"Omission of fore and aft partition walls and equally good and more desirable form of construction can be employed. Is the mode of construction indicated on plans, viz., steel girders and columns in place of fore and aft partition walls equally as good? It is intended also that all steel will be fireproofed as required by the Building Department. Plans indicate also that the floors are divided into two areas separated by brick walls which extend from cellar bottom to underside of roof-beams, and are unpierced except in cellar of inside house where a self-closing fireproof door will connect front and rear cellar. Plans have been amended in the Bureau of Buildings showing brick division walls in all stories.

That in these buildings fore and aft partition walls would seriously interfere with the layout of rooms and put the owner to considerable needless expense.

Appearance: Edward Hahn.

On motion, APPROVED on CONDITION that the brick cross-walls shown shall extend to the underside of the roof-boards, and that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 252 of 1915, New Building 3847 of 1915, 390-394 Christopher avenue, Brooklyn. Edward M. Adelson, appellant.

Violation of Section 31 of Code as to brick fore and aft partition walls.

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

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26'.

The walls forming the structure conforms to the Building Code in that the bearing walls are not over 26 feet apart. Also a brick wall at the stair hall separates the building into small areas, and it is proposed that all columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Edward M. Adelson.

On motion, APPROVED on the following CONDITIONS:

1st: That self-closing fireproof doors be provided in cellar at points marked "A."

2d: That an unpierced brick wall at least eight inches thick be built at point marked "B" on the first floor plan, to extend from the cellar floor to the underside of the ceiling of the first floor.

3d: That the floor over the spaces marked "C" on the first floor plan be made fireproof.

4th: That the other brick cross walls shown shall extend from the cellar floor to the underside of the roof-boards.

APPEAL 253 of 1915, New Building 3911 of 1915, 20-22 Maujer street, Brooklyn. Farber & Markwitz, appellants.

Omission of fore and aft brick partition walls as per Section 31.

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

Necessity of providing fore and aft brick partition walls.

In no case does the span between bearings exceed 26'. Note 8" brick transverse wall dividing building into areas. Note all columns and girders supporting floors, roofs and walls to be fireproofed in accordance with the requirements of the Building Bureau.

Appearance: A. Markwitz.

On motion, APPROVED on CONDITION that the cross-walls shown on plans shall extend to the underside of the roof-boards.

APPEAL 254 of 1915, New Building 3924 of 1915, 37-43 Clarkson street, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet or less by unpierced brick fire walls not less than 8" thick, extending from the cellar to the underside of the roof-boards, except where F. P. S. C. doors are shown in the cellar. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Whether or not the unpierced fire walls with all columns and girders fireproofed as previously stated will be permitted, also whether or not the 8" brick walls shown on plans where the distance between the outside walls exceeds 33' will be permitted.

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

Appearance: M. T. Reiss.

On motion, APPROVED.

BUREAU OF FIRE PREVENTION.

Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

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

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

MANHATTAN ORDERS SERVED.

Week Ending June 19.

Named Streets.

- Bleecker st, 111-113—G Sidenberg, 250 Broad.FP Bond st, 23—Max Zimmerman.....FA Bond st, 27—Arthur Borianak.....FA Centre st, 138-140—George J Schlegel, 302 E 27.....FP-Stp Cherry st, 360—Friedman & Goldfield.....FP Elizabeth st, 124—Biaggio Alifanti.....El Grand st, 60 Metropolitan Life Insurance Co, 1 Madison av.....FD Grand st, 410—Consolidated Gas Co, 130 E 15.....GE Grand st, 410—Regal Mtg & Security Co, 45 W 25.....WSS(R) Howard st, 48 Morris Victorious, 318 W 100, Rub-FP Hudson st, 670-676—Louis Hefter Co.....FD Hudson st, 670-676—A T Bodington.....FD Hudson st, 670-676—E J Shwabe Mfg Co.....FD Hudson st, 670-676—Columbus Towel Supply.FD Hudson st, 670-676—H C Miner Litho Co.....FD Hudson st, 670-676—Atlantic Hotel Supply Co, FD Hudson st, 670-676—William C Hurley.....FD Hudson st, 670-676—E C Rich.....FD McDougal st, 43—Augustus Sharboro, 14 Franklin.....FE(R)-FP Maiden la, 51-53—Moro De Moro, Ingatstone, Essex Co, England.....FD-A Mulberry st, 52—Angelo Rafello.....O Pearl st, 81—Charles A Van Rensselear.....Rec Pearl st, 440—John Gaul.....FD-Rec Pearl st, 440—Richard B Carter.....FD Pearl st, 440—Benjamin Luft.....FD Pearl st, 475—John Lagomarsino.....EXS Rose st, 35—Morris Lustig, 37 Rose.....Rec Rose st, 35 Abraham Sasso.....Rec South st, 114-115—Est Henry D Brookman, 25 Broad.....FE(R) Spring st, 147—Est Patrick J Ryder, care W A McAdam.....Rub Vesey st, 39—Hugh L Fox, care Fox Bros & Co, 126 Lafayette.....WSS(R) Water st, 33—Henry Brimber.....D&R West st, 260—David Kuhmarker.....Rec West st, 371—Yahr & Riegelhaupt.....SA-D&R West Houston st, 183—Est Isaac Williams care Jno M, 561 Hudson...WSS-FE(R)-FP-A

Numbered Streets.

- 4 st, 21-23 W—William Wermes.....D&R 15 st, 203 E—Augustus Van H Stuyvesant, 3 E 57.....FE-EX(R) 20 st, 512 W—Est Mary A Lockman, care De Witt M Lockman, Windham, Conn.....FE(R) 21 st, 36 W—Lieberman & Fisher, GE-FP-FA-Rec 22 st, 313-315 E—Henry Lenhert.....FD 22 st, 313-315 E—Louis Rohrbert.....FD 22 st, 315 E—Suitef & Co.....FD 22 st, 317-319 E—Friedman Bros.....FD 22 st, 317-319 E—N Y Ornamental Iron Wks.FD 22 st, 317-319 E—Bernard Cowen.....FD 22 st, 317-319 E—Joseph Sunko.....FD 25 st, 137 W—Halpert Bros.....D&R 25 st, 137 W—Goldberg & Goodman.....D&R 25 st, 137 W—Seidel Bros.....D&R 29 st, 157-161 W—Josephine M Schweinler, care Chas, 141 E 25.....FD-A 29 st, 322 W—Est Richard Ray, care N Y Life Ins & Trust, 52 Wall.....FP 29 st, 322 W—Mrs Rachel Broughton.....D&R 48 st, 24 E—Ritz Chambers Co.....FA 53 st, 154-156 E—Otto Stegeman.....FA 57 st, 150-152 E—Keane & Ryan.....FA 74 st, 352 E—American Female Guard Soc, ExS-D&R 77 st, 209 E—Belwood Realty Co, care Fredk Lese, 35 Nassau.....D&R 77 st, 210 W—Matilda M Williams.....WSS-FP 77 st, 213 E—Belwood Realty Co, care Fredk Lese, 35 Nassau.....D&R

- 77 st, 217 E—Mrs Margaret Mahlke.....Rub 77 st, 434 E—Edith Boden, 1326 3 av.....FA 96 st & North River—G Carlizzo.....D&R 114 st, 56 W—Talmudical Inst of Harlem, ExS-Rub

128 st, 74 E—Mrs Catherine Prince.....Rub

Named Avenues.

- Amsterdam av, 449—Samuel Kreinik,GE-FP-Rec Amsterdam av, 2033—Frank W Woolworth, 280 Bway.....FE(R)-Rub Broadway, 285—Childs Co.....FE(R) Broadway, 864—Meyer Levy.....FP-GE Broadway, 1648-1650—Hudson Auto Lamp Works.....GE-Rec Broadway, 2080-2094—Hannah J Hull Est, care Geo Raymond, 116 W 87.....FA Broadway, 2549—F E Gillies, 2700 Bway.....SA Broadway, 3470—Walter S Mack, 312 W 71.D&R Columbus av, 450-456—Co-Operative Apartment Co.....Rub-D&R-ExS-Rec-FP Lenox av, 415—Jacob Bernstein, 151 W 26..FE Lexington av, 740—Arcade Realty Co, care Bloomingdale Bros, 3 av & 59.....FP Park Row, 158—Louis Manheim, 302 Bway, WSS(R)

Numbered Avenues.

- 1 av, 353—Hyman Urist.....ExS-FP-Rub 4 av, 482—Max E Butler, 58 Pine.....Stp(R) 6 av, 366—Siberia Fur Mfg Co.....O-Rub 6 av, 407—Jake Valence...D&R-FP-GE-Rec-FA 6 av, 659—Henry H Ficken, 35 Meeting st, Charleston, S C.....FP-FE(R) 6 av, 690—James H Ridabock Est, care Henry G, 151 W 36.....FP 6 av, 865—William H Wheeler, 66 W 51...FP 6 av, 912—Charles Utterson.....Rub 8 av, 408—Est Clarence E Pell, 127 Rhode Island av, Newport, R I....FE(R)-WSS(R) 10 av, 581—Angelino Sartirana, care De Witt, Lockman & DeWitt, 88 Nassau....FP

BRONX ORDERS SERVED.

Numbered Streets.

- 173 st, 455 E—Frank A Seeghardt.....Vac 260 st & Riverdale av—C B J Snyder, 500 Park av.....T.el-FP-Ex-ExS-FA

BROOKLYN ORDERS SERVED.

Named Streets.

- Dwight & Beard sts—Robins Dry Dock & Repair Co.....CF-D&R Fulton st, 408-12—Abraham & Strauss, 420 Fulton.....WSS Fulton st, 1339—Mary Grotheer.....DC-GE Fulton st, 1905—Solomon & Newdell.....Rec Fulton st, 1973—Geo J Schalk.....D&R Hancock st, 11-25—Hamilton Trust Co, 191 Montague.....FP Hope st, 89—Manchester Rubber Co.....CF Humboldt st, 482—Smith Mem Eastern Dis Ind School.....Tel Jackson st, 16-18—Church Ex Soc of Bklyn FE-FP-FA Keap st, 447—Edward Sempliner.....NoS-FA Kosciusko st, 24—Harry May.....CF-El Lorimer st, 172-6—Chas Lent.....FD-GE Lorimer st, 172-6—Western Brass Plating Co, FD-GE Lorimer st, 172-6—Fulton Brass Bed Furniture Co.....FD Lorimer st, 172-6—Rapid Button Attaching Machine Co.....FD Lorimer st, 172-6—Wmsburg Shirt Factory, FD-FA-Rec Lorimer st, 172-6—Herman Eenis.....FD Lorimer st, 172-6—Henry E Michaels...FD-GE Lorimer st, 172-6—Louis Farber.....GE Lorimer st, 172-6—Morris L Veitch.....FD-GE Lorimer st, 172-6—Standard Silk Ribbon Mills FD-GE Lott st, 138-40—Florence F Heffernan..CF-Rec North Pier 23 (Hamilton Ferry)—Jas W Crane, 25 N Pier.....FP Park pl, 546—Geo Stebbins.....A(R) Pier 1 (Erie Basin)—Wm J Cokey & Co..FP President st, 181—Louis Cirina.....NoS-FA-CF Prospect st, 210—Philip Weiner.....FP Sackett st, 2-4—Jacob Hoffman Brewing Co, 211 E 55, Manhattan.....A Sackett st, 28-30—Albert Geller.....GE-FP Sterling pl, 109—Wm F Voll.....CF Steuben st, 16-20—Universal Metal Bed Co, FA-Rec-El Stockton st, 209—Harry Ostrowsky.....NoS-FA Sumpter st, 307—Mehren & Hoddersen, El-FP-NoS-FA-Rec Wallabout st, 237-9—Mrs Emma M Kissel, WSS(R) Wallabout st, 41—Mrs Emma M Kissel...WSS Wallabout st, 233-9—Basel, Feldman & Beinish.....FD-GE Wallabout st, 233-9—Bartolo Creximanno..FD Wallabout st, 233-9—Israel Berkowitz.....FD Wallabout st, 233-9—Max Elelstein.....GE Walton st, 49-51—Chas B Steurwald.....FP

Numbered Streets.

- 8 st, 990 E—Mrs Lucie E Blanchard.....El Atlantic av, 1341-43—Chas J Potbury.....CF Bedford av, 1495—Studebaker Corp Amer, 445 Bway, Manhattan.....El-FA Clarendon rd, 2184—Sweeney & Nail Auto Co, 2186 Clarendon rd.....D&R-CF Division av, 144—Jacob Etlar.....Rub Glenmore av, 698-70—Kaplan, Frank & Dunn, FA Johnson av, 352—Robert Plaut & Son, NoS-FA-Rec-El Lexington av, 797-801—Wm F Essing.....El

QUEENS ORDERS SERVED.

Named Streets.

- Vine st, 652-62 (R H)—Keiner-Williams Stamping Co.....D&R-CF

Named Avenues.

- Bway & Prince st—Acker, Merrall & Condit Co, 135 W 42 st, Manhattan.....D&R-Rec Jackson av, 391 (L I C)—Louis Camerdella.CF Jackson av, 553 (L I C)—Goodyear Tire & Rubber Co, 1972 Bway.....FP Jamaica av, 3224 (R H)—Joel Fowler, GE-FA-WSS-ExS-FE(R) Rockaway rd & Woodhaven av (Woodhaven)—Jos Schauli.....CF Steinyway av, 893 (L I C)—Scully & Son, 895 Steinyway av.....Rec

RICHMOND ORDERS SERVED.

Named Streets.

- Bond st, 16—Olaf B Gabuilsen.....SA-Rub

BUILDING MANAGEMENT

REPORT OF FIRE COMMISSIONER ADAMSON

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

FIRE prevention plays an important part in Fire Commissioner Adamson's annual report this year. The annual fire waste of the United States is graphically illustrated by a photograph of a model which the Fire Department built and which is now being shown at the Panama-Pacific Exposition. This model is nine feet long by four feet high and represents a double line of buildings stretching from New York to Chicago across the states of New Jersey, Pennsylvania, Ohio and Indiana. All these buildings are shown (by means of illuminated tinsel) to be on fire, and the conflagration is described as follows:

"The buildings consumed, if placed on lots of 65-foot frontage, would line both sides of a street extending from New York to Chicago. A person journeying along this street of desolation would pass in every thousand feet a ruin from which an injured person was taken. At every three-quarters of a mile in this journey he would encounter the charred remains of a human being who had been burned to death."

Examining Deadly Bombs.

It will be news to many New Yorkers that the Fire Prevention Bureau has the unpleasant privilege of examining all the deadly bombs found in New York. Last year the Bureau of Fire Prevention, through its Division of Combustibles inspected and analyzed 141 Black Hand bombs.

Commissioner Adamson's report says in this connection: "Bombs have been placed about the city indiscriminately—in churches, stores, tenement houses, banks, private residences, and even in the Tombs Police Court. The most serious explosion during 1914 was that of the morning of July 4, at 103rd Street and Lexington avenue, Manhattan. Four persons lost their lives. The explosion took place in a tenement house in the apartment of Arthur Caron, one of the victims. This explosion resulted in the total wrecking of the building. The disaster occurred about 11 o'clock in the morning. Had it happened at night, when the place was fully occupied, the loss of life might have been enormous."

Use of Explosives.

Another little known but important activity of the Fire Prevention Bureau is the problem of safeguarding the use of explosives throughout the city. Increased quantities of dynamite are now being used in various construction works, subways, etc. Great difficulties have beset the Fire Commissioner in this matter and increased responsibility attached to the Department in seeing to it that the explosives are not only handled properly but that they are stored in safe places. The Fire Department report says in reference to this subject: "In the Aqueduct Tunnel the various operating shafts were located with seemingly no consideration to the question of just how the large quantity of dynamite necessary to be used daily at each shaft could be best protected from accidental explosion, or to the equally important question of designating so far as engineering conditions would permit, the location of the shafts themselves where such accidental explosion would work the least havoc to human life.

"The Fire Commissioner was not consulted regarding the location of shafts on the subway work. It is perhaps not stating it too strongly to say that in locating the working shafts of the subway, the number and location of magazines, and the delivery and care of necessary explosives should not only



FIRE COMMISSIONER ADAMSON.

have been coincidentally considered, but considered in conference with the officer charged by law with the responsibility of seeing that such explosives are used with the least possible hazard; to wit, the Fire Commissioner. But this was not done. As a result, the problem of safeguarding the storage and handling of dynamite on the subway work is rendered more difficult."

Chief Hammitt describes in detail the operation of the Fire Prevention Bureau. He shows that the Fire Prevention Bureau has jurisdiction in 275,533 buildings. More than 49,000 of these buildings in Greater New York are hotels, theatres, factories, schools, warehouses, lofts, etc., while 225,918 are one and two-family houses.

Increase in Orders Issued.

Chief Hammitt points out the progress in Fire Prevention Bureau work over the previous year, stating that there was an increase of more than 29 per cent. of orders issued, and an increase of more than 58 per cent. of orders complied with during the year. The number of orders issued by the Fire Prevention Bureau last year was 25,653; the number of orders complied with 18,010.

A section of Chief Hammitt's report is devoted to tenement house fires and lodging house conditions. He shows that most of the loss of life in tenement house fires occurs in "Old Law" tenements.

He regards "Old Law" tenements as a serious hazard and states that there are 78,371 of them in Greater New York. These "Old Law" tenements represent more than 20 per cent. of the total buildings in the city. There were 12,011 fires in buildings in Greater New York during 1914, and out of this number 6,781 occurred in tenements, mostly of the "Old Law" type.

Chief Hammitt shows that every lodging house has been inspected and orders have been issued and mostly complied with, remedying serious fire hazards in these places.

The 1151 theatres and moving picture houses and the 891 dance halls have also received careful attention from the Fire Prevention Bureau.

Warnings Sent Out.

Attention is drawn in the report to the large amount of literature in the form of "Don'ts and Warnings for Fire Prevention" distributed during last year. Upwards of 100,000 copies of the "Don'ts" were circulated through various associations, public schools and civic societies.

The educational campaign last year consisted of teaching of fire prevention lessons in the schools, observance of Fire Prevention Day by a Departmental Parade of apparatus and the distribution of signs throughout the city reading: "This is Fire Prevention Day. Clean up Rubbish. Robert Adamson," the giving of lectures, exhibitions of motion picture films, and the enlistment of the cooperation of various merchants, department stores, railway companies, and exhibitions of fire prevention work.

"Boosting New York."

There is in process of formation a new association having as its avowed purpose the "Boosting of New York." The association as yet has neither name nor headquarters, but the following circular gives its objects:

"The purpose of this association is to promote value, help to retain population, and to recruit this with a class who may be favorable as citizens, to use effort through the Board of Estimate, aldermen or others having jurisdiction to arrange, revise, reform, modify and perfect such rules, regulations and conditions under the respective control of such body, or our courts, or legislature, if not at present 'all to the good,' of Manhattan Borough and Bronx county (these constituting old New York) which we allege has been impoverished of its natural inherent rights, and still is being so treated by the other boroughs of Greater New York (one might even include New Jersey and outer Long Island), large in money outlay toward the development of the other boroughs, while the deprivation, instead of gain, is really felt in old New York.

"New York City should do a little 'self-boosting' on its own account, and the intent of the undersigned is to help to that end, to what extent each signer may do. There are no dues, and the formation of any regular association with officers may or may not follow. No politics is carried with this idea, further than with the right selection of any man or men, irrespective of the parties (with which emblem they run) who will prove unprejudicial to the interests above solicited, such person shall be entitled to our vote. To sum up, this society is to be 'New York for New Yorkers.' 'Home rule' is sought at this date from Albany. We purpose to seek for it, closer by, as well."

Municipal Building Facts for Tax-payers to Consider.

Estimated cost of site and building, \$18,000,000.

Estimated cost of Woolworth Building, \$13,000,000.

Estimated cost maintenance and operation of office space in Municipal Building, 40 cents a square foot.

Estimated cost of same in Woolworth Building, 29 cents.

Floor space, Municipal Building, 29 acres.

Floor space, Woolworth Building, 33 acres.

Floors, Municipal Building, 40.

Floors, Woolworth Building, 55.

Estimated cost cleaning and attendance Municipal Building, 11.9 cents a square foot.

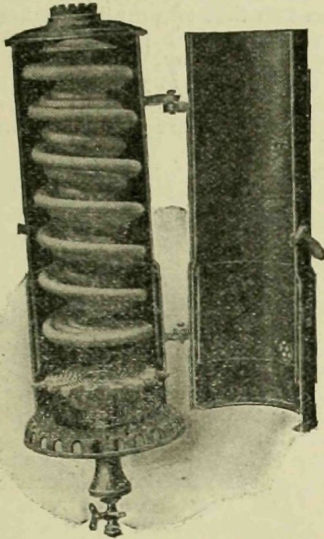
Cost of same in Borough Hall, Staten Island, 6 cents a square foot.—New York Herald.

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.

The Three-Coil Heater.

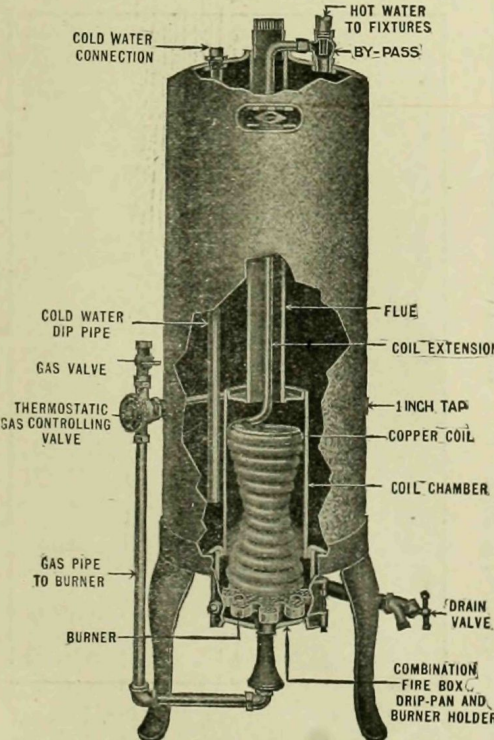
THREE copper coils, brazed to heavy brass manifolds, tapped for 1-inch pipe connections, feature this heater. The coils are held rigidly and securely in position by lock nuts and an extra high power star burner gives it unusual



heating capacity. This heater is built for service where a large quantity of water is required and is adapted for large dwellings, apartments, etc. It has a hinged door, half of jacket, which permits easy cleaning. The drip pan is cast with base in one piece and is ordinarily connected to a 50 or 60-gallon range boiler.

Combination Range and Gas Heater.

COMBINING the range boiler and gas heater in one complete construction is the keynote of the heater shown herewith. It is a plumbing fixture thoroughly mechanical in design and reliable in construction. It is complete, ready for installation when shipped from the factory and requires no as-



sembly or adjusting of parts. With connection being made to gas and water lines the heater is ready for immediate use.

A copper tube coil of considerable length forms the direct heating surface and heats by circulation, having connection at top and bottom of boiler. The copper tube permits instant absorption of the heat by the water and in its passage through the coils and upward

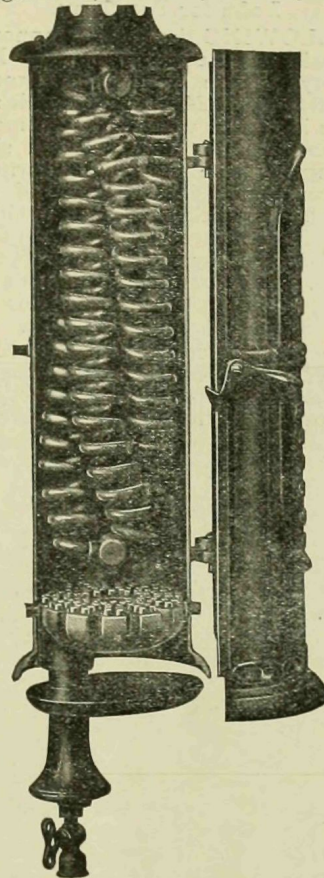
in the riser, which is a continuation of the tube, all the while being surrounded by the hot gases, it enters the top of boiler highly heated. The coil chamber and flue afford considerable additional heating surface, and impart to the water a large percentage of the heat. In the independent heater all this heat is lost by radiation and direct escape from flue.

