NEW YORK, JULY 3, 1915

REALTY INTERESTS IN THE CONSTITUTION

A Large Delegation Asks for Limitation on the Dimensions and Character of Buildings in Accordance with the New Zoning Principle

SELDOM has Albany witnessed a more representative delegation appearing in behalf of economic principles vital to real estate than that which advo-

vital to real estate than that which advocated restrictions of buildings' heights and zones for all incorporated municipalities in New York State. So much significance was attached to these particular principles that a joint hearing was called of both the Committee on Cities and the Committee of Bill of Rights, of which Seth Low and Louis Marshall, respectively, are chairmen.

In addition to the amendments proposed to restrict buildings' heights and to establish zones, there was a third amendment to the Constitution proposed which provides for the condemnation of unsanitary blocks when public health demands that they be converted into public parks. In this connection the power is also given to the city to condemn excess land which, if not needed for the public park, shall be no more than sufficient to form suitable building sites abutting on the park. This land may be public park, shall be no more than sufficient to form suitable building sites abutting on the park. This land may be sold or leased with or without restrictions. Five amendments in all, covering all these phases of real estate improvement were submitted to the Constitutional Convention.

Three were introduced by William

stitutional Convention.

Three were introduced by William Bannister, president of the Brooklyn Chapter of the American Institute of Architects. These amendments were drafted by the Advisory Council of Real Estate Interests and the Tenement House Committees of the New York Charities Organization and the Brooklyn Bureau of Charities.

Limit Building Dimensions.

They specifically provide that the Legislature shall have the power to limit the height and dimensions of buildings in cities, towns and villages of the State and likewise the use and character of occupancy of these buildings.

and likewise the use and character of occupancy of these buildings.

According to these amendments this power may be exercised directly by the Legislature or by authorizing the various mnicipal corporations to exercise the same in the manner that may be provided by the Legislature.

The third amendment confers upon the Legislature power to take real property which is dangerous to public health or safety and sell or lease the same, subject to such restrictions as may be deemed to be in the public interest. These amendments are the first public step taken by the Three-Family House Committee of the Advisory Council upon which the New York Charities Organization Society and the Brooklyn Bureau of Charities are represented by Alfred T. White and Darwin R. James, Jr., with Paul D. Cravath, ex-officio.

In order to encourage the construction of small-family houses and, if possible, to decrease the construction of 50-ft. tenements and regulate height of office buildings, it was deemed expedient to impress upon the Constitutional Convention the wisdom of incorporating these amendments into the Constitution. The general sentiment among real estate men was said to be that restrictions upon height and zoning would be

able to do much to stabilize property values and simultaneously prevent values from shifting. Experience had conclusively demonstrated that the erection of mammoth buildings caused adjoining property to depreciate in value and deprives smaller buildings of tenants. In many cases, the larger buildings had taken over leases of tenants in other buildings, at great expense, with the result that unrestricted building has been detrimental to both small and large property owners. If real estate owners would not conserve their own interests by moderation, then it was necessary that in the interests of the community as a whole certain restrictions be established. able to do much to stabilize property

lished.

It was said that the large office building was far from a paying investment, while the avidity with which favorable locations are seized upon, to the depreciation of the value of adjoining property, had been one of the elements in depressing the real estate market. The history of real estate development, in so far as the invasion of residential blocks by industrial and business enterprises was concerned, had been able to illustrate that the zoning principle should prove to be of considerable benefit to a healthy real estate growth. real estate growth.

Would Encourage Property Ownership.