The thermo-valve automatically regulates the gas. It may be set for any predetermined temperature within the scope of domestic hot water requirements and it prevents overheating, and insures constant hot water by allowing a full flow of gas as long as the temperature of the boiler is below the point desired.

This heater is made in sizes, from 12 to 40-gallon capacity and meets all demands of domestic hot water requirements.

"The Heart of the Household."

ASSUMING that the hot water heater is the source of much comfort and convenience in a home, it might readily be called the heart of the household. High gas bills, however, are very apt to



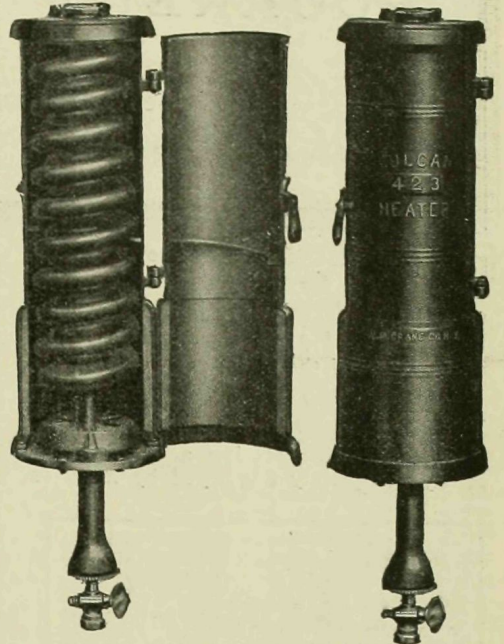
take the heart out of the household, so the manufacturers of this device have taken particular pains to give the highest possible efficiency for the lowest possible gas consumption. The heater contains four heavy copper coils and is so constructed that the hot gases strike the coils many times before going out the vent pipe. It is almost instantaneous, but is much more economical than the instantaneous type. The coils can be cleaned easily by opening the door and using a stiff brush. The shell is of heavy iron, and made in four parts—top, front, door, back half and burner. These parts are easily and quickly assembled and are interchangeable. This heater contains four copper coils each 8 feet long, making 32 feet in all. One-quarter turn of the coils baffles the flame, and thus utilizes a maximum percentage of the heat. This turn of the coils also prevents backdrafts.

High Efficiency Water Heaters.

HIGH efficiency in water heating is the aim of the manufacturers of this device and at the same time the gas consumption and initial cost is reduced to the lowest possible level commensurate with high grade workmanship. The cut shown indicates the general plan of this heater, which is made by a local manufacturer. The heaters are encased in cast-iron or cast-brass with double copper coil heaters and a small coil and

tank. The company also makes a small coil-and-tank type for places requiring from five to ten gallons of hot water.

All connections are vertical, thus

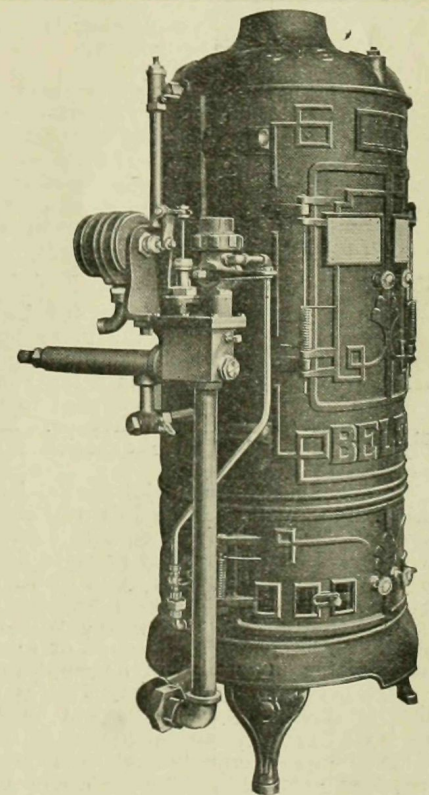


minimizing installation costs, assisting circulation and reducing strain on the connections. The coil is of the finest quality, 3/4-inch seamless copper, warranted to give long and efficient service. The interior construction makes every part readily accessible. Lift-out burner; neatly finished cast iron jacket; lower portion insulated around burner are a few of its features. Practical tests have demonstrated that when used with carefully constructed appliances, gas is the cheapest of all domestic fuels. It follows that the more efficient the appliance the less the gas consumption, and therefore the greater the saving. Its construction is unquestionably very practical.

New Features in this Heater.

CONSIDERABLE stress is laid by the manufacturers of this heater upon ten distinctive features all of which are covered by patents. The water valve is so constructed that it cannot bind or stick and will operate perfectly on a much lower water pressure than any other.

The hydro-carbon burners are non-corrosive, and will not burn out, and



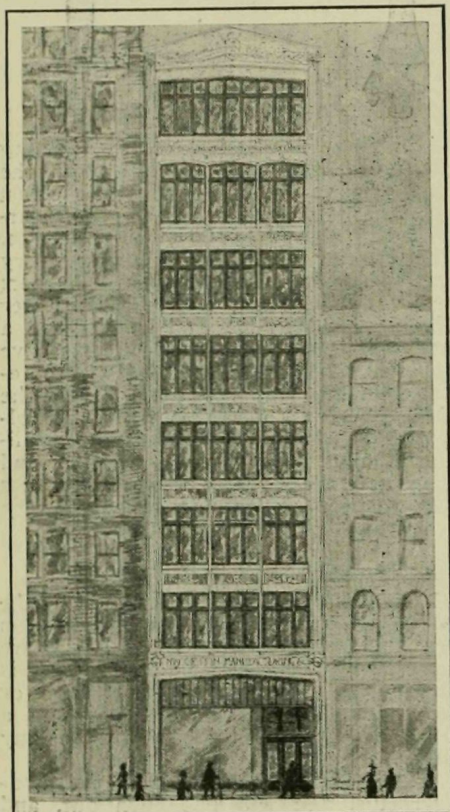
give an efficiency of 85 per cent in the heater. They have adjustable air shutters in the bottom of the jacket for regulating the mixture of air and gas to secure perfect combustion.

CURRENT BUILDING OPERATIONS

New Mercantile Structures Projected for Murray Street and Midtown Broadway—Dwelling for Charles M. Clark

FOUNDATIONS are now being installed for a modern reinforced concrete store and loft building which, though not of great size, is interesting on account of the strict regard to detail and equipment to be shown in its construction.

This new structure is located at 69 Murray street, replacing a building recently completely destroyed by fire. It



C. B. Brun, Archt.
NO. 69 MURRAY STREET.

is in a neighborhood where structures of reinforced concrete are still a rarity, the majority of buildings being of the type erected many years ago. The owner of this property is the French church, du Saint Esprit, 45 East 27th street, and, when completed, the building will be occupied by the Griffen Manufacturing Company, which was the lessee of the destroyed building.

Clement B. Brun, architect, 405 Lexington avenue, prepared the plans and specifications from which this building is being erected. The work is being done under a general contract awarded to G. C. Flygare, 405 Lexington avenue. Mr. Flygare has had a wide experience in work of this character.

Practically covering a lot 25x100 feet, this building will rise to a height of eight stories. Its height from curb to cornice will be 100 feet. The first or store floor will have a ceiling height of 16 feet, and heights in the floors above will be 12 feet. Construction throughout will be absolutely fireproof. No wood or other inflammable material will be employed.

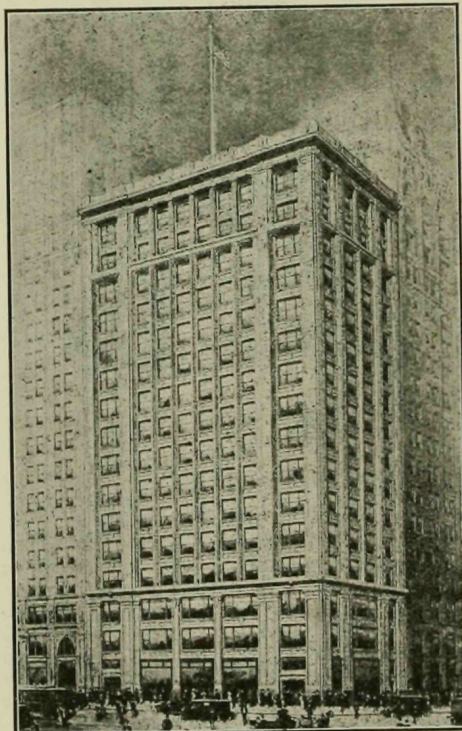
Fire prevention and safety devices of the latest approved designs will be included as part of the equipment of this structure. The building plans provide for a smoke-proof fire tower, and the main stairway is completely enclosed and protected by self-closing doors. A sprinkler system of 100 per cent. efficiency will be installed in addition to a standpipe system, and an electric fire alarm signal system will have outlets on

all floors to warn employees of possible danger. The sprinkler and standpipe systems are included in the contract which has been awarded to Lasette & Murphy, for the plumbing and heating installations.

One combination electric freight and passenger elevator, which will also be equipped with the latest safety devices and fool-proof operating mechanism, will be installed. The building will cost about \$60,000, exclusive of the value of the land.

Lofts for Broadway.

FOLLOWING the recently announced sale of the old Hoffman House property at the northwest corner of Broadway and 24th street, which site will be improved with a modern mercantile structure, the erection of a similar building, at the northeast corner of Broadway and 26th street, is of added interest. Maynicke & Franke, architects, 25 Madison Square North, were recently commissioned by Frederick Ayer, of Boston, Mass., to prepare designs for a 16-story building, to be ready for occupancy about December 1, next. The



Maynicke & Franke, Archt's.
NEW BROADWAY LOFTS.

building, which will have as its renting agent, Frank Lord, of Daniel Birdsall & Co., is not built for speculation, but will be held as a permanent investment. The property has a frontage on Broadway of 105 feet, the other lines being of varying lengths.

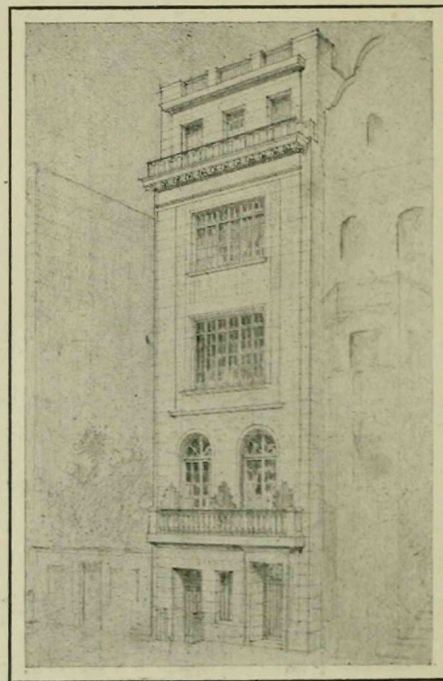
Many interesting features will be installed in this latest link to the chain of modern loft buildings in the section, not the least of which is that the window jambs have been made on the bevel, so as to obstruct little or no light. One-half of the roof is devoted to a large room for the free use of the employees of the various tenants. This room is connected with the roof by doors, so that the entire roof space will be a convenient recreation retreat for those employed in the structure. This is one of the first buildings of its type to have such an arrangement since Borough President Marks commenced to advocate recreation spaces for workers.

An ingenious arrangement of duplicate stairs, scissor fashion, has been planned so that two staircases are in one shaft, with two separate entrances to each loft, thereby saving floor space. The cost of the improvement has been placed at \$800,000. Pattison Brothers, 1182 Broadway, are the steam and electrical engineers.

The following firms have been awarded the sub-contracts to date: Hartman Wrecking Company, 198 Broadway, razing; Hay Foundry & Iron Works, 15 Madison Square North, structural steel; Charles A. Cowen & Co., 1133 Broadway, mason work; Peter Neary & Son Company, 335 East 46th street, granite; A. B. See Elevator Company, 220 Broadway, elevators; Rapp Construction Company, 30 East 42nd street, fireproof arches; H. W. Miller, Inc., 501 East 22nd street, plastering; Wells & Newton Company, Avenue B and 17th street, plumbing and sprinkler system; Lord Electric Company, 105 West 40th street, electric work; Standard Iron Works, 540 West 58th street, ornamental iron, and the Peelle Company, 1321 Park Row, elevator doors.

Charles M. Clark's New Home.

FOREMOST among the improvements under construction in the Park avenue section may be numbered the residence recently started at 713 Park avenue, for Charles M. Clark, treasurer of the Bradstreet Company, 346 Broadway. Plans and specifications for this dwelling were prepared by McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, and the consulting engineers are Clark, McMullen & Riley, 101 Park avenue. The structure is being erected under a general contract by the E. E. Paul Company, 101 Park avenue. The



McKenzie, Voorhees & Gmelin, Arch'ts.
RESIDENCE FOR CHARLES M. CLARK.

plans call for a building five stories in height, 20x89 feet. The construction will be fireproof throughout. Fixtures and appliances of the most up-to-date pattern will be installed for the comfort and convenience of the owner and his household. The front which has been designed in a simple and dignified manner is without ornamentation except for the two balconies. The front will be of Indiana limestone.

GEN. GEORGE MOORE SMITH.

Brig.-Gen. George Moore Smith, president of the Candee, Smith & Howland Company, building materials, died on Monday morning at 8:30, at his summer home in the Balmville section of Newburgh, whence his body was borne after a burial service Thursday noon to Kensico Cemetery.

Gen. Smith leaves a widow and a son, Elliot Smith, of New Rochelle. He was 79 years old and had been seriously ill for only five days, but had been failing for some months. His city home was at 1132 Madison avenue.

The death of Gen. Smith has been noted in extended remarks by the press throughout the country and in appropriate resolutions by many organizations, military, commercial, historical and social. He was a national figure, a citizen of the finest type, and his life an example to us all.

Gen. Smith's boyhood and youth were spent at Ellsworth, Me., his young manhood at Boston, his long middle life here in New York City and his closing years on his estate at Newburgh. His life was full of interest. As a young man in Boston he was a member of the famous Union Boat Club, which rowed races against Harvard and Brown University and the crack crews from the Hudson River. Once Gen. Smith rowed in a race against Dr. Charles W. Elliot, of Harvard, and Prof. Louis Agassiz.

Gen. Smith was a remarkable marksman, and even two years ago, after being retired, made a series of bullseyes at the long distance target on the Coldenham range that surprised even those well acquainted with his expertness with the rifle.

At Newburgh he took great interest in the transactions of the Historical Society of Newburgh Bay and the Highlands, and loved to visit the places hallowed by Washington and his generals.

A few years before the Civil War he came to New York and became associated with Howland & Aspinwall, ship brokers. In the year 1870 he became a member of the firm of Candee & Smith, now Candee, Smith & Howland Company, dealers in building materials, with main office and yards at the foot of East 26th street, and other large yards at the foot of East 53d street, and on the Harlem River at 139th street, Bronx. He held membership in the Building Exchange, the General Society of Mechanics and Traders, and the Building Trades Employers' Association. Gen. Smith was honorary president of the New York Athletic Club and also held membership in the Powelton Club at Balmville, the Automobile Club of America, and Alexander Hamilton Post, G. A. R.

The story of the General's military life and service is a long and most interesting one. For many years he led the National Guard troops of this city. He enlisted in Company B of the 7th Regiment on April 2, 1861. Within four months he had become first sergeant, and in the campaign at Fort Federal Hill, Baltimore, he was made second lieutenant. In 1864 he became first lieutenant, and a few months later he was elected captain. The officers of the regiment chose him as their major in 1870, and eleven years later he was made lieutenant colonel. Gen. Smith served in the 7th for 34 years. He was also secretary of the building committee of the new armory from 1876 to 1880. He was chosen to lead the 69th Regiment in 1895, and became a brigadier-general in 1898.

Always an excellent marksman himself, General Smith sought to improve the quality of marksmanship in the National Guard. He developed organization in the system of practice and was one of the charter members of the National Rifle Association, which established the famous Creedmoor range. He also promoted the international rifle contests held there.

After Col. Frederick Dent Grant had resigned as Police Commissioner of New York, Gen. Smith was appointed by Mayor Strong to the place.

At the burial service there were repre-

sentatives from the Building Trades Employers' Association, the Association of Dealers in Building Materials, the Board of Officers of the First Brigade, Seventh Regiment, Sixty-ninth Regiment and a delegation from the Presbyterian Church of the Pilgrims, all from New York City. Rev. Dr. Clark, of the Church of the Pilgrims, read the burial service. There was no eulogy. The funeral cortege came in automobiles to Tarrytown and thence to the cemetery at Kensico.

Old Style Fire-Escapes.

Fifty years ago men gave a great deal of thought to inventing means of escape from burning buildings, and experimenting with fire-extinguishers and other life-saving devices to be used at fires. In the first annual report of the Building Department of the City of New York, made in the year 1862, attention is called by Supt. James M. MacGregor to a fire-escape invented by J. W. Mackenzie, which the Superintendent considered to have "many excellent features." He described it as being simply a small iron tube or hollow bead fastened to the building under the cornice and extending entirely across the front.

"The lower part of the tube or bead is open," says the report, "and inside is an iron ball, which revolves upon inner wheels. An iron strap or hook is attached to the ball and from this descends a tackle to which a car or basket and the hose and pipe can be attached in a moment, or raised or lowered at will. Thus the tackle and car can be shifted from window to window to rescue imperiled persons," or at least that was the idea. Imagine every building in the city decorated with a block-and-fall.

Another device recommended by Supt. MacGregor in the same report was an invention of a Mr. Shute. "It consists of a strong iron chain ladder," wrote the Superintendent, "coiled upon an iron windlass under cover upon the roof of the building, and so arranged by an iron rod running from the windlass to the sidewalk as to enable the ladder to be instantly lowered and fastened to the curb, affording a certain means of reaching any part of the highest building in the city."

Buildings were not very high in 1882, but it would be quite a feat for women and children to make the descent of the iron chain ladder in an emergency.

The Superintendent comments in the report upon the large number of houses situated on the rear of lots behind other houses, to which entrance was obtainable only through the hallways of the front houses. He refers also to the five and even six story buildings which had no fire-escapes of any kind—only flights of wooden stairs for exits. The passenger elevator, the smokeproof tower and the unburnable building were then, of course, unknown. The firemen's ladders, when the stairways would be cut off by flames, were the main reliance of the community. And yet no more lives were lost at fires then than now.

Plans for Twenty-third Street Lofts.

Plans have been prepared by William H. Birkmire, architect, 1133 Broadway, and filed in the Building Department, for the sixteen-story store and loft building to be erected at 53-57 West 23d street, running through to 24th street, upon the site of the Eden Musee. The structure is to be built by the Nameloc Company, Michael Coleman, president. The property has a frontage in both streets of 75 feet and is 197.6 feet deep. The building is estimated by the architect to cost \$400,000.

Another Brooklyn Factory.

Francisco & Jacobus, architects, 200 Fifth avenue, are preparing plans for a \$500,000 five-story reinforced concrete building to be erected by the American Tobacco Company on the plot, 200 x 300 feet, at the corner of Park and Nosstrand avenues, Brooklyn, which site formerly was occupied by a Brooklyn Rapid Transit Company car barn. The property was acquired, however, in 1912, by the American Real Estate Company, through L. T. Phillips & Co. The build-

ing will be ready for occupancy early in 1916. About 2,000 persons will be employed by the tobacco company.

Park Avenue Apartment Project.

Warren & Wetmore, architects, 16 East 47th street, have been retained to prepare the plans and specifications for a seventeen-story apartment house to be erected by the Fullerton-Weaver Co. on the block front on Park avenue, from 55th to 56th streets. The property, with a frontage of 200.10 feet on Park avenue and 86.8 feet in each street, has been leased for a long term of years from the New York Central Railway Company. The structure will be of the highest type of construction throughout and is expected to cost about \$1,600,000. Additional details will be found in another column in this issue.

Another Park Avenue Apartment.

Emory Roth, architect, 405 Lexington avenue, has been retained to prepare the plans and specifications for the modern thirteen-story apartment house to be erected by Bing & Bing, 119 West 40th street, on the property recently purchased by them at 568-572 Park avenue. This property adjoins the new Colony Club building and is abutted by the nine-story apartment now being erected in East 62d street by A. L. Mordecai & Son. The property has a frontage on the avenue of 75 feet and is 100 feet deep. It has an outlet in 63d street with a frontage in that thoroughfare of 49.6 feet. The projected building will be of the latest type of construction, built with two suites to each floor, containing eight and nine room exclusive of baths.

Building Code Legislation.

The ordinance relating to excavations and foundations, introduced by the Building Committee, was passed in the Board of Aldermen this week and now goes to the Mayor.

A hearing was held yesterday afternoon by the Building Committee on the ordinance relating to fireproof construction and reinforced concrete. See Record and Guide May 29th.

NO ARCHITECTS SELECTED.

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

BRONX.—William H. Picken, 457 West 144th st, contemplates the erection of a 6-sty apartment at the southeast corner of Creston av and 188th st. No architect selected.

MORTON, N. Y.—The School Trustees, care I. P. Clark, chairman building committee, is receiving sketches for a 1-sty brick and frame school here in Orleans County.

COOPERSTOWN, N. Y.—The Trustees of the Orphan Home of the Holy Savior, St. Christian's School, Saratoga Springs, N. Y., interested, contemplates the erection of a new school at Beaver and Pioneer sts. No architect retained.

SCOTIA, N. Y.—The School Trustees of the Town of Glenville, District No. 2, W. F. Gates, 141 Mohawk st, contemplates the erection of a school here to cost about \$60,000. An architect will probably be selected by competition.

SCHENECTADY, N. Y.—The Associated Lodges F. & A. Masons, J. A. Smith, 214 Campbell av, chairman building committee, is receiving competitive sketches to close August 1, for the masonic temple at 828-830 State st, to cost about \$100,000.

GREENVILLE or BAYONNE, N. J.—The Hebrew Orphan Asylum, B. S. Pollak, chairman building committee, Laurel Hill, N. J., is raising funds for the erection of an orphan asylum in Greenville or Bayonne. No architect selected.

JAMESTOWN, N. Y.—The City of Jamestown, C. B. Jones, clerk, is receiving competitive sketches for a fire station at Newland av, near Park st, to cost, about \$8,000.

NEW BERLIN, N. Y.—The Village of New Berlin, W. M. Backus, president, contemplates the erection of a town hall here. Victor Coates (deceased), donor. No architect selected. Cost, about \$15,000.

BINGHAMTON, N. Y.—The City Hospital of Binghamton, 26 Mitchell av, contemplates the erection of a laboratory on the site of the present hospital, Willis Sharpe Kilmer, corner Chenango and Lewis sts, donor. No architect selected.

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PLANS FIGURING.

CHURCHES.

WEEHAUKEN, N. J.—Bids will close June 28 for a church and parsonage at Park av and Columbia Terrace, for the English Evangelical Lutheran Church of the Good Shepherd, Rev. Arthur Schmoyer, 156 Edgar st. Frederick H. Klie, 1206 Hudson st, Hoboken, N. J., architect. Cost, about \$25,000.