One of the most discouraging features in the real estate world was the decline in the number of property owners. It was estimated that the actual number of owners, including corporations, is approximately 125,000. New York to-day had less percentage of home ownership than any other city in the country, while Boston has a 10 per cent. increase over that of New York. Chicago and Philadelphia had twice as many property owners; Cleveland and Milwaukee, Buffalo, Baltimore and San Francisco had three times as many, while Seattle and Los Angeles had four times as many. It was, of course, understood that there are many families throughout the country that are well able to own homes, but prefer to rent apartments, and this was especially true of New York City. It had been estimated that there are in New York City alone 200,000 families financially able to own \$10,000 homes but prefer to rent apartments or live at hotels. To encourage this class of people to purchase property and also to augment the property owning class gen-One of the most discouraging features but prefer to rent apartments or live at hotels. To encourage this class of people to purchase property and also to augment the property owning class generally were among the reasons for submitting these amendments to the Constitutional Convention by the Advisory Council and the Charities Organization Society of New York and the Brooklyn Bureau of Charities.

That the sentiment for restriction of

Bureau of Charities.

That the sentiment for restriction of buildings' heights and zoning of the city, likewise condemning of unsanitary areas for park purposes, extended beyond real estate circles, was evidenced by the introduction of similar amendments by other associations. The Fifth Avenue Association, through Mr. Bayes, introduced an amendment giving to cities directly instead of to the Legislature power to establish regulations and restrictions for heights and zones. The Fine Arts Federation and the Citizens'

Union, through Mr. Parsons, introduced an amendment purporting to effect same results as contemplated by the Bannister and Bayes amendments. In support of all these various amendments support of all these various amendments the real estate interests were represented by Walter Stabler, of the Metropolitan Life Insurance Co.; F. G. Hobbs, of the firm of Slawson and Hobbs, and the Secretary of the Advisory Council of Real Estate Interests. The Fifth Avenue Association appeared through counsel, Bruce Falconer, while Albert Bard spoke for the Fine Arts Federation. The Charities Organization Society and Brooklyn Board of Charities were rep-Charities Organization Society and Brooklyn Board of Charities were represented by Charles Coleman Miller, John C. Gebhart and Lawrence Veiller. Lawson Purdy, president of the Tax Board, discussed the legal aspects of the various amendments, reinforcing the position taken by Walter Lindner, in his letter to Mr. Low. This letter to Mr. Low, read at the commencement of the hearing, was as follows: hearing, was as tollows

hearing, was as tollows:

"The Advisory Council of Real Estate Interests favors strengthening and increasing these public regulatory powers which are in the nature of an extension of the police power of the State. Arguments upon the social and economic aspects of this subject will be presented to you in such detail that it is unnecessary in this place to add to the discussion. One aspect, however, of this subject the Committee on Legislation of the Advisory Council of Real Estate Interests considers it proper to present. So far as the exercise of the powers now proposed to be specifically granted comes So far as the exercise of the powers now proposed to be specifically granted comes within the recognized police power of the State, it may be argued that it is not necessary to add further expression thereof to the Constitution. But, the question is one which will come up for decision not only in the State Courts, but one upon which appeal may be made to the Federal Courts on the ground that rights guaranteed by the U. S. Constitution might be infringed by the exercise of the powers now sought to be stitution might be infringed by the exercise of the powers now sought to be expressed. If it is wise that the State and cities shall have this power, and it is assumed that it is wise, then the solemn declaration of the People of the State of New York contained in their Constitution that they desire to exercise these powers may have a great and even these powers may have a great and even a controlling influence to sustain such action taken under them when the question is presented to the United States Supreme Court.

"It would seem, however, that in framing such constitutional provisions and the legislation to carry it out, care must be taken to remain within the limits of the promotion of the general physical and moral welfare of the people and not to overstep these bounds by seeking to preserve more property valseeking to preserve mere property val-ues, as is contemplated in some of the propositions which are before your Com-

At the conclusion of the hearing a special committee, with Hon. Morgan J. O'Brien as chairman, was appointed by Mr. Low, to confer upon these amendments with the various interests represented.