DWELLINGS.

OYSTER BAY, L. I.—Bids close June 29 for the general construction of the 2½-sty brick residence, 32x106 ft., for John Slade, care of architect, Alex Mackintosh, Bible House, Manhattan. Cost, about \$25,000.

PUBLIC BUILDINGS.

HUDSON, N. Y.—Plans have been approved and bids are being received until July 1 for the jail in the south side of Warren st, in rear of Court House, from plans by Wm. J. Beardley, 49 Market st, Poughkeepsie. Bids on separate contracts will also be taken, to include heating; plumbing and gas fitting; steam heating, hot water and ventilating apparatus; and electrical work. Cost, about \$50,000.

SCHOOLS & COLLEGES.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, is figuring the contract for alterations to the building at 540 West 114th st, for the Teachers' College, Columbia University, and desires bids on all subs, including kalamein, glass and glazing, carpentry and trim, painting, iron and steel, plastering, etc.

HOBOKEN, N. J.—The Board of Education, Wm. T. Lafferty, president, and Wm. A. Kerr, secretary and clerk, High School, is receiving bids to close at 7.30 P. M., June 28, for additions and alterations to P. S. 8, at 7th and Jefferson sts, from plans by Fagan & Briscoe, 95 River st. Cost, about \$60,000.

STABLES AND GARAGES.

BRONX.—The Northern Cornice & Roofing Co., 1679 Carter av, has received the general contract for converting the fire house at 1192 Fulton av into a fireproof garage, and desires bids on mason work, concrete arches, iron work, carpenter work, plastering, fireproofing and marble work.

STORES, OFFICES & LOFTS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, is figuring the contract for alterations to the building at 446-448 Fulton st, for Louis K. Liggett Co., Arthur T. Remick, architect, and desires bids on all subs, including excavation, shoring, demolition, concrete and cement work, iron and steel, sheet metal and roofing, carpentry and trim, lathing and plastering, painting, glass and glazing, heating, plumbing and gas fitting and electric wiring.

MISCELLANEOUS.

TOMPKINSVILLE, S. I.—The U. S. Government, J. T. Yates, Lighthouse Inspector, is taking bids, to close July 9, at 2 p. m., for a 2-sty carpenter shop, 80x120 ft, to cost about \$23,000. Plans and specifications may be seen at the office of the Record and Guide.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

PARK AV.—Schwartz & Gross, 347 5th av, are preparing preliminary sketches for a 13-sty apartment house at the southwest corner of Park av and 81st st, for Edgar A. Levy, 505 5th av. Cost, about \$500,000.

ST. NICHOLAS AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment at the southwest corner of St. Nicholas av and 157th st, for the Lehigh Building Corp., Irving Judis, president, 2875 Broadway. Cost, about \$250,000.

PARK AV.—Emery Roth, 405 Lexington av, is preparing plans for a 12-sty apartment, 107x150 ft, at the northwest corner of Park av and 84th st, for Bing & Bing, 119 West 40th st, owners and builders. The American Bridge Co., 30 Church st, structural steel. Cost, about \$500,000.

EDGEcombe AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty apartment at the southeast corner of Edgecombe av and 139th st, for the 114th St and 7th Av Construction Co., care of Max Weinstein, 1884 7th av, owner and builder.

BROADWAY.—J. D. Harrison, 2248 Broadway, has completed plans for alterations to the 7-sty apartment at 2381-7 Broadway, for Mary T. Donovan, 302 West 105th st. Cost, about \$3,000.

ACADEMY ST.—Andrew J. Thomas, 2526 Webster av, has prepared plans for two 5-sty apartments at the northwest corner of Academy st and Post av, for the Post Investing Co., Inc., 529 Courtlandt av. Cost, about \$60,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, 77.2x89.11 ft, at 422 West End av, corner 80th st, for J. C. & M. G. Mayer, Inc., 1150 Broadway. Cost, about \$250,000.

CHURCHES.

33D ST.—N. Serracino, 1170 Broadway, has completed preliminary plans for a 1-sty stone and brick church, 64x100 ft, and parochial residences at 309-315 East 33d st, for the Church of the Sacred Heart of Jesus. Cost, about \$35,000. Architect will soon take bids on subs.

FACTORIES AND WAREHOUSES.

56TH ST.—Plans are being prepared for a 3-sty service building in the east side of West 56th st, 124 ft west of 11th av, for T. G. Patterson (lumber), 637 West 55th st. Architect's name for the present withheld. The building will be fireproof, reinforced concrete, 75x100 ft.

BLACKWELLS ISLAND.—A request for an appropriation of \$400,000 has been made to the Board of Estimate for a storehouse here for the Department of Public Charities, foot of East 26th st, Manhattan. No architect selected.

THEATRES.

96TH ST.—Wm. H. McElpatrick, 701 7th av, is preparing plans for a theatre at 206-208 West 96th st, through to 95th st, for The Claremont Building Co., care of John J. Maloney, 1564 Broadway. Plans will probably be ready for estimates about July 18.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

TAYLOR AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty apartment, 20x90 ft, at the southeast corner of Taylor av and McGraw av, to cost about \$10,000. Owner is about to be incorporated. Steam heat, hot water, electric light and plastic slate roof.

ANTHONY AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty apartment at the northwest corner of Anthony av and 176th st, for Henry Cleland, 1849 Anthony av, owner and builder. Cost, about \$75,000. Bids will be taken about June 28 by owner.

207TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty apartments, 50x88 ft. each, in the east side of 207th st, 100 ft. south of Vermilyea av, for Gustavus L. Lawrence, 2228 Broadway, owner and builder. Total cost, about \$90,000. Sub bids will be received by owner about July 6.

HOSPITALS AND ASYLUMS.

KINGSBRIDGE RD.—M. L. & H. G. Emery, 68 Bible House, are preparing plans for an asylum for the blind at Kingsbridge rd, Grand Boulevard and Concourse, 193d st and Creston av, for the Society for Relief of Destitute Blind, 896 Amsterdam av. William Crawford, 7 East 42d st, general contractor.

SCHOOLS & COLLEGES.

BRONX.—The Board of Education opened bids June 21 for installing heating and ventilating apparatus and for installing temperature regulation in P. S. 55. All bids laid over.

MISCELLANEOUS.

211TH ST.—George H. Pegram, care of owner, has completed plans for a 1½-sty brick and steel transformer station in the north side of 211th st, 44 ft. east of White Plains rd, for the Interborough Rapid Transit Co., 165 Broadway, owner, who will take bids on general contract about July 1. Cost, about \$50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

UNION AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment with stores, 25x100 ft, at the northeast corner of Union av and Meserole st, for Paul Herring, 208 Wilson st, owner and builder. Cost, about \$25,000.

WARWICK ST.—Cohn Bros., 361 Stone av, are preparing plans for four 3-sty tenements, 25x70 ft, in Warwick st, for M. Katz, 420 Van Sielen av, owner and builder. Cost, about \$7,500. Slag roofing, dumbwaiters, tile work; no heating, no sidewalk or hand power lifts.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on the west side of Bedford av, 25 ft north of South 10th st, for the Ross Land Co. Cost, about \$75,000. Wrecking will commence at once.

TAPSCOTT ST.—Edward M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 50x88 ft, in the west side of Tapscott st, 114 ft. southeast of

New York av, for the Tapscott Construction Co., 181 Powell st, owner and builder. Cost, about \$25,000.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement, 75x96 ft., on the north side of Bedford av, 25 ft. north of South 10th st, for the Ross Land Co., 461 Bedford av, owner and builder. Cost, about \$60,000.

CHURCH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 59x94 ft., at the northeast corner of Church av and 36th st, for Chas. P. Ward, 134 Chester av, owner and builder. Cost, about \$32,500.

FACTORIES AND WAREHOUSES.

18TH ST.—William Higginson, 13 Park Row, Manhattan, is preparing plans for three 2-sty factory buildings, 200x200 ft, at 18th st and 3d av, for the R. H. Comey Co., 78 18th st.

FULTON ST.—J. Martyn Haenke Co., Inc., 15 Broad st, Manhattan, is preparing plans for a 5 and 8-sty warehouse in the east side of Fulton st, near the bridge. Owner's name for the present withheld. Plans will be completed about July 21, when bids will be taken from a selected list of contractors.

HOSPITALS AND ASYLUMS.

DE KALB AV.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for alterations and additions to the hospital at De Kalb av and Raymond st, for the Brooklyn Hospital, Raymond st. Irons & Todd, 101 Park av, Manhattan, general contractors.

SCHOOLS & COLLEGES.

BROOKLYN.—The Board of Education opened bids June 21 for alterations, repairs, etc., at Auburn Place site, by the Board of Education. All bids laid over.

BROOKLYN.—Bids were opened by the Board of Education for alterations, repairs, etc., at P. S. 33. Jacob M. Gewertz low bidder at \$2,800.

STABLES AND GARAGES.

ADELPHI ST.—Oscar Lowinson, 5 West 91st st, Manhattan, has completed plans for a 1-sty brick garage, 50x98 ft, in the east side of Adelphi st, 166 ft. north of Flushing av, for Louis Kohler, 40 Ashford st. Cost, about \$8,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
CORONA, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has completed plans for a 2-sty brick flat, 22x65 ft, at Wey av and Chestnut st, for the Corona Land & Building Co., Corona, owner and builder. Cost, about \$5,000. Tar and gravel roofing, steam heating, electric wiring, city sewage and water.

WHITESTONE, L. I.—J. Peter Hansen is preparing plans for a 3-sty store and apartment, 25x90 ft, at 18th st, near 8th av, for M. Blum, this place, owner, who will take bids on general contract about June 24. Cost, about \$18,000.

RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for six 3-sty tenements, 17 x55 ft., at the northwest corner of Jamaica av and Waverly pl, for R. Lucia & Bro., 759 Woodward av. Cost, about \$48,000.

RICHMOND HILL, L. I.—M. A. Cantor, 367 Fulton st, Brooklyn, has completed plans for a 3-sty tenement, 20x79 ft., at the northeast corner of Cooper and Wilton avs, for the Wilton Building Co., 64 McKibben st, Brooklyn, owner and builder. Cost, about \$12,000.

CHURCHES.

FAR ROCKAWAY, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, is preparing plans and will soon take bids on the general contract for a 2-sty frame and stucco synagogue, 66x75 ft, on Central av, for the Congregation of Gates of Prayer, care of architect. Cost, about \$30,000.

DWELLINGS.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for a 2-sty brick residence, 35x56 ft, in the north side of Maple st, east of Oxford av, for John Stoppelli, 44 Maple st, owner and builder. Cost, about \$7,000. Shingle or tar and gravel roofing, steam heating, electric wiring, parquet floors, tile baths.

RICHMOND HILL, L. I.—Robert M. Le Beau Realty & Construction Co., 1627 Minnesota av, Dunton, L. I., owner and builder, has had plans prepared by Robert Kurz, Fulton st, Jamaica, for four residences on the south side of Metropolis av, 44 ft east of Cedar st. Total cost, about \$20,000. Shingle roofing, steam heating, electric wiring, cesspool, city water, tile baths, parquet floors.

MALBA, L. I.—John E. Nitchie, 602 World Building, Manhattan, has completed plans for a 2½-sty frame residence, 28x32 ft, for Henry P. Gant, Bradley

Beach, N. J., owner and builder. Cost, about \$5,500.

JAMAICA, L. I.—Robert Kurz, Fulton st, has completed plans for a 2½-sty residence, 20x32 ft, on the west side of Brooklyn av, 100 ft north of Cumberland st, for George Stilger, 276 New York av, Brooklyn, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool. Cost, about \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has completed plans for five 2½-sty residences, 16x38 ft, at the southwest corner of Oxford and Maple sts, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Shingle roofing, steam heating, electric wiring, cesspool. Total cost, about \$15,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for twelve 2-sty brick residences, 20x62 ft, on the south side of Gates av, 114 ft east of Fresh Pond rd, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about \$48,000.

GLENDALE, L. I.—F. J. Berlenbach, 260 Graham av, Brooklyn, has completed plans

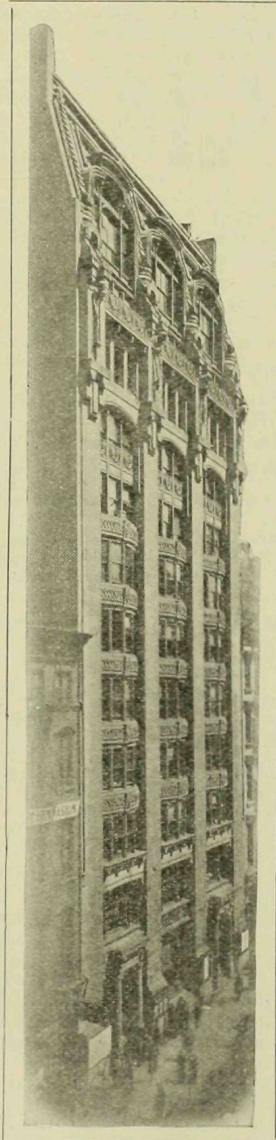
for a 3-sty brick rectory on the south side of Myrtle av, for St. Pancras R. C. Church, premises, Rev. Father Francis O. Siegelack, pastor. Cost, about \$7,500.

WHITESTONE, L. I.—Jos. W. Weiss, 16 Court st, Brooklyn, has completed plans for six 2-sty brick residences in the south side of 14th st, 440 ft west of 8th av, for George O. Van Arden, 20th av, Brooklyn, owner and builder. Cost, about \$24,000.

FOREST HILLS, L. I.—F. J. Sterner, 154 East 63d st, Manhattan, has completed plans for a 2-sty tile residence, 37 x50 ft, at the northeast corner of Markwood rd and Rockrose pl, for Ellen B. Kendall, 520 Park av, Manhattan. Cost, about \$10,000.

RICHMOND HILL, L. I.—Plans have been prepared by William Debus, 86 Cedar st, Brooklyn, for a 2½-sty brick residence, 20x55 ft, on the west side of Waverly pl, 80 ft north of Jamaica av, for R. Lucia & Bro., 759 Woodward av, owners and builders. Cost, about \$6,000. Slag roofing, steam heating, electric wiring, hardwood trim, dumbwaiters, no parquet floors, no sidewalk elevators. Cost, about \$6,000.

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Contemplated Construction—Continued.

METROPOLITAN, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for two 3-sty brick residence and store buildings, at the southeast corner of Flushing av and Emma st, and on the south side of Flushing av, 40 ft east of Emma st, for Meruk & May, 189 Montague st, Brooklyn, owners and builders. Cost, about \$15,000 and \$36,000.

MIDDLE VILLAGE, L. I.—Joseph W. Weiss, 16 Court st, Brooklyn, is preparing plans for four 2½-sty frame and stucco residences, 20x48 ft, in the south side of Pulaski st, near Main av, for O. S. Pomperany, 16 Court st, Brooklyn, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths, cesspool.

MIDDLE VILLAGE, L. I.—M. Perlstein, this place, has completed plans for twenty 2-sty frame and brick residences, 20x51 ft., at North, Fulton, Market, Pulaski and Hinman sts, for the Morton Park Realty Co., 464 Grand st, Brooklyn, owner and builder. Cost, about \$50,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Frank Crowell, Inc., Dupdale Drive, contemplates the erection of five residences on Manhasset Bay, from plans by Irving B. Ells, 1328 Broadway, Manhattan.

Richmond.

SCHOOLS & COLLEGES.

RICHMOND.—All bids were laid over by the Board of Education for alterations and repairs to the electric equipment in the Curtis High School.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—Eugene J. Lang, 477 5th av, Manhattan, has nearly completed plans for a 2½-sty frame residence, 30x50 ft, for Emmet Hay Naylor, 18 East 41st st, Manhattan. Shingle roofing, hot water heating, electric wiring, city sewage and water. Cost, about \$10,000.

RYE, N. Y.—Henry Eddy, 8 King st, Portchester, contemplates the erection of a 2½-sty frame residence on Redford st, from private plans. Cost, about \$5,000.

PLEASANTVILLE, N. Y.—J. T. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 2½-sty residence, 30x40 ft, for S. Boyd Darling, 135 Henry st, Brooklyn, and will take bids on general contract. Shingle roofing, steam heating, electric wiring, cesspools, town water. Cost, about \$8,000.

PEEKSKILL, N. Y.—Weberly & Baxter, Nelson av, have completed plans for a 2½-sty residence, 26x40 ft, on Constant av, for John W. Snowden, 956 Paulding av, owner, who is taking bids on general contract. Shingle roofing, hot water heating, electric wiring. Cost, about \$7,000.

YONKERS, N. Y.—Plans have been prepared for a 2½-sty residence at the southeast corner of Lewis Parkway and Ritchie av, for the Lowerre Summit Development Co., C. Irwin Lattin, president, 166 McLean av. S. K. Sutherland, 26 Rumsey rd, general contractor. Cost, about \$7,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans will be completed about July 1 and sent to committee, which will take bids on the 4-sty masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M. Beersman & Vollmer and Everts Tracy, 244 5th av, Manhattan, associate architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000.

SCHOOLS AND COLLEGES.

PORTCHESTER, N. Y.—Plans have been completed for the 3-sty high school on Irving av for the Board of Education. Hewitt & Bottomley, 597 5th av, Manhattan, architects. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Bids will be received about July 8. Cost, about \$120,000.

PORTCHESTER, N. Y.—W. A. Ward, P. O. Building, has completed plans for an addition to the 2-sty P. S. 4, in Williams st, for the Board of Education. Cost, about \$32,000. Bids will be received about July 8.

MISCELLANEOUS.

MOUNT PLEASANT, N. Y.—Preliminary surveys are being made by Chas. W. Leavitt, 220 Broadway, Manhattan, for the layout of a cemetery and the construction of a mortuary chapel here, for St. Patrick's Cathedral Board of Trustees, 24 East 52d st. No building committee has yet been appointed.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
WEST HOBOKEN, N. J.—John P. Messmer, 610 Summit av, is preparing plans

for a 4-sty tenement, 28x74 ft, on Mountain rd, for John Meroni, 714 John st, owner and builder, who will take bids on subs about July 5. Cost, about \$25,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., is preparing plans for a 4-sty tenement, 29x60 ft, on Delaware av, for M. J. Lyons, 795 Westside av, owner and builder. Cost, about \$12,000.

ORANGE, N. J.—A. P. Nucciarone, 74 Jackson st, is preparing preliminary plans for a 3-sty tenement, 40x70 ft, at 237-239 Essex av, for Felice Vacca, care of architect. Slag roofing; no heating or wiring, no dumbwaiter, no tiling. Cost, about \$12,000.

DWELLINGS.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for a 2-sty residence and garage for Edward A. LeRoy, 969 Park av, Manhattan. Cost, about \$100,000. The contract will probably be awarded without competition.

LONG BRANCH, N. J.—Harold L. Young, 347 5th av, Manhattan, has prepared plans and is ready to receive bids at once for a residence here, to cost about \$18,000.

NUTLEY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame residence for R. G. Scraaf, this place. Cost, about \$5,000. Shingle roofing, steam heating, electric wiring.

NUTLEY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2-sty frame residence for H. Remmelard, this place. Shingle roofing, steam heating, electric wiring. Cost, about \$4,000.

SOUTH ORANGE, N. J.—Lucius Main, 1 Mountain av, Maplewood, N. J., has completed plans for a 2½-sty residence, 25x33 ft., at Mountain Station, for Chas. R. and S. J. Burke, care of architect. General contract will be awarded without competition. Shingle roofing, hot air heating, electric wiring, city sewage and water. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing sketches for a 1-sty hollow tile and stucco ice plant, 186x200 ft, and swimming pool, 40x100 ft, at the corner of Central and Jefferson av, for S. H. McKnight, 2848 Boulevard. Bids will be received until Aug. 1. Cost, about \$40,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

ALBANY, N. Y.—Merrick & Pember, 51 State st, are preparing sketches for an 8 or 10-sty apartment house at the corner of Washington av and Swan st, to cost about \$150,000. Owner's name for the present withheld.

FACTORIES & WAREHOUSES.

BUFFALO, N. Y.—Plans are about completed for the 4-sty factory at Elmwood av and N. Y. C. H. R. R., for the Pierce-Arrow Motor Car Co., 1695 Elmwood av. The Aberthaw Construction Co., 8 Beacon st, Boston, Mass., general contractor.

PUBLIC BUILDINGS.

BUFFALO, N. Y.—The City of Buffalo, Department of Public Works, Col. Francis G. Ward, Municipal Building, contemplates the erection of a jubilee library at Grant and Amherst sts, from plans by Howard Beck, Municipal Building. Cost, \$40,000 to \$50,000.

STABLES AND GARAGES.

SPARKILL, N. Y.—C. Dana Loomis, care of Pell & Corbitt, 122 East 25th st, Manhattan, has completed plans for a 1-sty brick and reinforced concrete garage, 50x101 ft, for the Central Garage & Machine Works, to cost about \$8,000.

STORES, OFFICES & LOFTS.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, has been commissioned to prepare plans for a 6-sty office building at 124-126 State st, for the Municipal Gas Co., N. F. Brady, president, 112 State st. Cost, about \$600,000.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, owner and architect, contemplates alterations to the apartments at 49-51 Market st, for office purposes. The work will consist of constructing entire new front, probably of tapestry brick and sandstone, changing partitions, replastering and small rear addition.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—(sub.)—The Otis Elevator Co., 11th av and 26th st, has received the elevator contract; Johnson & Morris, 538 West 23d st, heating, and B. A. & G. N. Williams, marble work, for the 9-sty bachelor apartment at 743 5th av, for the Estate of Mary Mason Jones, care

of W. Kintzing Post, 16 Exchange pl. Hazzard & Erskine, 437 5th av, architects. J. K. Turton, 101 Park av, general contractor. Cost, about \$80,000. Excavating is under way.

BROOKLYN (sub.).—The Raisler Heating Co., 29-31 Amsterdam av, Manhattan, has received the heating contract, and Chas. Winkel, 570 East 8th st, Manhattan, plumbing, for the 4-sty apartment, south-west corner of Newkirk av and East 21st st, for Wolfinger & Lasberg, 346 Broadway, Manhattan, owners and builders. W. T. McCarthy, 16 Court st, architect. Cost, about \$60,000.

BANKS.

LONG ISLAND CITY.—John H. Deeves & Bro., 103 Park av, Manhattan, have received the general contract to erect a 1-sty branch bank building on the north side of Queensboro Bridge Plaza, between Jackson and Hunter avs, for the Bank of Long Island, 359 Fulton st, Jamaica, L. I. A. Wallace McCrea & Co., 23 East 15th st, Manhattan, architects. Cost, about \$40,000.

DWELLINGS.

120TH ST.—Edwin Outwater, 18 East 41st st, has received the general contract to erect an addition to the president's residence, at 120th st and Claremont av, for the Union Theological Seminary, Broadway and 120th st. Allen & Collins, 40 Central st, Boston, Mass., architects.

MONTCLAIR, N. J.—W. J. Taylor Co., 5 East 42d st, Manhattan, has received the general contract to erect a 2½-sty residence and garage, 38x56 ft, for Raymond E. Jones, care of architects, Shape & Bready, 220 West 42d st, Manhattan.

SCOTCH PLAINS, N. J.—Anthony Albert, Fanwood, N. J., has received the general contract to erect a 2½-sty residence on Farley av, for Chas. Ball, Fanwood. Fred L. Lancaster, National Bank Building, Plainfield, architect. Shingle roofing, town water supply, cesspool. Cost about \$3,500.