NATIONAL REAL ESTATE CONVENTION

A Wonderfully Enjoyable Meeting at Los Angeles-Why the Banks, With Plenty of Money, Do Not Lend More on Realty-The New Officers

OS ANGELES, Cal., devoted last week to the entertainment of the National Real Estate Association. Nothing in the experience of those who have ing in the experience of those who have attended the national realty conventions in the past compared with the novel pleasures which the delegates enjoyed there. There was a constant round of garden parties, balls, banquets, receptions, special opera house entertainments, pageants, luncheons and excursions. The delegates were charmed with the beauty and gracious hospitality of the city and the surrounding country. Everything was new to them. Many stayed on into this week and attended special real estate services in the churches last Sunday and a celebration of Real Estate Day on Monday at the exposition. At last accounts most of them were still touring in the State. The Los Angeles Examiner printed special illustrated reports.

The convention opened in Trinity Auditorium on Monday, June 21, and adjourned on Thursday afternoon. Enthusiasm for everything Californian characterized the proceedings. Ninety-one cities were represented. President Thomas Shallcross was in the chair. The Episcopal bishop, the Mayor, the State Senator and the president of the Los Angeles Realty Board extended greetings.

The annual report of President Shallattended the national realty conventions

greetings.

The annual report of President Shall-cross, read at the first session by Executive Secretary Ingersoll, said, in part:

"A little less than a year ago we rang down the curtain and bade each other groud-bye."

down the curtain and bade each other good-bye.

"A few days later the whole world was shocked by the announcement that practically all of the supposedly civilized Europe was at war. Stock Exchanges were closed and business for a time, at least, seemed absolutely paralyzed.

"For a number of months, accordingly, those investing in this class of security were absolutely at sea, but during this entire period our real estate securities were being handled in the usual manner, and, as compared with all other classes of investments, the defaults in payment of interest charges were very few indeed.

few indeed.
"This lesson would appear to entitle us as an organization to take a strong stand before the investors of the coun-try, particularly the large savings into show them that we are now pre-pared to defend the old charge that our securities were non-liquid."

Real Estate Publicity.

Stanley L. McMichael, secretary of the Cleveland Real Estate Board, read a paper at Tuesday's session on "Real Estate Board Publicity;" and Samuel Collyer read a paper written by Edwin Selvin of Seattle on "Real Estate as an Investment."

Executive Secretary Ingersoll read the report of the committee on "Advertis-

report of the committee on "Advertising," of which L. D. Woodworth of Rochester, N. Y., is chairman. The committee made the following recommenda-

tions:

"The work of this committee was begun so recently that it seems quite incomplete. We therefore advise that it

"The best examples of advertising from all parts of the country should be collected, classified and filed in the office of the executive secretary, to be at all times available for reference or loaning to any member of the association.

"An exhibit of notable work in advertising should form a part of every convention. Quality rather than size of the

display should rule at such exhibitions.
"This association should protect the public as far as possible against fraudulent advertising in any way related to the real estate business. Every broker should be a source of information for any fraudulent or questionable advertis-ing which comes to his attention or is put forth in his vicinity.

"This organization should co-operate with associations of advertisers and others in obtaining the enactment and enforcement of uniform laws prohibiting fraudulent or misleading advertising."

Real Estate and the Banks.

Real Estate and the Banks.

Stoddard Jess, vice-president of the First National Bank of Los Angeles, read a paper in which he said:

"Activity in the real estate business is directly influenced by the supply of loanable funds available for investment purposes. There are men engaged in the real estate business who have been known to severely criticise bankers because they didn't loosen up and loan more freely, not appearing to realize that the banker makes his profit by loaning his money, and for that reason, if for no other, can always be relied upon to loan as freely as conditions will permit, but the banker should know his upon to loan as freely as conditions win permit, but the banker should know his limitations and recognize them, and if he is a safe banker he will not exceed them, for to do otherwise he might bring ruin upon the real estate man as well as upon bimself.

"Some men read bank statements and when they note a large percentage of when they note a large percentage of cash reserve unjustly regard it as an evidence of illiberality on the part of the management of the bank. The truth is that the percentages of reserve are frequently misleading and have no real significance. One bank may be stronger, with a cash reserve of 20 to 25 per cent, than another with a cash reserve of 40 or 50 per cent, as it depends largely on the character of the accounts against which the reserve is kept and on the character of the reserve itself. Some large deposit accounts, which are expected to be drawn or liable to be withdrawn, may make it prudent for a bank to carry a much larger reserve than it otherwise would. otherwise would.