BEECHURST, L. I.—Stewart & Reynolds, this place, have received the general contract to erect a 2½-sty terra cotta block and stucco residence at 29th st and Cryder's lane, for Mrs. Leotha Thurston, care of architect, J. William Cromwell, Jr., 281 5th av, Manhattan.

EAYSIDE, L. I.—George Harnden, this place, has received the general contract to erect a 2½-sty frame and stucco residence, 28x35 ft, on the east side of Fairview av, 220 ft south of Palace Boulevard, for Adolph Cardoza, this place. Cost, about \$7,000. Shingle roofing, electric wiring, steam heating, cesspool, parquet floors, tile baths, city water.

WESTFIELD, N. J.—Nelson S. Archbold, 163 North Euclid av, has received the general contract to erect a 2½-sty residence and garage, 25x36 ft, at 1-2 Stanley Oval, for Edwin Alexander, care of architect, J. C. Westervelt, 36 West 34th st, Manhattan. Cost, about \$7,000.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty frame and brick veneer residence at Greenacres, for William Douglas Walsh, care of architect, George H. Chichester, 30 East 42d st, Manhattan. Work will start about August 1.

NEW BRUNSWICK, N. J.—Ricciotti Vidoni, this place, has received the general contract to erect a 2½-sty brick residence, 37x57 ft, for Mrs. Louise Pratt, care of architect, Alexander Merchant, 363 George st. Cost, about \$12,000.

MENDHAM, N. J.—Miller Reed Co., 103 Park av, Manhattan, has received the gen-

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Contracts Awarded—Continued.

eral contract to erect a 2½-sty residence for William W. Phillips, 36 Broad st, Manhattan. John S. Humphries and Bellows & Aldrich, 8 Beacon st, Boston, Mass., architects.

HASBROUCK HEIGHTS, N. J.—David T. Corson, 21 Waters av, West New Brighton, S. I., has received the general contract to erect a 2½-sty frame residence for Walker L. Wheatcroft, 360 Putnam av, Brooklyn. Shingle roofing, steam heating, electric wiring, cesspool, city water, concrete walks.

FACTORIES AND WAREHOUSES.

BROOKLYN (sub).—The Hedden Iron Construction Co., 30 Church st, has received the structural steel work for the industrial building, 80x260 ft, on the south side of Broadway, near Wythe av, for Gretsch Building No. 4, Inc., Fred Gretsch, 110 South 4th st, president. Braunsworth & Co., 16 Nassau st, lessee. William Higginson, 13 Park Row, Manhattan, architect. Moyer Engineering & Construction Co., 375 Fulton st, general contractors. Cost, \$550,000 to \$600,000.

GLENDALE, L. I.—A. H. Lueders Building Construction Co., 850 Fairmount pl, Bronx, has received the general contract to erect the 2-sty factory, 100x125x123 ft, at this place for Wm. Greilich, Brooklyn. S. F. Oppenheimer, 333 East 80th st, Manhattan, architect. Cost, about \$15,000. Work will be started immediately.

JERSEY CITY, N. J.—William J. Coughlin, 161 Germania av, has received the general contract to erect a 2-sty brick laboratory building, 22x57 ft, on Summit av, near High Service Pumping Station, for the Board of Commissioners of Jersey City. Chas. A. Van Keuren, City Hall, chief engineer.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—Tobias Simonette, 248 Fulton av, Richmond Hill, L. I., has received the general contract to remodel the 2-sty brick clubhouse for D. K. E. Society of Rutgers College, Bleeker pl, New Brunswick. Warren H. Conover, 114 Liberty st, Manhattan, architect.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Frank Groesch, this place, has received the general contract to erect a 2-sty brick parochial school on the west side of Boyd av, 55 ft north of Syosset st, for St. Thomas Apostle R. C. Church, 460 Benedict av. Cost, about \$30,000.

NEWARK, N. J.—Thos. J. Mackinson Co., 225 South 7th st, Newark, has received the general contract to erect a 2-sty addition, 30x17 ft, at 544 High st, for the Newark Academy, Wilson Farrand, premises, head master. John T. Simpson, Essex Building, architect and engineer. Enstice Bros., 38 Clinton st, carpenters. Cost, about \$5,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Patrick Reynolds, 102 East 12th st, has received the general contract to alter and erect additions to the 3-sty office building, 23x72 ft, at 9 West 17th st, for the Ogden Goelt Estate, 9 West 17th st. Albert Morton Gray, 1402 Broadway, architect. Cost, about \$8,000.

MANHATTAN.—Starrett & Goss, 103 Park av, have received the general contract for an addition to the office building at 49 Wall st, for the Atlantic Mutual Insurance Co. Lawlor & Haase, 69 Wall st, architects. The addition consists of a new pent house, which will require structural terra cotta walls, asbestos roofing, new electric work, extending present steam heating, common plaster and painting.

STAPLETON, S. I.—D. Levine, on premises, has received the general contract to alter the department store at 108 Canal st, for Samuel Cohen, on premises. S. Levingson, 101 West 42d st, Manhattan, architect. Cost, about \$5,000.

GARFIELD, N. J.—Chas. Zafonti, Jr., at site, has received the general contract to erect a 2-sty brick, hollow tile and limestone bakery and residence at 21 Henry st, for Chas. Zafonti, Sr., at site. Frank Pirrone, this place, architect. Cost, about \$5,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ACADEMY ST, n w cor Post av, Academy st, w s, 60 n Post av, two 5-sty brick apartments, 54x90, 28x88; total cost, \$98,000; owner, Post Investment Co., 529 Courtland av, Fred F. French, Pres., 400 Convent av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 218.

207TH ST, e s, 100 s Vermilyea av, two 5-sty brick stores and apartments, 43.9x50x88; cost, \$90,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 216.

WASHINGTON PL.—79-81, 8-sty fireproof tenement, 44x76; cost, 50,000; owner, Fogliasso Clement Building Co., Pres. John L. Fogliasso, 197 Bleeker st; architect, Frank C. Vitolo, 16 E. 23d st. Plan No. 213.

FACTORIES AND WAREHOUSES.

37TH ST, West, 35-37, 12-sty fireproof, light manufacturing, 50x98.9; cost, \$180,000; owner, Louis Ed. and Maria L. Frith, 610 Park av, N. Y. C.; architect, Herman Lee Meader, 2 West 33d st. Plan No. 221.

5TH AV, 267-69 n e cor 29th st, 11-sty, fireproof warehouse, 48.11x99.4; cost, \$350,000; owners, Frank V., John H. and Crawford Burton and Howard F. Clark; architects, Starrett & VanVleck, 8 West 40th st. Plan No. 214.

STABLES AND GARAGES.

53D ST, 244 West, s s, 197 w Broadway, 1-sty brick garage, 18.9x100.6; cost, \$4,000; owner, Jacob Mattern, 215 West 53d st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 219.

RIVERSIDE D., WEST, 360, 1-sty fireproof garage and dwelling, 60x16; cost, \$1,125; owner Emma L. & Chas. Adam, Bronxville av; architect, The Andrew Greis Co., Inc., 335-37 West 19th st. Plan No. 220.

AV D, 83-89, w s, 25 s 7th st, 1-sty brick garage, 84x93; cost, \$8,000; owner, Michael Morrissey & Benj. Holzman, 81 Av D; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 217.

STORES, OFFICES AND LOFTS.

23D ST, 53-57 West, and 24th st, 16-sty fireproof store and lofts, 75x197.6; cost, \$400,000; owner, Nameloc Co., 125 West 56th st, Michael Coleman, Pres.; architect, William H. Birkmire, 1133 Broadway. Plan No. 215.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, e s, 50 n 238th st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owner, Chas. Housle Realty Co., Chas. Housle, 530 West 207th st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 354.

STABLES AND GARAGES.

176TH ST, 844, 1-sty steel garage, 20.4¼x 29.10¼; cost, \$500; lessee, Wm. Vastenomo, 849 East 176th st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 350.

STORES AND DWELLINGS.

GLOVER ST, s s, 125 w St. Raymonds av, 1-sty brick stores and dwelling, 25x50, tin roof; cost, \$2,000; owner, Pasquale Giacobbe, 1703 Castle Hill av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 349.

MONTEREY AV, w s, 105 n 178th st, 2-sty brick store and dwelling, slag roof, 25x53; cost, \$4,500; owner, Gent Const. Co., John G. Gent, 2067 Crotona av, treasurer and architect. Plan No. 355.

STORES, OFFICES AND LOFTS.

WASHINGTON AV, w s, 99.89 n Wendover av, 1-sty brick store, slag roof, 25x50; cost, \$2,500; owner, Jacob Wexler, 1581 Washington av; architect, M. J. Harrison, World Building. Plan No. 353.

MISCELLANEOUS.

21TH ST, n s, 44.6 e White Plains rd, 1-sty brick sub-station and power house, 60x100, slag roof; cost, \$50,000; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 351.

MEAGHER AV, w s, 104 n Chaffee av, 1-sty frame toilets, 10x10; cost, \$250; owners, Sound Heights Corp., 75 Cliff st; architect, Wm. Donohue, Silver Beach Camp. Plan No. 352.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AMBOY ST, w s, 140.5 s Pitkin av, 3-sty brick store and tenement, 25x50, slag roof, 3 families; cost, \$7,500; owner, Samuel Meisler, 1614 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4443.

ST. JOHN'S PL, n s, 100 w Utica av, four 4-sty brick tenements, 44.10x100, gravel roof, 20 families each; total cost, \$120,000; owners, L. Oxfeld Sons, 361 Stone av, architects, Cohn Bros., 361 Stone av. Plan No. 4435.

EAST 16TH ST, n e cor Foster av, 4-sty brick tenement, 62x136, slag roof, 23 families; cost, \$65,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4496.

AV H, s w cor Ocean av, 4-sty brick tenement, 58x90, slag roof, 18 families; cost, \$40,000; owner, Loyal Bldg. Co., 3915 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 4476.

AV H, s s, 58 w Ocean av, 4-sty brick tenement, 62x82.10, slag roof, 20 families; cost, \$40,000; owner, Loyal Bldg Co., 3915 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 4477.

FOSTER AV, n s, 62 e East 16th st, 4-sty brick tenement, 52x85.7, slag roof, 19 families; cost, \$55,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4495.

BUTLER PL, n s, 100 e Plaza st, 4-sty brick tenement, 52x—, gravel roof, 20 families; cost, \$70,000; owner, Alto Holding Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4528.

BUTLER PL, n s, 152 e Plaza st, 4-sty brick tenement, 73x—, gravel roof, 20 families; cost, \$70,000; owner, Alto Holding Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4529.

68TH ST, n s, 100.11 e Ridge blvd, six 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$39,000; owner, Julius H. Goldberg, 6724 Ridge blvd; architect, Thos. Bennett, 5123 3d av. Plan No. 4543.

GRAVESEND AV, e s, 573.10 n Av C, two 3-sty brick tenements, 23.8x69, slag roof, 6 families each; total cost, \$14,000; owner, Brooklyn Heights Land & Mortgage Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4534.

EAST 17TH ST, w s, 40 n Foster av, 4-sty brick tenement, 62x82, slag roof, 19 families; cost, \$45,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4852.

FOSTER AV, n w cor East 17th st, 4-sty brick tenement, 40x95, slag roof, 23 families; cost, \$55,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4551.

CHURCHES.

ATLANTIC AV, s s, 250 e Hoyt st, 3-sty brick synagogue, 25x75, gravel roof; cost, \$8,000; owner, Talmud Thorah, Jacob Joseph, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4449.

BEDFORD AV, e s, 100 s Glenwood rd, 1-sty frame church, 24x72, shingle roof; cost, \$3,500; owner, Chester A. Halstead, 414 Rogers av; architect, Thos. Bennett, 5123 3d av. Plan No. 4547.

DWELLINGS.

EAST 26TH ST, w s, 154 s Canarsie av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$18,000; owners, Flaudreau & McRoberts, 1210 Nostrand av; architect, Wm. C. Meyer, 115 Av C West. Plan No. 4424.

CONEY ISLAND AV, w s, 462 n Av L, 2-sty brick dwelling, 19x55, gravel roof, 2 families; cost, \$4,000; owner, Mrs. Delia Carey, 375 Douglass st; architect, Wm. J. Conway, 400 Union st. Plan No. 4456.

7TH ST, e s, 85 n Av H, three 2-sty frame dwellings, 17x37, shingle roof, 1 family each; total cost, \$9,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 4472.

BEDFORD AV, s w cor Foster av, 2-sty frame dwelling, 22x49, shingle roof, 1 family; cost, \$3,000; owner, Arthur H. Strong, 585 East 18th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4463.

HENDRIX ST, w s, 225 s Fulton st, 2-sty brick dwelling, 20x40, slag roof, 1 family; cost, \$2,800; owner, Abr. Feinstein, on premises; architect, Jos. W. Wiess, 16 Court st. Plan No. 4510.

HENDRIX ST, w s, 250 s Fulton st, 2-sty brick dwelling, 20x40, slag roof, 1 family; cost, \$2,800; owner, Abr. Feinstein, on premises; architect, Jos. W. Wiess, 16 Court st. Plan No. 4511.

E 23D ST, w s, 420 s Av M, 2-sty frame dwelling, 22x39.4, shingle roof, 1 family; cost, \$4,500; owner, Elmer E. O'Donnell, 443 East 17th st; architect, Jas. A. Buck, 865 Gates av. Plan No. 4521.

E 31ST ST, s w cor Tilden av, 2-sty brick dwelling, 19.8x52, gravel roof, 2 families; cost, \$3,000; owner, Saml. Kaplan, 44 Bay 32d st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4509.

EAST 36TH ST, w s, 200 s Av K, four 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, \$16,000; owner, Alfred W. Aldridge, 1289 Brooklyn av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 4532.

45TH ST, s s, 100 w 15th av, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$5,500; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4514.

45TH ST, s s, 140 w 15th av, two 2-sty frame dwellings, 20.5x47.10, shingle roof, 2 families each; total cost, \$10,000; owner, C. W. P. Co., Inc., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4512.

10TH AV, e s, 20 n 58th st, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$12,000; owner, Carwood Bldg. Co., 1011 58th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 4526.

15TH AV, s e cor 45th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4513.

15TH AV, s w cor, 45th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4516.

15TH AV, e s, 40 s 45th st, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, \$10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4515.

15TH AV, w s, 40 s 45th st, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, \$10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4518.

MAPLE ST, n s, 94.5 w Kingston av, 2-sty brick dwelling, 20x35, tin roof, 2 families; cost, \$2,000; owner, Amelia Tuffiro, 533 Maple st; architect, Max Cohn, 350 Bedford av. Plan No. 4558.

EAST 28TH ST, w s, 100 s Tilden av, ten 2-sty brick dwellings, 18.6x32.6, slag roof, 1 family each; total cost, \$30,000; owner, Virginia Bldg. Co., Woolworth Bldg., Manhattan; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 4562.

47TH ST, s s, 180 w 16th av, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, \$10,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4550.

50TH ST, n s, 80 w 16th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4551.

51ST ST, n s, 140 e 13th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,000; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4569.

ELBERTS LA, w s, 100 n Pitkin av, three 2-sty brick dwellings, 18x33, gravel roof, 1 family each; total cost, \$6,000; owner, Brooklyn

Line Impt. Co., 1216 Liberty av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 4577.

AV L, n w cor East 7th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$4,500; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4603.

AV L, n s, 25 w East 7th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost,

\$3,500; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4602.

AV L, n s, 48.6 w East 7th st, two 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$7,000; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4601.

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Plans Filed, Brooklyn, Continued.

warehouse, 60x200, gravel roof; cost, \$30,000; owner, Wm. Becker's Chemical Works, 105 Underhill av.; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4460.

JACKSON ST, n s, 206 e Manhattan av, 1-sty brick storage, 18.8x86, iron roof; cost, \$500; owner, Valentine & Co., 456 4th av, Manhattan; architect, F. R. Blount, Jr., 99 Claremont av, Manhattan. Plan No. 4498.

JUNIUS ST, w s, 115 s Liberty av, 1-sty brick storage, 20x25, gravel roof; cost, \$500; owners, Geo. Hodge & ano, 560 Junius st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4490.

6TH ST BASIN, n s, 420 w 2d av, 1-sty brick storage, 65x25, gravel roof; cost, \$650; owner, Brooklyn Builders Supply Co., on premises; architect, Axel S. Hedman, 371 Fulton st. Plan No. 4481.

STABLES AND GARAGES.

EAST 18TH ST, e s, 250 s Av G, 1-sty brick garage, 19.6x18, shingle roof; cost, \$650; owner, S. Sheldt, on premises; architect, Daniel Lauer, 800 Elmore pl. Plan No. 4451.

HUNTINGTON ST, n s, 104 e Henry st, 2-sty brick stable, 60x32, gravel roof; cost, \$5,000; owners, Giusepina Basile & ano, 341 Hamilton av; architect, Vincent M. Capano, 321 South 5th st. Plan No. 4444.

WEST 9TH ST, s s, 175 e Hicks st, 1-sty brick stable, 11x15, tin roof; cost, \$300; owner, Arangelo De Nicola, on premises; architect, John Burke, 370 Union st. Plan No. 4446.

ADELPHI ST, e s, 166.4 n Flushing av, 1-sty brick garage, 50.6x98.8, slag roof; cost, \$8,000; owners, Louis Kohler & ano, 40 Ashford st; architect, Oscar Lowinson, 5 West 91st st, Manhattan. Plan No. 4493.

HERKIMER ST, n s, 325 e Saratoga av, 1-sty brick garage, 16x18, slag roof; cost, \$400; owner, Margaret Canella, 81A Hull st; architects, Canella & Gallo, 60 Graham av. Plan No. 4478.

PRESIDENT ST, s s, 280 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, \$300; owner, Chas. B. Vogeley, on premises; architect, C. L. Seyfert, 110 West 40th st, Manhattan. Plan No. 4500.

86TH ST, n s, 230 w 19th av, 1-sty brick garage, 60x27, gravel roof; cost, \$1,400; owner, Ernest C. Waldeck, on premises; architect, E. C. Waldeck, on premises. Plan No. 4519.

HUBBARD PL, n w cor East 39th st, 1-sty brick garage, 10x14, gravel roof; cost, \$250; owner, Jas. Lawless, on premises; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4563.

49TH ST, n s, 160 w 15 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. 4552.

BERGEN ST, n s, 425 w Vanderbilt av, 2-sty brick garage, 50.6x100, slag roof; cost, \$16,000; owner, Peter F. Reilly, 618 Dean st; architect, Harold G. Dangler, 215 Montague st. Plan No. 4585.

DOUGLASS ST, n s, 175 e Hoyt st, 2-sty brick stable, 25x35.1, gravel roof; cost, \$1,000; owner, Wm. Emslie, 293 Douglass st; architect, W. J. Conway, 400 Union st. Plan No. 4578.

STORES AND DWELLINGS.

ROGERS AV, e s, 113.7 s Bergen st, two 3-sty brick stores and dwellings, 18.6x55, slag roof, 2 families each; total cost, \$11,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 4426.

ROGERS AV, e s, 90.1 s Bergen st, 3-sty brick store and dwelling, 23.6x55, slag roof, 2 families; cost, \$4,500; owner, Lancastershire Realty Co., 44 Court st. Plan No. 4427.

EAST 23D ST, w s, 39.8 n Av D, 3-sty brick store and dwelling, 20x37.8, slag roof, 2 families; cost, \$5,500; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern pkway. Plan No. 4485.

EAST 23D ST, w s, 59.8 n Av D, 3-sty brick store and dwelling, 20x47.4, slag roof, 2 families; cost, \$5,500; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4486.

FLATBUSH AV, e s, 23 n Av D, 3-sty brick store and dwelling, 21.6x72.9, slag roof, 2 families; cost, \$7,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4484.

FLATBUSH AV, n s, 44.6 n Av D, 3-sty brick store and dwelling, 23x41.1, slag roof, 2 families; cost, \$6,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4483.

FLATBUSH AV, e s, 67.10 n Av D, 3-sty brick store and dwelling, 23.1x49.9, slag roof, 2 families; cost, \$6,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4482.

HINSDALE ST, w s, 200 s Riverdale av, two 2-sty brick stores and dwellings, 20x52, gravel roof, 2 families each; total cost, \$6,400; owner, Abr. Berland, 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4520.

86TH ST, n s, 96 w 5 av, 2-sty brick store and dwelling, 11.2x48, gravel roof, 1 family; cost, \$2,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 5123 3d av. Plan No. 4542.

4TH AV, e s, 25 s 21st st, 4-sty brick store and dwelling, 25x63.6, slag roof, 2 families; cost, \$8,500; owner, Antonio Bartolotta, 361 15th st; architect, Chas. Braun, 459 41st st. Plan No. 4604.

STORES, OFFICES AND LOFTS.

HUNTINGTON ST, n s, 104 e Henry st, 1-sty brick office, 18.2x32, gravel roof; cost, \$800; owners, Giusepina Basile & ano, 341 Hamilton av; architect, Vincent M. Capano, 321 South 5th st. Plan No. 4445.

SURF AV, s s, 380 e Steubenford's Walk, two 1-sty brick stores, 70x15, gravel roof; cost, \$2,000; owner, Auto Maze Co., Surf av, near West 8th st; architect, Wm. Richter, 4411 18th av. Plan No. 4449.

ST. JOHNS PL, s w cor Kingston av, 1-sty brick store, 12.7x50, gravel roof; cost, \$1,000; owner, Alonzo E. De Baum, 41 Liberty st, Manhattan; architects, Volcking & Holler, 82 Wall st, Manhattan. Plan No. 4591.

ST. JOHNS PL, s s, 50 n Kingston av, 1-sty brick store, 12.7x50, gravel roof; cost, \$1,000; owner, Alonzo E. De Baum, 41 Liberty st, Manhattan; architects, Volcking & Holler, 82 Wall st, Manhattan. Plan No. 4592.

SARATOGA AV, w s, 140 n Sterling pl, 1-sty frame store, 11x25, gravel roof; cost, \$300; owner, Ray Seigel, 1837 Sterling pl; architects, S. M. Millman Son, 1780 Pitkin av. Plan No. 4575.

MISCELLANEOUS.

SURF AV, s s, 380 e Steubenford walk, 1-sty brick lavatory, 11x15, gravel roof; cost, \$700; owner, Aulto Maze Co., Surf av and West 8th st; architect, Wm. Richter, 4411 18th av. Plan No. 4498.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
L. I. CITY.—11th av, w s, 425 n Broadway, 4-sty brick tenement, 25x70, slag roof, 8 families; cost, \$8,500; owner and architect, A. Pipitone, 291 8th av, L. I. City. Plan No. 2107.

CHURCHES.

FAR ROCKAWAY.—Central av, e s, 200 n Nelson av, 2-sty frame synagogue, 76x60, slag roof; cost, \$30,000; owner, Cong. Gates of Prayer, care of architect; architect, L. Allen Abramson, 220 5th av, Manhattan. Plan No. 2080.

DWELLINGS.

ARVERNE.—Beach 43d st, e s, 480 s Jamaica Bay av, two 1-sty frame dwellings, 16x28, tin roof, 1 family; cost, \$1,500; owner, Mrs. E. Schneider, Beach 43d st, Rockaway Beach; architect, S. Piesch, 38 South Eldert av, Rockaway Beach. Plan Nos. 2051-52.

BELLE HARBOR.—Oxford av, e s, 243 n Bay-side dr, 2-sty frame dwelling, 27x40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Michale Grant, 7 West 42d st, Manhattan; architects, Hill & Stout, 299 Madison av, Manhattan. Plan No. 2069.

CORONA.—43d st, e s, 100 n Jackson av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$7,000; owner, J. H. Randle, 114 48th st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2053.

RIDGEWOOD.—Gates av, s w cor Doubleday st, twenty-six 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$109,000; owner, Paul Stier, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs Ridgewood. Plan Nos. 2055 to 2062.

RIDGEWOOD.—Gates av, n s, 84 e Fresh Pond rd, fourteen 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$52,000; owner, Paul Stier, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2063 to 2065.

RICHMOND HILL.—Curtis av, w s, 190 s Beaufort st, 2 1/2-sty frame dwelling, 16x39, shingle roof, 1 family, steam heat; cost, \$3,000; owner A. A. Zachow; architect, owner. Plan Nos. 2066-67.

RICHMOND HILL.—Sherman av, w s, 65 s Liberty av, 2 1/2-sty frame dwelling, 16x39, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, A. Zachow, 1345 Briggs av, Richmond Hill. Plan No. 2068.

ELMHURST.—Grove st, s s, 216 w Junction av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, J. J. Froenhofer, 20 Jennings st, Elmhurst. Plan No. 2078.

FAR ROCKAWAY.—Beach 4th st, w s, 140 s Seagirt av, 1-sty frame dwelling, 20x45, shingle roof, 1 family; cost, \$1,000; owner, S. W. Seymour, 16 West 32d st, Manhattan; architect, A. J. Bogart, Inwood. Plan No. 2077.

FLUSHING.—21st st, e s, 320 n State st, 2-sty frame dwelling, 25x34, shingle roof, 1 family; cost, \$3,500; owner, J. Upton, Main st, Flushing; architect, G. A. Cooper, Whitestone av, Flushing. Plan No. 2084.

GLENDALE.—Martin av, w s, 400 s Myrtle av, 2-sty frame dwelling, 21x45, slag roof, 2 families; cost, \$3,500; owner, P. I. Klueg, 1101 Broadway, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2082.

JAMAICA.—Garibaldi av, s s, 28 w Chrystenah av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$1,800; owner, Frances J. Casement, Hunton av, Jamaica; architect, Robert Kurz, 326 Fulton st, Jamaica. Plan No. 2076.

RICHMOND HILL SOUTH.—Metropolis av, s s, 69 e Cedar av, four 2 1/2-sty frame dwellings, 18x31, shingle roof, 1 family, steam heat; cost, \$9,600; owner, Theo. LeBeau Realty & Const. Co., 1627 Minnesota av, Dunton; architect, Robert Kurz, 326 Fulton st, Jamaica. Plan Nos. 2072-3-4-5.

BELLE HARBOR.—140th st, w s, 613 s Washington st, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$3,000; owner, M. Phillips, 801 West End av, Manhattan; architect, M. T. Lewis, Harriman av, Edgemere. Plan No. 2092.

FLUSHING.—Houston st, s w cor Av A, two 2-sty frame dwellings, 20x44, shingle roof, 2 families; cost, \$6,000; owner, Phillip Poluski, 76 Av B, Flushing; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 2093-94.

L. I. CITY.—Cooper st, e s, 200 s Newtown rd, 2-sty brick dwelling, 22x52, slag roof, 2 families; cost, \$4,000; owner, J. Murphy, 34 Cooper st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2089.

QUEENS.—Paulding st, n s, 280 e Lynn av, 2-sty frame dwelling, 28x25, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mumard Dubois Elendorf, Paulding st, Queens; architect, W. H. Conover, 114 Liberty st, Manhattan. Plan No. 2085.

RICHMOND HILL.—Waverly pl, w s, 80 n Jamaica av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$2,500; owner, Rosario



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Lucia & Bro., 759 Woodward av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 2095.

RICHMOND HILL.—Napier pl, e s, 1075 n Atlantic av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2098-99.

RICHMOND HILL.—Welling st, n s, 1020 n Atlantic av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost \$5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. R. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2100-2101.

RIDGEWOOD.—Cornelia st, n s, 90 w Wyck-off av, four 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$12,000; owner, Ridgewood Imp. Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 2091.

RIDGEWOOD.—Wyckoff av, n w cor Cornelia st, five 3-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$20,000; owner, Ridgewood Improvement Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 2090.

BAYSIDE.—Maxwell av, n s, n w cor Bayside pl, two 2 1/2-sty frame dwellings, 24x37, shingle roof, 1 family, steam heat; cost, \$8,000; owner and architect, Stephen Maxon, 59 26th st, Elmhurst. Plan Nos. 2122-23.

CORONA.—Randall av, w s, 220 s Smith av, two 2-sty brick dwellings, 19x44, tin roof, 2 families; cost, \$5,000; owner, S. Treherne, Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2112.

CORONA.—47th st, e s, 299 n Jackson av, 2-sty brick dwelling, 18x53, slag roof, 1 family; cost, \$3,800; owner, Frank Pagano, 107 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2127.

ELMHURST.—Britton av, n s, 50 e Adams st, 2 1/2-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Fred Reiner, Broadway, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2109.

ELMHURST.—Britton av, s s, 104 w Judd st, 2 1/2-sty frame dwelling, 20x42, shingle roof, 1 family, steam heat; cost, \$3,000; owners, Johnston & Gundry, Kingsland av, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2111.

ELMHURST.—Grove st, n s, 151 w Junction av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,500; owner, J. J. Froenhofer, 20 Jennings st, Elmhurst. Plan No. 2134.

GLENDALE.—Cooper av, n e cor Fosdick st, 2-sty brick dwelling and parish house, 30x20, tin roof, 1 family; cost, \$8,000; owner, Evag. Church of the Redeemer, 310 Cooper av, Glendale; architect, L. Werschug, 96 5th av, Manhattan. Plan No. 2128.

JAMAICA.—Hillside av, n s, 40 e Hillcrest av, 2 1/2-sty frame dwelling, 26x42, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Jas. J. Shevlin, 193 Monroe st, Manhattan; architect, H. Comber Russell, 30 East 42d st, Manhattan. Plan No. 2102.

KEW.—Mowbray pl, n s, 101 e Austin st, 2 1/2-sty frame dwelling, 40x20, shingle roof, 1 family, steam heat; cost, \$7,500; owner, David Driscoll, 120 Broadway, Manhattan; architect, H. Comber Russell, 30 East 42d st, Manhattan. Plan No. 2103.

L. I. CITY.—1st av, w s, 275 n Graham av, 2-sty brick dwelling, 23x60, slag roof, 2 families; cost, \$6,500; owner, Geo. Lehnert, 444 Academy st, L. I. City; architect, Jos. Geiser, 561 11th av, L. I. City. Plan No. 2110.

RICHMOND HILL.—Atlantic av, n s, 40 w Napier pl, 2-sty frame dwelling, 20x50, slag roof, 2 families and store; cost, \$4,000; owner, G. Chiofola, 4437 Atlantic av, Richmond Hill; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 2120.

RIDGEWOOD.—Madison st, n s, 60 e Doubleday st, ten 2-sty brick dwellings, 20x62, tin roof, 2 families; cost, \$40,000; owners, J. & G. Burkhardt, 325 Sandol st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2132.

ROCKAWAY BEACH.—Kane av, w s, 667 n Boulevard, two 1-sty frame dwellings, 14x30, shingle roof, 1 family; cost, \$800; owner, F. G. Murray, 50 Chase av, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan Nos. 2118-19.

ROSEDALE.—Washington av, n s, 150 e Union av, 2-sty frame dwelling, 18x24, tin roof, 1 family; cost, \$1,600; owner, Herbert Serl, Rosedale. Plan No. 2113.

WOODHAVEN.—Ferris st, s w cor Dennington av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mary E. Haffner, 6 Dennington av, Woodhaven; architect, W. Woodin, Maple av, Richmond Hill. Plan No. 2133.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Foot of Blackwell st, 1-sty brick storage, 13x18, gravel roof; cost, \$200; owner, Astoria Veneer Mills Co., on premises. Plan No. 2071.

STABLES AND GARAGES.

FLUSHING.—14th st, e s, 165 n Madison av, 1-sty frame garage, 14x20, shingle roof; cost, \$250; owner, G. A. McLean, on premises. Plan No. 2054.

HOLLIS.—Atlantic av, s s, 60 w Roundout st, 1-sty frame garage, 9x15, tin roof; cost, \$100; owner, J. Fishbeck, on premises. Plan No. 2050.

RICHMOND HILL.—North Vine st, e s, 160 n Hillside av, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, H. J. Arnold, 429 Vine st, Richmond Hill. Plan No. 2049.

WINFIELD.—Meyers av, 17, 1-sty frame garage, 10x16, tin roof; cost, \$150; owner, R. Liebig, on premises. Plan No. 2070.

FAR ROCKAWAY.—Merrill av, s s, 125 e New st, 1-sty frame garage, 20x22, tin roof; cost, \$400; owner, Richmond Hill Security Co., 73 Dennington av, Woodhaven. Plan No. 2097.

WOODHAVEN.—Brandon av, s s, 130 w Manor av, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, Dickel Constn. Co., 73 Dennington av, Woodhaven. Plan No. 2088.

EDGEWATER.—Maple av, w s, 150 s Lincoln av, steel garage, 10x17; cost, \$150; owner, T. M. Breen, 460 West 147th st, Manhattan. Plan No. 2114.

L. I. CITY.—Webster av, n w cor Hancock st, 1-sty brick stable, 25x19, slag roof; cost, \$500; owner, Jetter & Co., premises; architect, owner. Plan No. 2115.

OZONE PARK.—Lincoln av, w s, 30 s Rockaway rd, steel garage, 20x30; cost, \$250; owner, W. H. Plunkitt, Pressberger av, South Ozone Park. Plan No. 2131.

RICHMOND HILL.—Maple st, 479, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, H. J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 2104.

RICHMOND HILL.—Johnston av, e s, 360 n Atlantic av, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, Lucy E. Germer, premises. Plan No. 2105.

RICHMOND HILL.—Waterbury av, s w cor Brandon av, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, Chas. Kornfield, on premises. Plan No. 2106.

RICHMOND HILL.—Cleveland st, n w cor Lincoln av, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, C. J. Lyon, on premises. Plan No. 2136.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, n w cor Waverly pl, six 3-sty brick store and dwellings, 20x55, tin roof, 2 families each; cost, \$22,500; owners, Rosario Lucia & Bro., 759 Woodward av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 2096-7.

CORONA.—National av, n s, 150 w Poplar st, 3-sty brick store and dwelling, 22x55, slag roof, 2 families; cost, \$6,000; owner, Peter Cash, Cedarhurst; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2126.

L. I. CITY.—14th av, s e cor Grand av, two 3-sty brick store and dwellings, 20x43, slag roof, 2 families; cost, \$8,000; owner, Mathews Building Co., 374 12th av, Manhattan; architect, P. M. Coco, 120 West 32d st, Manhattan. Plan No. 2129.

RICHMOND HILL.—Jamaica av, s e cor Guion pl, five 3-sty brick store and dwellings, 20x58, slag roof, 2 families; cost, \$32,000; owner, M. & S. Realty Co., 1255 40th st, Brooklyn; architect, M. S. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 2116-17.

MISCELLANEOUS.

KEW.—Queens blvd, s s, 360 e Union tpke, frame sign, 50x24; cost, \$100; owner, S. C. Donohoe, on premises. Plan No. 2135.

L. I. CITY.—Webster av, between Skillman and Marion sts, 1-sty frame stand, 25x25; cost, \$60; owner, V. Guido, on premises. Plan No. 2130.

MASPETH.—Fisk av, e s, opposite Hull av, frame shed, 8x16; cost, \$60; owner, H. Faber, on premises. Plan No. 2124.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 300 w Furman av, 1-sty frame shed, 40x18, gravel roof; cost, \$200; owner, Herman Weintage, on premises. Plan No. 2125.

RICHMOND HILL.—Waverly pl, w s, 125 n Jamaica av, cesspool; cost, \$35; owner, A. Schmutz, on premises. Plan No. 2121.

ROCKAWAY BEACH.—107th st, n s, 452 s Boulevard, 1-sty frame shed, 6x12, paper roof; cost, \$50; owner, W. Busher, on premises. Plan No. 2108.

ELMHURST.—Broadway, s e cor L. I. R. R., metal sign, 25x10; cost, \$50; owner, P. Harper, on premises. Plan No. 2086.

L. I. CITY.—Paynter av, 691, 1-sty frame stand, 20x25, paper roof; cost, \$100; owner, S. A. Burden, 65 Webster av, L. I. City. Plan No. 2081.

RICHMOND HILL.—Bergen Landing rd, e s, 119 s Lule av, 1-sty frame boat house, 14x30, tin roof; cost, \$150; owner, Vincent Newmann, 2222 Pitkin av, Brooklyn. Plan No. 2079.

RIDGEWOOD.—Madison st, 1735, 1-sty brick carriage house, 12x20, gravel roof; cost, \$600; owner, R. Stutzmann, premises. Plan No. 2083.

Richmond.

DWELLINGS.

BAYVIEW PL, w s, 80 s Rosewood pl, 2-sty frame dwelling, 24x35; cost, \$3,150; owners, Ruhman & Ginsberg, New York City; architect, I. Benson, Dubois av, New Brighton; builder, Joseph J. Keenan, 400 Jersey st, New Brighton. Plan No. 611.

CORTELYOU PL, n s, 200 e Lafayette st, New Brighton, 2-sty frame dwelling, 22x46; cost, \$3,150; owner, John Kane, New Brighton; architect, O. O. Odegaard, Port Richmond. Plan No. 610.

HILLCREST ST, s s, 100 e Nelson av, Great Kills, 1-sty frame bungalow, 16x24; cost, \$360; owner, N. Gilby, Pleasant Plains; architect, William Peters, Great Kills. Plan No. 606.

LAFAYETTE ST, cor Franklin, s w Tottenville, N. Y., 2-sty frame bungalow, 26x26; cost, \$950; owner, Isabelle Barrisher, William street; architect, M. A. Palmer, 7255 Amboy rd. Plan No. 626.

NEPTUNE ST, n s, 260 s Britton la, New Dorp, B., 1-sty frame bungalow, 14x38; cost, \$600; owner, Mrs. J. J. Flood, 1433 Lexington av, Manhattan; architect, Adam Marks, Jr., Grant City, S. I. Plan No. 592.

2D ST, n s, 196 e Chestnut, New Dorp Manor, 2-sty frame dwelling, 25x23; cost, \$2,000; owner, Edward Jones, New Dorp Manor; architects, Greenet & Preuman, 2409 Richmond rd, New Dorp; builder, P. Nendeth, New Dorp. Plan No. 612.

3D ST, s s, 134 w Bayview av, Hamilton Park, New Brighton, 1 1/2-sty frame dwelling, 25x28; cost, \$2,500; owner, Thomas E. Cogan, New Brighton. Plan No. 615.

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Plans Filed—Richmond (Continued).

3D ST, s s, 240 e Maple av, Beach Park, 1-sty frame bungalow, 16x40; cost, \$500; owner, N. Silverstein, 310 Pine st, Elizabeth, N. J. Plan No. 627.

4TH ST, n s, 200 e Central av, New Dorp Manor, 1-sty frame bungalow, 8x15; cost, \$50; owner, Wm. Newman, New Dorp Manor; architect, Chas. Wilson, New Dorp Manor. Plan No. 625.

6TH ST, cor Barnes av, 1-sty frame dwelling, 21x40; cost, \$1,700; owner, Herbert Harrison, Midland Beach; architect, J. Wheeler, Midland Beach. Plan No. 604.

8TH ST, n s, 500 e Lincoln av, Midland Beach, 1-sty frame bungalow, 14x36; cost, \$600; owner, Leland Stanford, 633 Newark av, Jersey City, N. J.; architect, E. Petersen, New Dorp. Plan No. 628.

BRADLEY AV, e s, 240 n King st, 2-sty brick store and dwelling, 18x36; cost, \$1,800; owner, L. Carnolevaro; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 587.

CHESTNUT AV, s s, 170 e Ormond pl, Rosebank, 2-sty frame dwelling, 19x28; cost, \$2,256; owner, Mary Burger, Tompkinsville; architect, W. V. Cogan, New Brighton. Plan No. 616.

CRESCENT AV, n s, near Southfield Beach, Great Kills, N. Y., 1-sty frame bungalow, 16x22; cost, \$150; owner, William J. Charlock, 133 Bidwell av, Jersey City. Plan No. 588.

DELAWARE AV, n e s, 289 s w Richmond rd, Dongan Hills, 1½-sty frame dwelling, 26x22; cost, \$1,500; owner, Mary J. Taylor; architect, William D. Taylor, 702 Bay st; builder, John A. B. Lasen, 460 Heberon av. Plan No. 586.

EGBERT AV, s e, 800 s Connors av, Egbertville, 1-sty frame bungalow, 15x21; cost, \$250; owner, J. Birzozlara, 148 East 86th st. Plan No. 600.

EVERTON AV, n s, 460 n Journey, Annadale, 1-sty frame bungalow, 12x20; cost, \$250; owner, William Nims, Annadale, Huguenot P. O. Plan No. 607.

FREYLINGHUYSEN RD, s s, 120 e H Esp., Brighton Heights, 2½-sty frame dwelling, 33x30; cost, \$5,700; owner, William Craig, 213 Bement av, West New Brighton; architect, Wm. Hoffman, West New Brighton; builder, John H. Lee, Port Richmond. Plan No. 621.

GREYON AV, foot of, w s, Oakwood Beach, 2-sty frame bungalow, 19x20; cost, \$700; owner, Pater Casta, 189 Chamber st; architect, Pasquale Nacherioni, 322 East 40th st. Plan No. 624.

GUINON AV, n s, 200 s Bould Crescent Beach, Great Kills, 1-sty frame bungalow, 18x24; cost, \$300; owner, Fred Kalback, Crescent Beach, Great Kills. Plan No. 590.

HAMILTON AV, e s, 153 n Southside blvd, Grant City, 2-sty frame dwelling, 38x41; cost, \$3,100; owner, Muriel Goodlife, 603 5th av, Manhattan; architects, Grunert & Preuman, New Dorp; builder, Chas. Lauge, Stapleton. Plan No. 623.

HARBOR RD, e s, 300 n Washington av, Mariners' Harbor, 2-sty frame dwelling, 18x27; cost, \$2,000; owner, J. H. Hatzenbuehler, 209 9th av, Manhattan; architect, T. Benson, 91 DuBois av, West Brighton. Plan No. 613.

PELTON AV, e s, 235 s Terrace, 2-sty frame dwelling, 22x32; cost, \$3,800; owner, John Lingo, Hamilton Park; architect, John P. From, 234 Charles av, Port Richmond. Plan No. 589.

RICHMOND RD, e s, 470 s Clove av, Concord, 2½-sty frame dwelling, 33x30; cost, \$3,200; owner, Mrs. M. A. Siemer, Simonson av, Clifton; architect, John Davis, Tompkinsville. Plan No. 605.

CEDAR GROVE BEACH CLUB, New Dorp, 1-sty frame bungalow; cost, \$600; owner, Jos. R. King, 153 Monmouth st, Newark, N. J.; architects, S. P. Johnson Co., 10 Camp pl, Newark, N. J. Plan No. 622.

WATCHOGUE GROVE, s s, 400 e Old Stone rd, Graniteville, 2-sty brick dwelling, 25x40; cost, \$4,000; owner, Gracia Valoroso, Watchogue rd, Graniteville; architect, F. H. Skerritt, P. O. Box, 324 Port Richmond. Plan No. 618.

FACTORIES.

COLN AV, n e, 300 e Mosell av, Grasmere, 1-sty iron storage, 24x70; cost, \$300; owner, C. D. Dorkee & Co., 213 South st, Manhattan; architect, A. L. Buttermark; builder, W. H. Condit, Summit av, Stapleton. Plan No. 594.

HALLS AND CLUBS.

BROAD ST, 90 n s, 104 w Bay st, Stapleton, 2-sty brick club house, 47.33x71.33; cost, \$17,700; owner, Volunteer Fireman's Assn., Pres., M. J. Halloran, Veteran E. Exempt; architects, Grunert & Preuman, 2409 Richmond rd, New Dorp; mason, Joseph Thompson, 28 Cedar st, Stapleton; carpenter, W. J. Langworthy, 301 Broad st, Stapleton. Ground clay, base concrete, foundation stone, steam heating, slate roof, boiler room, coal and kitchen, ¾ inch cement plaster on 24 gauge metal lath; electric and gas. Not fireproof but fire escapes. Plan No. 629.

MISCELLANEOUS.

FRONT ST, e s, 20 n Water st, Stapleton, 1 frame grandstand, 91-3x100; cost, \$125; owner, Eastshore A. A., 15 Metcalf st; builder, Alex Doerr, Jr., 202 Gordon st, Stapleton. Plan No. 620.

BETWEEN MAPLE AND OAK STS, Midland Beach, 2 brick cesspools, 5x10; cost, \$40; owners, Etzel & Co., Midland Beach; builder, M. Clark, Midland Beach. Plan No. 603.

NEPTUNE ST, s s, 150 w Bayview pl, 1 brick cesspool, 4x5; cost, \$20; owner, D. Kohler, Neptune st. Plan No. 596.

NEPTUNE ST, s w cor Bayview pl, New Dorp, 1-sty frame wagon shed, 9x14; cost, \$75; owner, John T. Needham, New Dorp. Plan No. 593.

PROSPECT ST, n s, 287 e Van Duzer, Stapleton, 1 brick retaining wall, 40 ft; cost, \$100; owner, Mrs. C. Alexandre, Prospect st; builder, Wm. S. Lee, Rosebank. Plan No. 599.

WAVECREST ST, n s, 80 e Cedar Grove, 1 brick cesspool, 5x7; cost, \$20; owner, H. Fox, Wavecrest st; builder, L. Bonica, 1284 Richmond rd. Plan No. 595.

WATERSIDE ST, n s, 40 e Britton la, New Dorp Beach, 1-brick cesspool, 5x5; cost, \$20; owner, P. Wolfe, New Dorp; builder, Louis Bonica, 1284 Richmond rd. Plan No. 591.

WATERSIDE ST, s s, 150 w New Dorp la, New Dorp Beach, 1 brick cesspool, 5x7; cost, \$18; owner, W. H. Hall, New Dorp Beach; builder, Henry Fish, New Dorp P. O., Egbertville. Plan No. 619.

WATERSIDE ST, e s, 200 n Cedar Grove, New Dorp, 1 brick cesspool, 8x8; cost, \$22; owner, Edward Danz, New Dorp. Plan No. 614.

WATERSIDE ST, n s, 360 e Cedar Grove, New Dorp Beach, 1 brick cesspool, 4x4; cost, \$30; owner, Hugh M. Rae, Waterside st. Plan No. 602.

WATERSIDE ST, n s, 390 e Cedar Grove, 1 brick cesspool, 4x4; cost, \$30; owner, R. Irwin, Waterside rd; builder, Hugh M. Rae, Waterside rd. Plan No. 601.

GUYON AV, e s, 150 s Southfield Beach, Great Kills, 3 frame platforms, tents, 18x16, 15x13, 12x8; cost, \$50; owner, W. J. Leonard, Ellis Island, N. Y. Harbor. Plan No. 608.

SEAFOAM AV, e s, 320 n Cedar Grove, New Dorp Beach, 1 brick cesspool, 5x6; cost, \$25; owner, E. Glyn, New Dorp Beach. Plan No. 597.

LINCOLN AV, s s, 300 w Leonard av, Woodland Beach, 3 brick cesspools, 8x14; cost, \$75; owner, J. S. Graham, 20 6th st, New Dorp; builder, Charles Pierce, New Dorp. Plan No. 589.