Banker Alone Can Tell.

Banker Alone Can Tell.

"Nobody but the banker himself can know the real strength of the reserve carried by his bank. The great plethora of money in the banks at the present time, shown by the large reserves held in excess of legal requirements, and the great demand for short maturity paper, at low rates, while funds for long-time loans are scarce at comparatively high rates, evidences the truth of this, and is due to the fact that certain of the deposits in the banks are recognized by the bankers to be held by the depositors for use to meet exigencies that may arise, or to take advantage of exceptional opportunities that may be offered for investment as the result of the war in Europe. It is what is known as timid money, and the banker dare not make use of it, except in the most temporary way."

Efficient Renting.

Efficient Renting.

Immediately following the opening of Wednesday's session, a paper on "Rentals" was read by George H. Taylor, president of the Chicago Real Estate Board. A discussion followed. The questions raised concerned proper facilities for securing desirable tenants, wise selection of tenants, correct rental basis, equal rates and uniform treatment to all, form of ease ample enough to fully protect both landlord and tenant

and a fixed and well defined policy for

dividing the service agreed upon.
"The Possibilities of a Valuation Coma discussion assigned to A. mittee," a discussion assigned to A. C. Danenbaum of Minneapolis, was transferred to Harry Goldstine of Chicago, in the absence of Mr. Danenbaum. Mr. Goldstine stated that Chicago has a very active and highly competent valuation committee which makes appraisals on property that are accepted by the courts, and he gave much information on the subject.

subject.
"There should be on such valuation committees men whose judgment will be accepted as accurate and authoritative," he said. "Such a committee has an up he said. "Such a committee has an up lifting influence on the community. The municipality uses it, the school board uses it, great corporations ask its opinion, as do the railroad companies when seeking terminal sites and the like, and the opinions of our board are accepted by the courts and also by the county and State. It is used in estate valuations, by banks, in exchanges of property and in many other ways."

and in many other ways."

H. J. Evans, Mayor of Monrovia, was introduced, and following his speech hundreds of oranges from the Monrovia district were distributed.

Activity in Public Affairs Urged.

In the resolutions adopted at the last session (Thursday's) realty men are urged to take an active interest in local State and National affairs, that business may not be subject to constant assaults of professional politicians. Equalization of professional politicians. Equalization of postal rates to secure one-cent postage is urged and the Torrens system of land registration of titles unqualifiedly endorsed.

The convention unanimously a report of the committee of which Vice-president John L. Weaver, of Washing-ton, D. C., was chairman, recommending that the executive committee create a bureau of national publicity in connec-tion with the executive secretary's office.

New Officers.

New Officers.

The following officers were elected: President, Walter C. Piper, of Detroit; secretary, H. R. Ennis, of Kansas City; treasurer, Moorehead Wright, of Little Rock; vice-presidents, Telfair Stockton, of Jacksonville, Fla., James S. Draper, of Boston, H. W. Schinbine, of Winnipeg, W. M. Garland, of Los Angeles, Robert B. Wallace, of Council Bluffs, Iowa, J. M. Dean, of Memphis, George H. Taylor, of Chicago, W. H. Dyer, of Cincinnati, Lee J. Ninde, of Fort Wayne, Ind., E. E. Rogers, of Milwaukee.

waukee.

The place for the 1916 convention will be chosen by the executive committee at some future meeting.

Following the election of officers and the presentation of gifts, which included a silver teaset to Thomas Shallcross, Jr., the retiring president, and a silver loving cup to W. W. Mines, president of the Los Angeles Realty Board, Rev. C. C. Selecman, pastor of Trinity Methodist Church, South, briefly addressed the convention, which then adjourned sine die.