OLD STONE RD, cor Vedder av, 1 brick cesspool, 6x6; cost, \$20; owner, I. W. Wolfe, Port Richmond. Plan No. 609.

SEASIDE BLVD, s s, 700 w Sand la, South Beach, 1 frame bowling alley; cost, \$40; owner, W. S. Check, South Beach. Plan No. 617.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 20, e s, 100.10 n Canal st, remove partitions, stairs, walls, etc., new 4-in. studs for stair enclosure, 4-in. stud, lath and plaster partitions to form water closet compartments, enlarge extension, new stairways throughout, store front, remove and reset first tier of beams and lower cellar floor to 3-sty brick and frame store, lofts and offices; cost, \$5,000; owner, Kalman Brasner, 110 Delancey st; architect, Otto Reissmann, 147 4th av. Plan No. 1444.

BEEKMAN ST, 18, n s, 92 e Nassau st, construct tongue and groove partitions, toilet compartments to 5-sty brick store and warehouse; cost, \$150; owner, Frederick J. Sutton, care Guarantee Trust Co., Edward F. Sutton, care Sackett, Chapman & Stevens, 154 Nassau st; architect, Rob. Teichman, 22 William st. Plan No. 1439.

CANAL ST, 255, n s, 31 w Lafayette st, remove store fronts, lower vestibule and install new store fronts to 5-sty brick store and lofts; cost, \$300; owner, City Real Estate Co., Joseph H. Ward, Pres., 176 Broadway; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 1431.

CHERRY ST, 109, e s, remove present stairs, frame up opening, new stairs, beams, partitions, w. c. compartment, 2½-sty brick dwelling and finish rooms; cost, \$100; owner, A. V. Cavalas, 109 Cherry st; architect, Frederic Musty, 1900 East 2d st, Brooklyn. Plan No. 1472.

DIVISION ST, 105, s s, 22 w Pike st, remove iron work, new steel girder and c. i. columns, store front, 15-in. Beth. girder beam (properly fireproofed), lower 1st and 2d tier of beams, w. c. compartments to 3-sty brick loft bldg.; cost, \$2,500; owner, Abraham Goldberg, 105 Division st; architect, Max Muller, 115 Nassau st. Plan No. 1494.

DOMINICK ST., 1-7, n w cor Clark St, continue wood stairway to roof, new door and bulkhead to 4-sty brick (automatic sprinkler), loft building; cost, \$300; owner, Corporation of Trinity Church, Dr. William T. Manning, Rector, 187 Fulton st; architect, Thomas T. Rae, 253 West 27th st. Plan No. —.

FORSYTH ST, 49, repair and replace fire damages, install hot water heater room in cellar, remove burned stairs, install new stairs, iron strings and risers, marble treads, bulkhead, stud covered with metal to 5-sty brick stores and tenement; cost, \$1,200; owner, Banned Friend, 1770 Madison av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1470.

HESTER ST, 55, erect steel beams and c. i. columns to support stair partitions, new partitions (1st floor to roof), fire proofed with 2 in. gauge metal and 1 in. cement covering, fireproof doors and windows, new bulkhead, stairs, w. c. and vent duct to 7-sty brick store and lofts; cost, \$1,000; owner, Adam Happel, Jr., 408 E. 93d st; architects, Fred Horenburger and Philip Eardes, 122 Bowery. Plan No. 1454.

MANGIN ST, 59, remove brick wall, point up piers and set girder on same to 2-sty brick shop and dwelling; cost, \$25; owner, August Miller, 674 Glenmore av, Brooklyn; architect, Julius Myer, 59 Mangin st. Plan No. 1447.

MOTT ST, 11, w s, 131.2 s Park st, erect 4-in. stud, lath and plaster partitions forming rooms, w. c. compartments and stair enclosure to 5-sty brick store and tenement; cost, \$1,000; owners, Genevieve Gaussa & Asunta Barber, 945 Sherman av, Bronx; architect, Otto Reissmann, 147 4th av. Plan No. 1489.

MULBERRY ST, 182, e s, 48.4 s Kenmare st, erect studs to enclose w. c. compartments (all floors 4 in. iron beams lintel) to 5-sty brick store and tenement; cost, \$2,000; owner, James E. March, 233 Lafayette st; architect, George McCabe, 96 5th av. Plan No. 1450.

NASSAU ST, 110-116, remove entrance entablature and columns, new iron entrance entablature, necessary fireproof backing and beam protection to 12-sty fireproof office bldg; cost, \$250; owner, Levi P. Morton, Rhinecliff-on-the-Hudson; architects, Clinton & Russell, 32 Nassau st. Plan No. 1476.

PEARL ST, 278, e s, 80.8 s Beekman st, continue main stairs to roof, change position of stairs, new framing to 5-sty brick store and lofts; cost, \$150; owner, Henry Woodcock, 278 Pearl st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1497.

PRINCE ST, 143-5, n e cor, West Broadway, extend stairs to roof, bulkhead, g. i. skylight with wire glass, metal lath and Portland cement stair walls, new fire escapes and alter windows to 7-sty brick loft bldg; cost, \$2,000; owner, Atlantic Dock Co., Geo. G. Dutcher, Pres., 1 North Pier, Atlantic Basin, Brooklyn; architects, Hutton & Buys, 103 Park av. Plan No. 1491.

ST. MARKS PL, 20, divide store, fireproof partitions, metal ceiling, copper frames for store windows and new iron stoop to 4-sty brick stores, two dwellings, 1 family; cost, \$1,600; owner, Henry A. Bade, 84 Bowery; architect, Francis Averkamp, 256 Broadway. Plan No. 1437.

WALL ST, 23-33, s e cor Broad st, cover terrace with 4-in. Guastavino arches, 8-in. terra cotta walls to carry book tiles, book tiles covered with 1-in. cement for nailing of copper, reinforce girders with 12x½-in. plates to 4-sty fireproof office building; cost, \$1,000; owner, J. P. Morgan & Co., 3 Broad st, John P. Morgan, Jr., and H. Pomeroy Davidson, partners; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1495.

WATER ST, 383, s s, 60 w Catherine slip, construct 1-sty extension (rear), raise floor beams, fill in cellar, new stairs (1st floor to roof) to 4-sty brick storage bldg; cost, \$3,000; owner, Domenich Beneditto, 346 Water st; architect, Samuel Cohen, 503 5th av. Plan No. 1469.

19TH ST, 206 East, s s, 100 e 3d av, remove stairs and wood stair partitions and erect new stairs (1-sty to roof) and fireproof stair enclosure, fireproof doors, repair fire damage by removing defective floor beams, replace new material, new metal ceiling throughout to 5-sty brick stores and lofts; cost, \$4,000; owner, Elka, Jack Realties, Inc., 61-63 Park Row, Nellie W. Marks, Pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1435.

21ST ST, West, n s, 275 w 10th av, remove entire front wall of stable and brick-up side windows, new tar and slag and wood roof, brick chimney, toilet and windows, repair plumbing and floor drain, new brick wall, install hand power wagon and kalamein doors to 3-sty brick office building, stable and wagon storage; cost, \$9,500; owner, J. C. Winch Estate (deceased), care New Haven Trust Co., New Haven, Conn.; architect, George M. Bartlett, 103 Park av. Plan No. 1440.

24TH ST, 225-233, West, 25th, West, 236-238, to remove stairway and cut opening in walls to brick Public School No. 45; cost, \$400; owner, City of N. Y., City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1464.

25TH ST, 29-31 West, 1st and 2d floor beams raised; first floor, iron beams and reinforced concrete, new stairway from 2d floor down with fireproof passage to connect with fire escape at rear, new boiler flue to two 4-sty brick store and dwellings; cost, \$8,000; owner, Rosanna Batchelor, 33 West 25th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1463.

30TH ST, EAST, 10, 177.6 e 5th av, remove stoop, install new plumbing, steam heat, and electricity and construct stoop to 4-sty brick store and dwelling; cost, \$5,000; owner, Col. Andrew C. Zabriskie, 52 Beaver st, N. Y. C.; architect, Hoppin & Koen, 244 5th av. Plan No. 1479.

31ST ST, 307-309 East, n s, 100 e 2d av, 6-sty brick tenement, 40x85.19; cost, \$42,000; owner, Business Men's Realty Co., Meyer Vesel, Pres., 31 East 31st st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 222.

34TH ST, 43-5 West, and 35th st, build elevator shaft 1-sty to 12-sty fireproof stores and offices; cost, \$500; owner, Samuel Green, 43-5 West 34th st, Pres. of the Monolith Realty Co.; architect, Abraham H. Zacharius, 43-5 West 34th st. Plan No. 1438.

38TH ST, 47 West, erect show window (wood, metal covered) to 4-sty brick dwelling; cost, \$150; owner, Grace G. Lambert, 47 West 38th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1442.

38TH ST, 204 East, s s, 105 e 3d av, install (2) g. i. skylights in roof, 4-in. stud and plaster partition, cut doors to 4-sty brick store and furnished rooms; cost, \$2,000; owner, Henry Hof, 567 3d av; architect, M. Joseph Harrison, World Bldg. Plan No. 1473.

39TH ST, 327-9 East, n s, 250 West 1st av, erect partitions for water closet compartments, remove partitions, water closet from yard and new vestibule, windows and enlarge windows two 4-in. steel irons to two 5-sty brick tenements; cost, \$3,000; owner, Hannah Wallach, 1361 Madison av. Plan No. 1443.

42D ST, 130-32 W, remove stairs throughout and rebuild new stairs to extend to roof (steel and enclosed with 6-in. terra cotta blocks in cement mortar), wire glass metal sash, new elevator enclosure with elevator and new iron columns to 4 and 6-sty brick restaurant and salesrooms; cost, \$4,500; owner, Henry Hoge, Zanesville, O.; architect, Joseph Putzel, 29 West 34th st. Plan No. 1496.

42D ST, 218-226 West, center bay to be removed, fireproof stair to basement, fireproof mezzanine in rear, toilet rooms to be built on present mezzanine, floors to be raised, circular staircase, enclosed in basement from 1st floor to basement, partitioning in cellar to 24-sty fireproof office and loft building; cost, \$12,000; owner, Asa G. Candler, Atlanta, Ga.; agents, O. D. & H. V. Dike, 220 West 42d st; architects, Shape & Brady, Inc., 220 West 42d st. Plan No. 1465.

47TH ST, 277 E, n s, 250 w 2d av, move stairs from 1st to 2d sty to front to 5-sty brick tenement; cost, \$300; owner, Benjamin Brettler, 227 East 47th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1483.

49TH ST, 142-46 West, s s, 192 e of 7th av, construct 9 bath room partitions (3-in. reinforced concrete mortar) to 12-sty fireproof ho-

tel; cost, \$5,000; owners, J. A. Hearn & J. Callahan, 271 West 125th st.; architect, Van Courtland S. Toderio, 5 West 31st st. Plan No. 1445.

50TH ST, W, 457, n s 73 e 10th av, new partitions and windows on all floors of 4-sty brick tenement; cost, \$1,000; owner, Est. Michael Lapp, 324 E. 83d st.; architect, John H. Knubel, 305 43d st. W. Plan No. 1442.

53D ST, 22 West, s s, 300 w 5th av, to erect new extension, to remove old partitions and erect new ones to form toilet on 2d floor to 4-sty brick private dwelling; cost, \$900; owner, estate of Lenord Lewisohn, 11 Broadway; architect, Patrick J. Murray, 201 Bush st. Plan No. 1462.

55TH ST, 13 East, n s, 231 e 5th av, install fire escapes (yard to roof), door opening, hollow metal frames with wire glass to 4-sty brick show rooms and factory; cost, \$1,000; owner, Ella A. Mittendorf, 830 Park av.; architect, Arthur J. McKenna, 253 West 58th st. Plan No. 1467.

56TH ST, 11 W, erect 4-in. fireproof partitions to form fireproof passage, deafen stair enclosure with 4-in. concrete supported by reinforced bars, remove and rebuild stairs to roof, fireproof bulkhead, steel beams, shift skylight, 3 windows to be fireproofed to 5-sty brick sales-room and tailoring establishment; cost, \$2,000; owner, W. H. Inman estate, United States Trust Co. of New York, Trustee, 45 Wall st, Edward W. Sheldon, Pres., 45 Wall st.; architect, S. Edson Gage, 28 East 49th st. Plan No. 1493.

73D ST, 122 East, front of building altered, extension in rear to be enlarged, all interior rooms and plumbing to be replaced, new heating system and electric light installed; cost, \$7,000; owner, Eugene O. Beyer, 122 East 73d st, Manhattan; architect, Louis T. Leining, 347 5th av. Plan No. 1461.

80TH ST, 2 East, 1-sty addition (front of main roof), brick and limestone front, brick side walls, remove tank and place on rear extension, extend elevator 1 sty, close up partition openings and new opening to 6-sty brick dwelling; cost, \$12,000; owner, Frank W. Woolworth, 996 5th av.; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 1474.

88TH ST, 350 East, s s, 100 w 1st av, alter rear portion top floor to open air classroom, remove walls, new iron girders and posts to carry roof, iron work fireproofed with 2-in. concrete to 4-sty brick industrial school; cost, \$1,500; owner, Children's Aid Society, 105 East 22d st.; Church Osborn, Pres.; architect, William S. Miller, 141 East 40th st. Plan No. 1446.

95TH ST, 12 East, s s, 220 e 5th av, install new window (rear exten.), a lintel of 2-6-in. I-beams, fireproof with 2-in. of concrete on wire lath, 5-sty brick private dwelling; cost, \$200; owner, O. Lillian Townsend, 5th av and 43d st, in care of Guarantee Trust Co.; architect, William S. Miller, 141 East 40th st. Plan No. 1477.

110TH ST, 611 W, n e cor Riverside dr, change 9-room apt to 2 apts (6 and 3 rooms), close up opening with 3-in. terra cotta blocks, change library to kitchen to 8-sty fireproof apt house; cost, \$1,000; owner, American Real Estate Co., 527 5th av, Edward B. Boynton, Pres.; architect, George A. Sumner, 989 Southern Boulevard. Plan No. 1484.

112TH ST, 256 E, s s 22.6 w 2d av, erect terra cotta partitions (cellar), new stairs and extension and steel beams, remove pier to store and tenement; cost, \$300; owner, Dr. Francesco Fortunato, 256 E. 112th st.; architects, DeRose & Cavaliere, 2333 1st av. Plan No. 1456.

129TH ST, 603-11 West, and 130th st, erect 1-sty brick extension, 14x27, 2 window openings bricked up and others cut to door openings to 3-sty brick mfgs. of inks building; cost, \$500; owners, Sinclair & Valentine, Inc., on premises; architect, Thomas H. Styles, 1451 Broadway. Plan No. 1434.

133D ST, 65 E, n w cor Park av, new toilet compartment (stud, lath and plaster), tile floor and slate base, window and door to 5-sty brick stores and tenement; cost, \$500; owner, Henry R. Noyes, 198 Broadway; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1485.

134TH ST, 100 W, s w cor Lenox av, cut openings and set windows (metal covered) from private hall to 5-sty brick tenement (12 families); cost, \$1,000; owner, Abram Friedman, 101 Bleeker st.; architect, David M. Ach, 1 Madison av. Plan No. 1492.

137TH ST, 110-112 W, new stud, lath and plaster partitions (rear of stores) to 5-sty brick stores and tenement; cost, \$250; owner, Paul Friedland, 108 W. 137th st.; architect, Clarence Luce, 334 5th av. Plan No. 1449.

AV A, 177-181, w s, 196 n 11th st, new w. c. compartments, remove brick work for window and remove privy vaults in yard to 5-sty brick non-fireproof store and tenement; cost, \$3,000; owner, Daniel J. O'Connor, 902 West End av.; architect, William A. Kenney, 420 West 259th st. Plan No. 1436.

AVE C, 96, remove partitions, skylight and window and erect new bath room to 4-sty brick store; cost, \$200; owner, Raphael Hemmele, 764 Beck st, Bronx; architect, Geo. Fred Pelham, 30 E. 42d st. Plan No. 1455.

BROADWAY, 686, e s, 41.2 n Great Jones st, to install stairway; cost, \$100; owner, Nina Herzog, on premises; architect, M. Joseph Harrison, World Bldg. Plan No. 1460.

BROADWAY, 2251-59, s w cor 81st st, remove 2 brick piers and replace 2 c. i. columns and channels, enlarge corner show window to 3-sty brick store and offices; cost, \$500; owner, Maria de Witt Jesup estate, 195 Madison av, S. De Witt Tyler, Ext., 14 Wall st.; architect, Joseph D. Harrison, 2248 Broadway. Plan No. 1486.

BROADWAY, 1482-90, s e cor 43d st, erect wood mezzanine to 12-sty fireproof offices and theatre; cost, \$350; owner, 1482 Broadway Corporation, 1482 Broadway; Pres., Edmund K. Stallow; architects, Sommerfeld & Steckler, 13 Union sq. Plan No. 1487.

COLUMBUS AVE, 440-54, 81st and 82d st, subdivide apartments, fireproof expanded metal partitions to 7-sty brick stores and hotel; cost, \$1,200; owner, The Viavian Roberts Estate, 2

Wall st.; architect, Ernest A. Lynde, 663 165th st. Plan No. 1451.

LEXINGTON AV, 717, 40 s 50th st, to place fire escape on rear to 3-sty brick store, light manufactory and dwelling; cost, \$200; owner, Israel O. Elake, in care of James Kyle Sons, 717 Lexington av.; architect, John H. Friend, 148 Alexander av. Plan No. 1459.

LEXINGTON AV, 1797, e s, 46 s 112th st, remove 1st sty wall and c. i. columns and steel beams substituted, remove stud partitions, making 2 stores, lower store floors, supported on brick piers and steel girders, new stairs, metal ceilings in stores, rearrange board partitions in cellar to 5-sty brick tenement; cost, \$1,500; owner, Frederick West MacDonald, 310 East 23d st.; architects, Buchman & Fox, 30 East 42d st. Plan No. 1475.

LENEX AV, 262, 2-sty brick extension (rear), 8-in. terra cotta flue, new skylight and cover flue with 8-in. brick wall to 4-sty brick store and dwelling; cost, \$1,000; owner, Joseph Newman, 260 Lenox av.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1433.

MANHATTAN AV, 393, w s, 72 n 116th st, additional exits and new fire-escapes to 3-sty brick dwelling (1 family) and work room; cost, \$300; owner, Samuel Goldstein, 393 Manhattan av.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1432.

RIVERSIDE DRIVE, e s, 452 s 127th st, new baths on 2d, 3d and 6th floors, tile floors with marble bases, new partitions to 6-sty brick tenement; cost, \$300; owner, Missouri Valley Realty Co., Washington av, St. Louis; architect, Thomas Dunn, 953 Woodycrest av, Bronx. Plan No. 1481.

WEST END AVE, 70, s e cor 63d st, cut down windows, furnish kalamein doors, fire escape to 4-sty brick and steel factory; cost, \$500; owner, Chas. E. Johnson, 9 29th st. W.; architect, Adolf Rosenbaum, 540 W. 58th st. Plan No. 1480.

2D AV, 327, s w cor 19th st, lower 1st floor 15 ins., remove walls 1st floor, install steel beams and c. i. column supports for walls, new show windows and stairs, rearrange heating plant and overhaul building throughout to 4-sty brick stores and dwelling; cost, \$5,000; owner, Catherine E. McKenna, 123 East 72d st.; architect, Arthur J. McKenna, 253 West 58th st. Plan No. 1468.

2D AV, 2118, s e c 109th st, to raise building, install girders, new windows and door, new post and girders, shift stairs, build new extension, remove and build partitions, install new plumbing, new plate glass show windows with wood metal covered, new cornice and new steps to 3-sty frame stores and dwelling; cost, \$6,000; owner, Frank Maibach, 22 Peck slip; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1466.

2D AV, 43, w s, 89.9 n 2d st, remove wood partitions and replace with 4-in. stud partitions (metal lath and plaster, both sides), fireproof s. c. doors to 7-sty brick store, factory and lofts; cost, \$1,000; owner, Annie Stoltz, 430 East 106th st.; architect, Otto Reissmann, 147 4th av. Plan No. 1488.

5TH AV, 83-85, n w c East 5th st, install new bath rooms and toilet enclosures, remove store fronts and reset flush with bldg. iron gratings and doors, new stairs, hot water system, windows (bath rooms), partitions (stud, lath and plaster), new shafts, 4x4 5/16 angle, iron beams, 4-in. terra cotta blocks, iron beams to 6-sty brick stores and tenements; cost, \$10,000; owner, Joseph Spektorsky, 396 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1471.

5TH AV, 471, e s, 78.6 s 41st st, lower roof beams, 1-sty addition enclosed with brick and terra cotta block walls, new stairs (1-sty), rearrange toilet and install new toilet and photographer's studio, skylight to 6-sty brick office building and studio; cost, \$3,500; owner, Jennie K. Stafford, Imperial Hotel; architects, Sass & Springsteen, 32 Union sq. Plan No. 1430.

5TH AV, 325-27, and 33d st, remove part of store front and insert door to 5-sty fireproof stores and lofts; cost, \$300; owner, William Waldorf Astor, London, England; attorney, Clarence W. Baldwin, 21 West 26th st.; architect, J. Francis Burrows, 410 West 34th st. Plan No. 1441.

5TH AV, 2, to make garage with fireproof covered partitions and bath to 2-sty brick stable and dwelling; cost, \$800; owner, Rhineland Real Estate Co., 31 Nassau st; Pres., Wm. R. Stewart; architect, Joseph A. Tibbetts, 225 5th av. Plan No. 1478.

5TH AV, 550-52, erect steel trusses to support 10,000 gallon tank and 2500 gallon tank to 5-sty fireproof store and lofts; cost, \$2,100; owner, Max Kassel, 316 5th av.; architect, Rusling Co., 39 Cortlandt st; Pres., Joseph L. Rusling. Plan No. 1453.

6TH AV, 182, e s, 65 n 12th st, remove store front, columns 1st floor, front wall, raise roof beams, new windows, store fronts, metal covered wood work, new c. i. columns, build 16x20 inch brick pier (foundation to 4-sty brick dwelling, 2 families), offices and store; cost, \$1,200; owner, Michael J. Adrian Estate, care Jos. M. Adrian, executor, 137 East 34th st.; architect, Lee Samenfeld, 230 Grand st. Plan No. 1448.

8TH AV, 813-19, remove brick walls, new steel girders and glass windows to 3-sty iron and wood market; cost, \$1,000; owner, Eighth Avenue Railroad Co., 1 Madison av, Joseph Tate, Pres., 71 Broadway; architects, Heidelberg & Levy, 345 5th av. Plan No. 1490.

8TH AV, 95, w s, 58 s 15th st, remove (2) brick piers and support with steel girder, replace frame with brick walls, brick bake oven, replace show window, extend rear wall to 3-sty brick store and dwelling; cost, \$2,000; owner, William Waldorf Astor, London, England; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 1457.

8TH AV, 492, e s, 48 s W. 35th st, erect terra cotta partitions, stairs, extension (dining room) and remove brick pier (rear), new steel beams and mason work to 3-sty brick store and dwelling; cost, \$300; owner, Dr. Francesco Fortunato, 256 E. 112th st.; architects, De Rose & Cavaliere, 2333 1st av. Plan No. 1458.

Bronx.

DECATUR AV, s e cor 205th st, 1-sty frame extension, 5.10x18.6, to 3-sty frame dwelling; cost, \$300; owner, Michael J. Gilhuly, 619 West 127th st.; architect, Thos. H. Killacky, 1790 Clinton av. Plan No. 265.

HOFFMAN ST, w s, 120.6 s 187th st, 2-sty frame extension, 6x8.6, and new partitions to 2-sty frame dwelling; cost, \$1,000; owner, Frank Di Micco, 2385 Hoffman st.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 263.

186TH ST, s w cor Washington av, remove projections from 4-sty brick tenement; cost, \$800; owner, D. Mayer Brew Co., 3560 3d av.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 260.

BATHGATE AV, 2022, move 3-sty brick store and dwelling; cost, \$5,000; owners, Wattenberg, Cohn & Pittman, 406 East 149th st.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 254.

MARMION AV, 1826, 1-sty brick extension, 12.3x10.9, to 2-sty and attic frame dwelling; cost, \$150; owner, John W. Cornish Const. Co., 805 Tremont av.; architect, Frank J. Schifcik, 4168 Park av. Plan No. 266.

PROSPECT AV, 1423, new scuttle to 1-sty brick nicollette; cost, \$100; owner, Louis Gross, 1242 Intervale av.; architect, Henry Zlot, 65 Grand st. Plan No. 258.

ROBERTS AV, 2837, 2-sty brick extension, 3.6x4.0, to move 1-sty frame dwelling; cost, \$2,000; owner, Dominick Farnia, on premises; architects, De Rose & Cavaliere, 2333 1st av. Plan No. 267.

ROSEDALE AV, w s, 135 n Tremont av, 3-sty brick and frame extension, 20x8, new foundation and 1-sty of brick built under 2-sty frame store and dwelling; cost, \$2,500; owner, A. Kaplan, 438 Saratoga av, Brooklyn; architect, A. Vendrasco, 183 Spring st. Plan No. 262.

STEBBINS AV, n e cor Home st, new partitions to 5-sty brick store and tenement; cost, \$500; owner, Sam Finkelstein, 801 Broadway; architect, Wm. Koppe, 830 Westchester av. Plan No. 264.

TAYLOR AV, 640, move 1-sty frame dwelling; cost, \$300; owner, Carmela Semenza, on premises; architects, De Rose & Cavaliere, 2333 1st av. Plan No. 268.

WASHINGTON AV, w s, 40 s 172d st, remove projections to 5-sty brick tenement; cost, \$800; owners, Hale Realty Co., M. L. C. Ernst, 35 Nassau st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 259.

WASHINGTON AV, w s, 168 N 168th st, two 3-sty brick extension, 23.7x irregular, to 3-sty frame synagogue and dwelling; cost, \$6,500; owner, Sarah Goldberg, 1475 Washington av.; architect, I. Adelman, 1523 Washington av. Plan No. 257.

WASHINGTON AV, 1581, 2-sty brick extension, 21x13.8, and increase 7 ft. in height 2-sty and attic frame dwelling and stores; cost, \$2,500; owner, Jacob Wexler, on premises; architect, M. J. Harrison, World Bldg. Plan No. 261.

WEBSTER AV, 1991, new front, new partitions to 2-sty frame store and dwelling; cost, \$1,200; owner, Chatharina Bohlmann, 431 East 71st st.; architect, Geo. Dress, 1931 Madison av. Plan No. 255.

3D AV, e s, 49.1 n 143d st, new beams, new stairs, new partitions to 2-sty brick store; cost, \$1,500; owner, Adolph Becker, 352 East 140th st.; architect, Robt. G. Halliwell, 2512 University av. Plan No. 256.

Brooklyn.

AMITY ST, 132, interior alterations to 3-sty club and dwelling; cost, \$400; owner, United Syrian Society, 273 Hicks st.; architect, W. J. Conway, 400 Union st. Plan No. 4579.

BOERUM ST, s s, 449.9 w White st, extension to 2-sty dwelling; cost, \$400; owner, Ida Malowitz, 254 Boerum st.; architect, Frank Adams, 216 Boerum st. Plan No. 4544.

CLAY ST, s s, 75 e Manhattan av, interior alterations to 4-sty tenement; cost, \$550; owner, Anna Fortel, 1116 Manhattan av.; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 4471.

DECATUR ST, n s, 134.6 w Broadway, interior alterations to 1-sty open air theatre; cost, \$100; owner, Carl Mills, Broadway, s w cor Rockaway av.; architect, Louis Allmendinger, 926 Broadway. Plan No. 4421.

FULTON ST, s e cor Buffalo av, interior alterations to 1-sty open air theatre; cost, \$700; owner, Zenith Amusement Co., 1878 Fulton st.; architect, Thos. W. Lamb, 644 8th av, Manhattan. Plan No. 4566.

FURMAN ST, e s, 130 s Doughty st, plumbing to 4-sty factory; cost, \$200; owner, Thos. Messenger, 256 Broadway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4487.

HALSEY ST, n w cor Saratoga av, interior alterations to 1-sty theatre; cost, \$1,000; owner, Morris Franklin, 132 Nassau st, Manhattan; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4570.

HICKS ST, e s, 221 n Degraw st, exterior alterations to playground; cost, \$2,500; owner, Rev. John Vogel, 500 Hicks st.; architect, Freeman P. Imperato, 365 Fulton st. Plan No. 4584.

MCDUGALL ST, n s, 125 w Ralph av, interior alterations to 3-sty dwelling; cost, \$1,500; owner, John Calid, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 4588.

MALBONE ST, s s, 220 e Brooklyn av, interior alterations to 1-sty dwelling; cost, \$200; owners, Raffaele Junata & ano, 434 Malbone st.; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 4590.

MALBONE ST, n s, 198 e Brooklyn av, interior alterations to 1-sty dwelling; cost, \$975; owner, Richard Downey, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4506.

Plans Filed, Alterations, Continued.

MALBONE ST, s s, 280 e Brooklyn av, extension to two 1-sty dwellings; total cost, \$600; owner, Vincenzo Ponzio, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4523.

MONROE PL, w s, 125 s Clark st, extension to 4-sty dwelling; cost, \$4,000; owner, Chas. R. Bangs, 9 Monroe pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4533.

MONROE ST, s e cor Sumner av, interior alterations to 4-sty store and dwelling; cost, \$3,000; owner, Milton L. Reeves, 480 Monroe st; architect, John Bergessen, 153 West 120th st, Manhattan. Plan No. 4441.

QUINCY ST, s e cor Ralph av, electric sign; cost, \$250; owner, Wm. H. Hendrickson, 272 61st st; architect, Robert Gerlinger, 1790 Broadway. Plan No. 4434.

SAND ST, n e cor Gold st, interior alterations to 2-sty dwelling; cost, \$600; owner, Saml. Schwartz, 177 Bergen st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4563.

SCHERMERHORN ST, s s, 72.9 w Smith st, interior alterations to 3-sty courthouse; cost, \$75,000; owner, Eltrick Realty Co., 122 Hudson st, Manhattan; architect, Frank H. Quinby, 99 Nassau st. Plan No. 4540.

ST. JOHNS PL, s s, 180 w Ralph av, interior alterations to 3-sty tenement; cost, \$300; owner, Abr. Wax, 1705 St. Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4573.

TEN EYCK ST, n s, 225 w Lorimer st, interior alterations to 1-sty garage; cost, \$300; owner, Diedrick Kaatze, Vernon and Stuyvesant avs; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4508.

VAN BRUNT ST, e s, 100 s Seabring st, plumbing to 2-sty dwelling; cost, \$250; owner, Saml. Randol, on premises; architect, Jas. Lyons, 74½ Nelson st. Paul No. 4503.

WATKINS ST, w s, 175 s Belmont av, interior alterations to 2-sty garage; cost, \$400; owner, Rose Wolfman, 644 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4572.

NORTH 6TH ST, s e cor Bedford av, interior alterations to 4-sty store and tenement; cost, \$350; owner, Mary Grady, 164 North 6th st; architect, Frank G. Stellwagon, 601 Evergreen av. Plan No. 4462.

6TH ST BASIN, n s, 420 w 2d av, interior alterations to 1-sty office; cost, \$1,000; owner, Brooklyn Builders' Supply Co., on premises; architect, Axel Hedman, 371 Fulton st. Plan No. 4450.

WEST 9TH ST, n s, 175 w Court st, interior alterations to 3-sty store and tenement; cost, \$400; owner, Modesto Vacoro, on premises; architect, Wm J. Conway, 400 Union st. Plan No. 4455.

WEST 17TH ST, w s, 210 n Neptune av, interior alterations to 1-sty stable; cost, \$200; owner, Chas. Rocker, 1023 74th st; architect, Henry Rocker, 9004 5th av. Plan No. 4480.

EAST 19TH ST, e s, 255.6 n Ditmars av, extension to 2-sty dwelling; cost, \$1,500; owner, W. R. Quinn, 455 East 19th st; architect, F. J. Helmle, 190 Montague st. Plan No. 4593.

20TH ST, s s, 250 w 5th av, extension to two 3-sty dwellings; total cost, \$2,500; owner, Giovanni D'Avella, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 4527.

32D ST, s s, 225.10 e 3d av, interior alterations to 3-sty tenement; cost, \$500; owner, John Colombo, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 4567.

46TH ST, s s, 80 e 16th av, extension to 2-sty dwelling; cost, \$450; owner, Julius Rosenberg, 1622 48th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4575.

ATLANTIC AV, n s, 17.7 e Alabama av, extension to 2-sty store and dwelling; cost, \$300; owner, Saml. L. Wax, on premises; architect, Wm. A. Lacerza, 2725 Fulton st. Plan No. 4574.

CATON AV, s s, 105.7 w Flatbush av, interior alterations to 1-sty storage; cost, \$3,000; owner, Wm. Rinnsbottel, 810 Flatbush av; architect, Wm Parfitt, 26 Court st. Plan No. 4453.

CLASSON AV, w s, 319.10 n DeKalb av, plumbing to 3-sty dwelling; cost, \$200; owner, A. Cassens, DeKalb av and Emerson pl; architect, C. J. Williams, 1021 Lafayette av. Plan No. 4571.

DE KALB AV, n e cor Raymond st, interior alterations to 4-sty hospital; cost, \$25,000; owner, Brooklyn Hospital, 26 Broadway, Manhattan; architects, Lord, Hewlett & Tallant, 345 5th av, Manhattan. Plan No. 4470.

DIVISION AV, s s, 75 w Ross st, interior alterations to 3-sty dwelling; cost, \$200; owner, E. J. Flanagan, 326 President st; architect, D. A. Lucas, 98 3d st. Plan No. 4554.

DRIGGS AV, s w cor, Kingsland av, interior alterations to 3-sty saloon; cost, \$350; owner, Jos. Fallert Bwg. Co., 346 Lorimer st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 4538.

DRIGGS AV, w s, 100 n South 2d st, extension to 3-sty synagogue and dwelling; cost, \$1,500; owner, Congregation Adas Yeshurin, 188 South 1st st; architect, H. M. Entlich, 29 Montrose av. Plan No. 4587.

FLATBUSH AV, e s, 89.8 s Caton av, interior alterations to 4-sty store and dwelling; cost, \$2,000; owner, Wm. Rinnsbottel, 810 Flatbush av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 4454.

HOPKINSON AV, s e cor Pacific st, plumbing to 5-sty home; cost, \$250; owner, House of Good Shepherd, on premises; architect, Wm. Eireman, 1981 Fulton st. Plan No. 4607.

IRVING AV, s e cor Hancock st, extension to 3-sty store and dwelling; cost, \$1,500; owner, Geo. Gough, 1346 Jefferson av; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 4559.

KNICKERBOCKER AV, n w cor Stanhope st, interior alterations to 3-sty store and dwelling;

cost, \$1,000; owner, Julius Sadvoransky, 609 Monroe st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4536.

MANHATTAN AV, w s, 100 s Withers st, extension to 2-sty dwelling; cost, \$2,000; owner, Antonio Cassella, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4522.

NEWKIRK AV, n s, bet East 31st and East 32d st, extension to 3-sty school; cost, \$50,000; owner, City New York; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 4545.

PITKIN AV, n s, 40 w Amboy st, interior alterations to 3-sty tenement; cost, \$1,000; owner, Jacob Gordon, 1553 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4507.

PITKIN AV, s e cor Sackman st, interior alterations to 3-sty dwelling; cost, \$1,500; owner, Rose Mandelbaum, 329 Stone av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4501.

RUTLAND RD, n e cor Bedford av, extension to 2-sty dwelling; cost, \$800; owner, Emma M. Phillips, on premises; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 4557.

SHELL RD, n s, 200 w 6th st, plumbing to 1-sty dwelling; cost, \$300; owner, Geo. Redden. — Shell rd; architect, Richard Merzaro, 2818 West 6th st. Plan No. 4428.

SUTTER AV, n w cor Hendrix st, extension to 2-sty dwelling; cost, \$250; owner, Michael Meyer, 803 Sutter av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4560.

TOMPKINS AV, e s, 38.4 s Ellery st, interior alterations to 3-sty store and tenement; cost, \$450; owner, Maier Klarman, 37A Tompkins av; architect, Hy. Entlich, 29 Montrose av. Plan No. 4431.

VAN SICLEN AV, w s, 290 n New Lots rd, interior alterations to 1-sty dwelling; cost, \$500; owner, Israel Kirschfsky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 4599.

WAVERLY AV, w s, 254 n Park av, interior alterations to 4-sty bakery; cost, \$200; owner, Empire Biscuit Co., on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 4555.

3D AV, e s, 68.11 n 49th st, extension to 3-sty office and dwelling; cost, \$400; owner, Walter Longman, 29 8th av; architect, J. B. Kinahan, Jr., 244 Johnson av. Plan No. 4491.

Queens.

ARVERNE.—Boardwalk, n e cor Amermann av, electric sign on store; cost, \$100; owners, Gold & Luchman, premises. Plan No. 1445.

ARVERNE.—Jessica av and Boardwalk, electric sign on store; cost, \$100; owner, D. A. Karelan, premises. Plan No. 1446.

COLLEGE POINT.—14th st, w s, 125 Av D, 2½-sty frame extension, 24x16, side and rear dwelling, tin roof, interior alteration; cost, \$1,000; owner, M. P. Corcoran, on premises; architect, H. T. Morris, 321 13th st., College Point. Plan No. 1423.

COLLEGE POINT.—North 10th st and East River, interior alterations to dwelling; cost, \$150; owner, C. Cheslohn, on premises. Plan No. 1392.

COLLEGE POINT.—9th av, n s, 25 n 18th st, plumbing in dwelling; cost, \$125; owner, E. Hickey, premises. Plan No. 1439.

EAST ELMHURST.—Ditmars av, s s, 200 e Grand st, plumbing to dwelling; cost, \$125; owner, H. O. Hansen, on premises. Plan No. 1425.

EAST ELMHURST.—Ditmars av, w s, 325 s Banks st, plumbing in dwelling; cost, \$50; owner, T. Floyd, premises. Plan No. 1447.

ELMHURST.—Ditmars av, n s, 200 w Grand st, plumbing to dwelling; cost, \$50; owner, S. Westmoreland, on premises. Plan No. 1424.

FAR ROCKAWAY.—Central av, 254, electric sign to store; cost, \$95; owner, F. A. Lowe, on premises. Plan No. 1420.

FAR ROCKAWAY.—Mills st, n e cor Neilson av, plumbing to dwelling; cost, —; owner, M. A. O'Reilly, 31 West 96th st, Manhattan. Plan No. 1382.

FAR ROCKAWAY.—State st, n w cor Seneca av, plumbing to dwelling; cost, \$100; owner, M. A. O'Reilly, 31 West 96th st, Manhattan. Plan No. 1383.

FAR ROCKAWAY.—Neilson av, n e cor State st, plumbing to dwelling; cost, \$100; owner, M. A. O'Reilly, 31 West 96th st, Manhattan. Plan No. 1384.

FLUSHING.—20th st, n s, 260 w Franconia av, plumbing to dwelling; cost, \$50; owner, A. J. Connelly, on premises. Plan No. 1415.

FLUSHING.—21st st, s s, 240 s Franconia av, plumbing in dwelling; cost, \$75; owner, F. Grimmer, premises. Plan No. 1433.

FLUSHING.—17th st, s w cor Delaware st, 1-sty frame extension, 13x16, rear dwelling; cost, \$300; owner, J. Walters, premises. Plan No. 1434.

GLENDALE.—Myrtle av, 1961, general interior alterations to tenement; cost, \$500; owner, M. Schaeffer, premises. Plan No. 1451.

JAMAICA.—Globe av, e s, 225 s Cumberland st, erect bay window to dwelling; cost, \$50; owner, W. Kelly, on premises. Plan No. 1388.

JAMAICA.—South st, n w cor Carlisle av, interior alterations and new plumbing to school; cost, \$1,200; owner, Board of Education, N. Y. C. Plan No. 1416.

JAMAICA.—Fulton st, 342, electric sign on store; cost, \$60; owner, H. Monfert, premises. Plan No. 1437.

JAMAICA.—Prospect st, s e cor South st, new foundation to dwelling; cost, \$200; owner, L. Petrucci, premises. Plan No. 1438.

JAMAICA.—Hillside av, s s, 375 w Jamaica av, plumbing to dwelling; cost, \$50; owner, Mrs. A. L. McLaughlin, on premises. Plan No. 1421.

LAUREL HILL.—River st, e s, 260 s R. R., 2-sty frame extension, 22x22, rear stable, interior alterations; cost, \$1,000; owner, F. Hoefner,

on premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 1414.

L. I. CITY.—Van Alst av, 1061, plumbing to dwelling; cost, \$100; owner, J. H. Burnell, on premises. Plan No. 1387.

L. I. CITY.—Paynter av, n s, 50 e Hamilton st, plumbing to dwelling; cost, \$200; owners, Schmidt & Donohue, 291 Lenox av, Manhattan. Plan No. 1391.

L. I. CITY.—Pidgeon st, s s, 208 w Front st, plumbing to refinery; cost, \$500; owner, National Sugar Co., on premises. Plan No. 1417.

L. I. CITY.—Pidgeon st, s s, 62 w Front st, plumbing to refinery; cost, \$1,000; owner, National Sugar Co., on premises. Plan No. 1418.

L. I. CITY.—Ridge st, 72, new plumbing and interior alterations to dwelling; cost, \$500; owner, W. J. Samarindzyk, premises. Plan No. 1432.

L. I. CITY.—Ridge st, s s, 25 w Court st, new foundation and new plumbing to dwelling; cost, \$500; owner, H. Bottino, 118 Broadway, L. I. City. Plan No. 1444.

L. I. CITY.—Casino Beach, install new elevator in gas plant; cost, \$3,500; owner, Astoria Light & Power Co., premises. Plan No. 1450.

L. I. CITY.—4th av, 356, plumbing in dwelling; cost, \$75; owner, M. Standridge, premises. Plan No. 1457.

L. I. CITY.—4th av, 354, plumbing in dwelling; cost, \$150; owner, M. Cummings, premises. Plan No. 1458.

L. I. CITY.—Broadway, 606, new store front to dwelling; cost, \$200; owner, W. H. Heller, premises. Plan No. 1460.

MASPETH.—Perry av, n s, 150 w Willow st, foundation to dwelling; cost, \$300; owner, F. Hellreigel, on premises. Plan No. 1426.

MASPETH.—Perry av, s w cor Willow av, new foundation to dwelling; cost, \$300; owner, J. White, premises. Plan No. 1443.

MASPETH.—Fulton st, n e cor Summit pl, 2-sty frame extension, 22x13, rear dwelling, tin roof; cost, \$1,000; owner, E. Panchar, Hotel McAlpin, Manhattan; architect, F. Lurz, premises. Plan No. 1456.

RICHMOND HILL.—Freedom av, s w cor Maple st, plumbing to dwelling; cost, \$50; owner, J. Sanger, on premises. Plan No. 1419.

RICHMOND HILL.—Herald av, w s, 140 n Jerome av, gas piping to dwelling; cost, \$40; owner, J. Cheeseman, on premises. Plan No. 1428.

RICHMOND HILL.—Atlantic av, n s, 130 e Chestnut st, plumbing to dwelling; cost, \$50; owner, J. Roseath, on premises. Plan No. 1390.

RICHMOND HILL.—Washington st, n w cor Emerson st, plumbing in dwelling; cost, \$50; owner, C. Dale, premises. Plan No. 1452.

RICHMOND HILL.—Church st, e s, 2,000 s Jamaica av, plumbing in dwelling; cost, \$50; owner, H. Loos, premises. Plan No. 1453.

RICHMOND HILL.—Spruce st, w s, 150 n Hillside av, plumbing in dwelling; cost, \$50; owner, W. Trotter, premises. Plan No. 1454.

WHITESTONE.—South 8th av, 45, repaired shed and stable; cost, \$125; owner, Consumers' Brewg. Co., on premises. Plan No. 1429.

WINFIELD.—Forest st, n s, 435 e 12th st, general interior alterations to dwelling; cost, \$800; owner, P. Taisler, on premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1381.

WOODHAVEN.—Roswell pl, s s, 100 e Leggett av, interior alterations to dwg; cost, \$500; owner, Marie Katz, on premises. Plan No. 1385.

WOODHAVEN.—Lawn av, w s, 50 s Grafton av, plumbing to dwelling; cost, \$50; owner, S. Erge, on premises. Plan No. 1422.

WOODHAVEN.—Freedom av, 48, plumbing in dwelling; cost, \$50; owner, J. Reif, premises. Plan No. 1455.

WOODHAVEN.—Woodland av, 371-3, plumbing in two dwellings; cost, \$100; owner, K. VonHoff, premises. Plan No. 1440.

WOODHAVEN.—Woodland av, 342-44, plumbing in two dwellings; cost, \$100; owner, K. VonHoff, Woodhaven. Plan No. 1442.

Richmond.

BROWNELL ST, n s, 75 e Brook st, Stapleton, alterations to frame dwelling; cost, \$1,200; owner, Thos. Cummings, 60 Metcalf st, Stapleton. Plan No. 287.

CURTIS PL, n s, 100 e Westervelt av, New Brighton, alterations to block retaining wall; cost, \$125; owner, J. P. Kempenars, Bement av, West Brighton; builder, Wm. D. Baily, 32 Lockman av, Mariners' Harbor. Plan No. 291.

GRIFIN ST, w s, cor Hannah, Tompkinsville, S. I., alterations to brick hall; cost, \$50; owner, Louis Tafuri, 89 Van Duzer st, Tompkinsville. Plan No. 295.

SCHOOL ST, Great Kills, alterations to frame school; cost, \$5,000; owner, City of New York, care Board of Education, 500 Park av, Manhattan; architect, C. B. J. Snyder, 500 Park av. Plan No. 285.

SCHOOL ST, n Lindenwood av, Great Kills, alterations to frame school; cost, \$150; owner, City of New York, care Board of Education; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 288.

1ST ST, s s, 500 w Franklin av, alterations to iron shed; cost, \$200; owner, W. H. C. Russell. Plan No. 286.

MANOR RD, e s, 1,200 n Richmond tpke, Castleton Corners, West New Brighton, alterations to frame dwelling; cost, \$250; owner, Mrs. Robert Baylor, Manor rd; builder, J. W. Burbank, 30 Josephine st, New Brighton. Plan No. 293.

OLD STONE RD, s w cor Union av, New Springville, alterations to frame store and dwelling; cost, \$200; owners, Lembeck & Betz, 173 9th st, Jersey City; builder, F. H. Skerritt, P. O. Box 324, Port Richmond. Plan No. 292.

RICHMOND TPKE, 1739, Castleton Corners, alterations to frame store and dwelling; cost, \$1,200; owner, John Pfuhler, 600 Manor rd; architect, S. S. McGrath. Plan No. 290.

WADSWORTH and Tompkins avs, s e cor, Fort Wadsworth, alterations to frame dwelling; cost, \$170; owner, Mrs. K. Rivers, cor Wadsworth and Tompkins avs, Fort Wadsworth; architect, Petro Canavo, 1 School st, Fort Wadsworth, Plan No. 289.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 19. The location is given, but not the owner's address.

BAYONNE.—Vasil Peregrin, 168 Prospect av, 3-sty brick, \$7,000; John Barrenic, 40 East 25th st, 2-sty brick, \$4,000.

EAST ORANGE.—Olaf C. Bugge, 569 Main st, 4-sty brick, \$30,000.

GARFIELD.—Andrew Slanina, 152 Palisade av, 2-sty brick, \$5,000; Andrew Slanina, 154 Palisade av, 2-sty brick, \$6,000.

GUTTENBERG.—Emma Mills, 320 24th st, 3-sty frame alteration, \$1,000.

GUTTENBERG.—Pietro Romaino, south side 27th st, 50 ft. e of Palisade av, 3-sty brick, \$10,000.

EAST RUTHERFORD.—Cesare Vazzoler, s e cor Paterson av and Boiling Spring av, 3-sty brick, \$12,000.

ELIZABETH.—Mrs. Kate Malleskie, 126 Pine st, 3-sty frame, \$6,000.

IRVINGTON.—William Penl, n w cor Madison and Myrtle avs, 3-sty frame, \$7,000.

JERSEY CITY.—Max Rosenberg & Harris Schneider, n w cor Garfield and Winfield avs, 3-sty brick, \$12,000; Max Rosenberg & Harris Schneider, w side Garfield av, 38 ft. north of Winfield av, 3-sty brick, \$12,000; Louis Kanengiser & Joseph Facher, 186 Steuben st, 3-sty frame alteration, \$4,000; National Corporation Co., 76-78 Arlington av, 3-sty brick, \$10,000; National Corporation Co., n e cor Arlington av and Wilkinson ov, 3-sty brick, \$10,000; Abraham Gorlin, 20 Lexington av, 4-sty brick, \$15,000.

JERSEY CITY.—Frederick Rappe, 434 Hoboken av, 3-sty frame alteration, \$200; Abraham Gorlin, 16 Lexington av, 4-sty brick, \$15,000; William G. Humsted, 631 Bramhall av, 3-sty frame alteration, \$100; Emma Hubert, 110 Arlington av, 3-sty brick, \$10,000; Harris Goldberg, n e c Hancock av and Congress st, 4-sty brick, \$25,000.

JERSEY CITY.—Max Resnick, 9-11 and 11A-13 Rutgers av, two 3-sty brick, \$18,000; Harris Goldberg, 45 Leonard st, 4-sty brick, \$14,000; John A. Pihlman, 81-83 Bostwick av, two 3-sty brick, \$16,000; Standard Development Co., 1051-1053 West Side av, two 3-sty frame alteration, \$2,000.

LODI.—Enrico Astore, n side 1st st, 75 ft. w of Dell Glen av, 2-sty brick, \$4,000.

NEWARK.—Mannie Realty Co., 308 Orange st, 4-sty brick, \$16,000; Elizabeth Strobel, 572 15th av, 3-sty frame alteration, \$500; Domenico Loprete, 303 Sherman av, 3-sty frame alteration, \$500; Joseph H. Mayzel Co., s w cor Camp and Orchard sts, 4-sty brick, \$30,000; Maurice M. Feder, 80 Brookdale av, 3-sty frame, \$5,000; William Gorodnick, 197 Seymour av, 3-sty frame, \$6,000; Max Levine, 84-86 South 14th st, two 3-sty brick, \$15,000; Hugo Lindner, 773-775 South 18th st, 3-sty frame alteration, \$500.

NEWARK.—Andrew A. Dempsey, 220 Chadwick av, 3-sty frame, \$6,000; Mannie Realty Co., 310-312 Orange st, two 4-sty brick, \$20,000.

NEWARK.—Charles S. Orbah, 290 South 19th st, 3-sty frame, \$8,000; Morris Tzesses, 100 Schley st, 3-sty frame, \$5,000; Louis Kaplan & Bros., 204 Hillside av, 3-sty frame, \$6,000; Nathan Kantorowitz, 498-500 Belmont av, two 3-sty frame, \$10,000; Sophie Fischer, 273, 275, 277 and 279 Bergen st, four 3-sty frame alteration, \$1,000; Joseph Braccio, 117 Jefferson st, 3-sty frame alteration, \$500; John Zimmer, 464 Hunterdon st, 2-sty frame alteration, \$400; Gaetano Bernardino, 621 North 5th st, 3-sty brick alteration, \$300; Ardmore Realty Co., 36 and 42 Broad st, two 3-sty brick, \$75,000.

NEW DURHAM.—Mariantonia Billelta, 700 Monroe st, 3-sty frame alteration, \$500.

PASSAIC.—Max Slaff, 16 Allen st, 3-sty brick, \$7,000; William Deutsch, 67 8th st, 3-sty brick, \$9,000.

PATERSON.—Angelo Ferraro & Guiseppe Scillen, 80 Beach st, 3-sty brick, \$3,000.

PATERSON.—David Krugman and Paul Markowitz, 101 12th av, 3-sty frame, \$5,000; William S. Morrison, 53 Pennington st, 3-sty frame, \$6,000; Josiah Black, 86-88 Front st, 3-sty frame alteration, \$300.

PATERSON.—Joseph Collesano, s w cor Market and Southard sts, two 3-sty brick, \$20,000.

PERTH AMBOY.—Jacob Castelbaum, 353 Prospect st, 3-sty frame, \$7,000.

ROSELLE PARK.—Angelo Di Donato, 104 Westfield av, 3-sty brick, \$7,000.

SOUTH ORANGE.—Fairchild, Baldwin Co., n side South Orange av, 163 ft. e of Grove rd, 3-sty brick, \$50,000.

SUMMIT.—Jacob Shahnazarin, 479 Morris av, 3-sty frame, \$4,000.

TOWN OF UNION.—Max Cohen, s e cor New York av and Franklin st, 4-sty brick, \$30,000.

WALLINGTON.—Michael Onufer, 32 Alden st, 2-sty brick, \$5,000.

WEST HOBOKEN.—Gregory and Victoria Martin, 155 Summit av, 3-sty frame alteration, \$4,000.

WEST HOBOKEN.—Henry Burstyn, 553-555 Spring st, 3-sty brick, \$12,000.

WEST ORANGE.—James V. Atvia, 2-4 Eagle Rock av, 3-sty frame, \$14,000.

WEST NEW YORK.—James J. Andi, w side Broadway, 27 ft. s of 21st st, 3-sty brick, \$9,000.

WEST NEW YORK.—Harry Cafaro, n w cor 14th st and Hudson av, 4-sty brick, \$28,000.

WEST ORANGE.—Lorenzo Del Plato, 49 Washington st, 2-sty frame alteration, \$200.

PERSONAL AND TRADE NOTES.

PAUL H. FABRICUS, consulting engineer, has moved his offices from 311 Madison av to 15-17 West 44th st.

TAYLOR & OSMUN, general contractors of Hackettstown, N. J., who, some time ago made an assignment, will shortly resume business.

CLAUDE A. BULKELEY, consulting engineer, of New York, was recently appointed chief consulting engineer for the Canadian Domestic Engineering Co., Ltd., Montreal, Canada.

HENRY KIRCHNER, JR., AND GEORGE VOGT have formed a partnership under the firm name of Kirchner & Vogt, and will conduct a general building business at Dunellen, N. J.

RALPH STARRETT AND CLAYTON GOSS have recently formed a partnership to conduct a general building business. The new firm has opened offices at 103 Park av, under the name of Starrett & Goss.

E. W. SWARTWOUT, formerly of the Chicago office of the Nordberg Manufacturing Co., manufacturer of engines, pumps and power plant machinery, of Milwaukee, has become associated with N. N. MacLaren in the New York City office of the company, at 120 Broadway.

ADOLPH MERTIN, architect, 34 West 28th st, was recently awarded a verdict in his case against the Board of Education of the Borough of Edgewater, N. J. Mr. Mertin prepared plans in 1912 for a new school. The plans were rejected and Mr. Mertin's services discontinued.

EUGENE CICCARELLI, a well known architect of Jersey City, was recently awarded a verdict of \$6,500 in his suit against the Hoboken Board of Education. He brought suit for \$12,000 as payment for plans for a new school in Hoboken. These plans were not used when the building was erected under the jurisdiction of a new Board of Education.

PYRENE MANUFACTURING COMPANY, manufacturer of the Pyrene Fire Extinguisher, has removed its general offices to 52 Vanderbilt av. A large, steady increase in the volume of business of this company has necessitated more commodious quarters. The new offices have been laid out carefully to secure maximum efficiency in each department, and ample provision has been made for handling the business in a systematic manner.

BY ARRANGING for the co-operation of the property owners along East 41st st, between Lexington and Madison avs, and along Madison av, by presenting a petition to the Public Service Commission, signed by these owners, and containing suggestions for remedy, Maurice Deutsch, consulting engineer, recently succeeded in obtaining a revision of the contract drawings by the Public Service Commission which avoided the placing of 20-inch overhead bypass mains on trestles in front of property along these, and instead, burying these mains permanently through East 40th st, which work is now in progress.

ROBERT F. SMALLWOOD AND WILLIAM H. DEACY, architects of New York City, designed the memorial to James Rumsey, who, it is claimed, invented the steamboat. This monument is being erected on a high cliff above the upper Potomac River, near Shepherdstown, West Virginia. The monument consists of a large platform, approached by steps monumental in their proportions. In the center of the platform a massive pedestal is placed, with suitable tablets and ornaments in applied bronze. Above the pedestal rises a graceful Ionic column eighty feet above the mean grade level. Surmounting the column is a granite ball representing the world and a symbol of the world-wide results of the invention of the steamboat. The design throughout represents an aquatic event—the Ionic column of the Greeks, the tridents and dolphins, and the globe. The memorial is being built of Mount Airy, N. C., granite.

LINWAX MANUFACTURING COMPANY, Indianapolis, Ind., has an entirely new method of treating wood for stable floors or driveways, or for warehouses where heavy trucking grinds cement floors to dust. All the sap is first removed from the best grade yellow pine blocks and a non-volatile wax is then forced into the pores of the wood. The wax is as permanent as the wood itself, keeping out moisture and being thoroughly antiseptic, preventing disintegration through bacterial action and the ordinary process of decay. A severe test is reported. Some of the blocks were ground into sawdust and placed in a solution impregnated with hog cholera germs. An examination a few hours afterward showed that the germs had been entirely destroyed and as a result Linwax flooring is used in one of the largest factories making hog cholera serum. The firm is represented in New York City by Erskine R. Fisher, 103 Park ave.

OBITUARY

FRANK M. WEAR, a heating contractor, with offices at 306 East 29th st, Manhattan, died at his home in Bayside, L. I., Wednesday, June 16. He was forty-three years of age and a native of Brooklyn, where he formerly resided, removing to Bayside nine years ago. He is survived by his widow.

JOHN W. MARTIN, a retired building contractor, died of a complication of diseases at his summer home in Wanamassa, N. J., Tues-

day, June 15. He was sixty-two years old and for the last forty years had been a resident of Asbury Park, N. J., and active as a contractor. He is survived by his widow, two sons and a daughter.

CORNELIUS J. SHUTE, carpenter and general contractor, well known in Brooklyn and Queens, died suddenly of apoplexy at his home, 43 Herald av, Richmond Hill, Sunday, June 20. He was sixty-one years of age and until twelve years ago was a prominent resident of the Bushwick section of Brooklyn. He is survived by his widow, two sons and a daughter.

JAMES JOSEPH RYAN, a prominent building contractor of South Brooklyn, died at his home, 469 48th st, from nephritis followed by pneumonia, Sunday, June 13. He was born in Poughkeepsie, September forty-two years ago, and had lived in South Brooklyn for many years. He was a member of the Varuna Boat Club, Commodore Barry Council, K. of C., and the Brooklyn Lodge No. 22, B. P. O. Elks. Mr. Ryan is survived by a sister, widow and three brothers.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 140th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering-Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 5th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

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.

NATIONAL DISTRICT HEATING ASSOCIATION, at its recent convention and annual meeting in Chicago, elected the following officers: David S. Boyden, Boston, Mass., president; Byron T. Gifford, Grand Rapids, Mich., first vice-president; George W. Martin, New York, second vice-president; William S. Monroe, Chicago, Ill., third vice-president; D. L. Gaskill, Greenville, O., secretary-treasurer. C. F. Oehlman, Denver, Col., and Thomas Donahue, Lafayette, Ind., were elected members of the executive committee.

RECENT INCORPORATIONS.

NEW YORK STORES REALTY CO. has filed papers as a general realty and construction company, offices in Manhattan, with \$10,000 capitalization. The directors are Joseph J. Lynch, 301 2d av, Bradley Beach, N. J.; Arnold J. Meury, 19 Irving st, Jersey City, N. J., and Samuel Hellinger, 1229 Park av, Manhattan, who is the attorney for the company.

SUB REALTY CO., realty and construction, has been incorporated with \$10,000, with offices in Manhattan. The directors are Clifford B. Ayres, 619 West 113th st; Mathilde R. Hartman, 94 North 15th st, East Orange, N. J., and Jas. R. Magee, 70 West 12th st. C. M. Ayres, 165 Broadway, Manhattan, attorney.

ANDREWS CONSTRUCTION CORP., with offices in Manhattan, has been chartered to do a realty and construction business, act as constructing engineers, install steam and water heating apparatus, etc., and deal in building materials, with a capitalization of \$10,000. The directors are Wm. Andrews and Thos. H. S. Andrews, both at 367 Grand av, Brooklyn; Edward H. Mays, Forest Hills, L. I., and one other. The attorneys are Appell & Taylor, 51 Chambers st.

BUILDING MATERIALS AND SUPPLIES

MORE WAR MUNITION BUILDINGS CALL FOR MILL MATERIALS IN NEW JERSEY SUBURBS AND CITY

Money Situation Hangs Upon
Tone of Germany's Reply

WHOLESALE building material dealers in this city reported a sharp improvement in the volume of business placed for New Jersey building construction this week. Lumber was particularly active in this regard. The report that the American Locomotive Co. and Westinghouse Electric Company were about to erect extensive plants at Elizabeth, the latter for the manufacture of cartridges, was responsible for a sharp upturn in inquiries from that quarter for basic factory material, including Portland cement, brick, roofing, partition and siding material and pine flooring. From New England came inquiries for larger supplies from dealers looking forward to heavy mill construction in their territories and from Athenia, N. J., came inquiries for material to supply the plant of the Richardson Scale Company.

There was a better tone to speculative building material, indicating that investors have been able to find money to prosecute their plans at rates of interest more attractive. Structural steel is still reported at practically the same level as heretofore on current business, but on deliveries running over the third quarter there is a tendency to stiffen quotations, not because of any marked improvement in tonnage being specified, but because other demands upon the capacity of the steel mills is such as to make it necessary to get a higher price for structural material to make it profitable to give even 10 per cent. of capacity to rolled building steel. War orders and railroad equipment demands are now taking up about 90 per cent. of the capacity of the United States Steel Corporation.

Current steel prices are now around 1.85c and 1.90c store, Waverly, N. J., for metropolitan district delivery, which price ruled when the output of the steel plants was nearer 65 per cent. of capacity. The new price for third quarter business is reported to be near 1.95c and 2.00c.

In spite of a strike of the laborers at the Haverstraw common brick works up the Hudson, the price of Hudson River brick steadied this week on run-of-kiln 1914 brick. Good, well burned 1915 common brick brought \$6 and \$6.25 as against \$5.75 and \$6 for last year's product of uneven color and burn. There was a moderate buying movement by dealers to take up this material where they had jobs capable of absorbing this sort of brick, but the better grades of brick were held for higher class jobs. Raritan common brick was firm at \$6 and \$6.25 a thousand.

LINSEED OIL.

Price Retraction Continues But Paints Not Affected.

ALTHOUGH the price of linseed oil has receded in this market there is little prospect of there being a corresponding change in the price of paints and varnishes.

"This war is making it increasingly difficult for us to obtain pigments and gums for varnish making," said the head of a big paint concern in Newark this week, "and no matter what happens to the price of linseed oil we would still have to charge as much, if not more, than present quotations for our products. Lead is way out of proportion to its usual market and all sorts of mineral colors are high. Tin and steel for barreling and packaging paints and varnishes are higher than ever and so no one looks for any change from the present situation because of any downward action in linseed oil."

BUILDING METALS.

Third Quarter Steel Prices Up Five Cents—Current Business Quiet.

WHILE no official statement was made by the steel interests of this city regarding a price advance in structural material, it was intimated

Linseed oil continues to recede, the current price being 62 and 63 cents, New York and 63 and 64 cents for out of town. There is a chance of this commodity moving down still further, but it will not affect the paint and varnish market because of the high cost of gums and colors owing to the difficulty of getting them into this country.

There is reported to be a sharpening of demand for metal lath, the increasing use of this material for reinforcing tile floors, to prevent cracking, having developed to such an extent that certain companies have been prompted to make special grades to meet this requirement.

Copper and brass salesmen said this week that they looked for another increase in the price of these two commodities before the first of the month. Also in lead and spelter, which would immediately send the price of galvanized ware higher. Sheet copper now brings 25½ cents and sheet brass 30. The expected levels are 26½ for copper and 31 for brass. Manufacturers of decorative brass goods, like andirons and fireplace fixtures, have had to increase their wholesale quotations another 10 per cent. This is the second increase reported since the first of the year and represents a total of 20 per cent.

The war is making the glass market firm. Quotations are on 90 and 20 per cent. discounts now, whereas May 1, 1914, lists showed a discount of 90 and 30. That is why builders are having to meet higher retail prices except in cases where dealers are using old stocks and are willing to shade quotations of competitors not quite so fortunate.

The easing of the money market in New York is expected to have a reflected effect upon suburban building projects if the reply of Germany to the American note is satisfactory to Wall street, thereby causing no reaction in finances. Conditions are ripe for a very active building movement in this vicinity after the turn of the half year and the present easing of money is attributed to the belief generally felt that the German note will be pacific.

Plan filings in the five boroughs for the week just closed follow: In the corresponding week last year 268 new building plans were filed with an estimated value of \$2,587,075.

	Week ending,			
	June 18.		June 26.	
	No.	Value.	No.	Value.
Manhattan.....	6	\$180,000	12	\$1,181,125
Bronx.....	6	48,200	7	109,750
Brooklyn.....	107	611,900	101	960,050
Queens.....	99	458,240	143	485,155
Richmond.....	26	26,065	49	63,890
Totals.....	244	\$1,324,405	312	\$2,799,970

that a change upward of five cents might be expected within a short time on structural orders for New York delivery running into the third quarter. The cause of this change in the present comparatively stagnant condition of the structural steel market was ascribed to pressure upon steel mill capacity by war orders. An official of a large steel company said:

"We are now operating our plants at about 90 per cent. of capacity. Most of this is for other lines than building requirements. The prospects are that before long we will have to increase even this capacity. Prices obtained in the present sharp market for ship plates, machinery parts, war material and shrapnel goods are much more favorable than those which are ruling for structural material, and in order to be able to afford to set aside capacity for building equipment we are simply forced to consider the matter of getting a more favorable price for rolled steel."

Structural steel has shown no change in price, but there is a much more active demand from building interests in the upper mark of the Bronx and also in the large suburban towns, notably Newark. Pig iron had a more active call from equipment companies. The radiator situation is still disturbed by price cutting, but there are signs of an early adjustment of the present difficulties.

PORTLAND CEMENT.

June Shipments Expected to Exceed Those of Recent Months.

ADVICES from the Lehigh district covering Portland cement shipments for the month of June indicate that when the compilations are completed there will be shown to have been a shipment from three to seven per cent. at the lowest in excess of those for May and about five per cent. in excess of shipments covering any month in at least a year from July 1.

There is now nearly 90 per cent. of the Lehigh valley kiln capacity in service, excluding the idle plant of the Edison Portland Cement Company at New Village, which probably will not be operated again until the price of this commodity passes 90 cents, mill.

Further action in jacking up the market price of cement in this city was postponed this week, partly because recent intermittent rainy and clear weather checked consumption to an extent sufficient to retard movements to job. But it is freely predicted by those whose opinion in the cement market is worth having that \$1.43 Portland cement will be the rule instead of the exception before many weeks elapse, good building weather permitting.

Representatives of the Hagar Portland Cement Company were in the Lehigh district late last week and visited several plants on cost ascertaining errands. They had previously been in the Hudson district on the same errand. Official announcement regarding the names of the two companies in this vicinity that will figure in the Hagar chain was withheld for the present.

METAL LATH.

Manufacturers Expect Big Things of Tile Reinforcement.

METAL lath manufacturers face one of the biggest and most prosperous eras in their history, according to information obtained from manufacturing centers this week. The difficulty of obtaining wood lath in quantity from Canada has been very much exaggerated, however, as shown by the fact that prices in this market have steadily receded during the last few months.

"But the great demand for quickly constructed factory buildings," said a metal lath man, is improving our market. That accounts for the rush. There is, however, a hope for permanent business through the nation-wide tendency to lay tile floors on a reinforcement base to prevent cracking. Properly done, there is no reason why a tile floor should crack if there is proper metal reinforcement under it. The theory is that if the mortar bed is laid upon the flooring to be covered with tile, and the reinforcement is pushed down into the mastic when soft, and the tile set upon the clinching keys as they are forced through the mesh, a permanent and level floor is obtained and no cracks can occur through the warping of the building for any cause because the reinforcement forms an individual floor arch over each indentation in the flooring, keeping the tile surface absolutely even and rigid.

"This method is being gradually developed by the use of ordinary store grade metal lath. In consequence our sales have felt a sharp improvement and "Hardware" thus explains the cause to us."

COMMON BRICK.

Haverstraw Strike Fails to Keep New York Market Firm.

HAVERSTRAW'S brick yard laborers' strike has not seriously affected the New York brick market. In fact prices sagged perceptibly in a dull market. There is an abundant supply here for all immediate needs. Raritan brick also felt the effect of the recent wet weather and stimulated buying in Manhattan, but brick movements from both grades move fairly steadily to Eronx, Brooklyn and Newark.

Official transactions for Hudson River brick covering the week ending Thursday, June 24, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., June 18—19.			
	Arrived.	Sold.	
Friday, June 18.....	11	10	
Saturday, June 19.....	8	5	
Monday, June 21.....	14	12	
Tuesday, June 22.....	5	7	
Wednesday, June 23.....	6	9	
Thursday, June 24.....	7	7	
Total.....	51	50	

Reported en route, Friday, June 25—6. Condition of market, steady. Prices: Hudsons, \$5.75 to \$6; Raritans, \$6.25 and (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and \$7.25 (yard). Cargoes left over Friday A. M., June 25—20.

1914.		1915.	
Left over Friday, A. M., June 19—16.			
	Arrived.	Sold.	
Friday, June 19.....	3	6	
Saturday, June 20.....	11	7	
Monday, June 22.....	14	10	
Tuesday, June 23.....	1	7	
Wednesday, June 24.....	8	12	
Thursday, June 25.....	6	4	
Total.....	43	46	

Condition of market unsteady. Prices: Hudsons, \$5.60 to \$5.87½; Newark, yard, \$7.25 to \$7.50, firmer. Left over Friday a. m., June 26—13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 24, 1915.....	819
Total No. of bargeloads sold Jan. 1 to June 24, 1915.....	799
Total No. bargeloads left over June 25, 1915	20
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 25, 1914.....	672
Total No. bargeloads sold Jan. 1 to June 25, 1914.....	659
Total No. bargeloads left over June 26, 1914	13