T. E. Leland, secretary of the Detroit Realty Board, was the successful contestant for the Overland automobile presented to the convention by the Willys-Overland Company of Toledo.

The Chamber of Commerce of various cities provided three hundred automobiles for a tour through the Citrus Belt on Friday. At the Slosson place, where there is a magnificent grove of liveoaks in the center of a celebrated orange grove, a luncheon, sent out from Los

in the center of a celebrated orange grove, a luncheon, sent out from Los Angeles, was served by young women from the various cities in the San Gabriel Valley.

INCLOSURE WALLS PARTY AND

Unique Problems Sometimes Faced When New Work Becomes Necessary-Interesting Situation on Frank Brothers' Building

By SIDNEY DIAMANT, Consulting Engineer

THE question involving the privileges of party walls is one to which, even at the present time, there are numerous and conflicting answers. Various legal authorities differ as to the status con-cerning the use of such walls by adjoin-

ing property owners.

Following are several definitions of a party wall: (1) A wall of which the adjacent owners are tenants in common.
(2) A wall divided longitudinally into (2) A wall divided longitudinally into two strips, one belonging to each of the neighboring owners. (3) A wall which belongs entirely to one of the owners, but is subject to an easement or right in the other to have it maintained as a dividence of the two the two structures. viding wall between the two structures.
(4) A wall divided longitudinally into two halves, each half being subject to a cross easement in favor of the owner of the other half.

Unless two adjacent buildings, divided by the common party wall, are simultaneously demolished, the common division will always continue to give concern when a new building is to be erected on either side of it.

Frank Brothers' Building.

In the case of the new building, at 588 Fifth avenue, for Frank Brothers, shoe dealers, for which the writer is the structural consulting engineer and for which the architect is Alfred Freeman, of 29 West 34th street an interesting problem. the architect is Alfred Freeman, of 29 West 34th street, an interesting problem is presented. This is an eight-story fire-proof building in which the seventh floor line is about four feet above the roof of the adjoining six-story building on the north, and four feet below the roof of the adjoining six-story building on the south, both of which structures are of comparatively new construction. The division between the new and old buildings is a party wall in each case, the parapet over which is of irregular heights due to roof superstructures. The Hay Foundry and Iron Works, of Newark, N. J., fabricated the structural steel and have co-ordinated their work with Messrs. Fountain & Choate, of 110 East 23rd street, the general contractors. 23rd street, the general contractors.

Burden Reduced.

The previous function of these party walls was to support the floor loads developed from the buildings on either side. With the erection of the new structure, these party walls are incorporated as inclosure walls, thus reducing the burden on them by the elimination of floor loading from the new building.

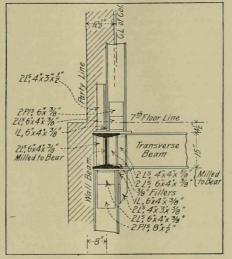
ing the burden on them by the elimination of floor loading from the new building.

An inclosure wall is defined as one built in between the steel columns and supported wholly or in part on steel members between the columns at each floor. The footings for the old party walls, which continue as party walls between the new and the old structures and which subsequently become inclosure walls for the Frank Building above the level of the adjoining structures, have a substantially increased value in view of the decreased burden of floor load. Except where underpinning is necessitated by the level of the new building basement floor below that of the adjoining buildings, the footings are not disturbed. With rock surface at a level easily available without excessive cost, these walls are normally supported at their bases. Logically, the cost otherwise necessary to support an inclosure wall on steel beams and columns is entirely eliminated.

With the new building two stories

wall on steel beams and columns is entirely eliminated.

With the new building two stories higher than the one previously occupying the site, it becomes necessary to extend the old walls vertically. Two methods are permissible for accomplishing this end; they may be increased in



PARTY WALL PROBLEM.

thickness by a lining of brick and then increased in height, or they may be increased in height without altering the thickness provided the added portion does not impose any additional load on

the lower portion.

The first method involves the removal from that side of the wall, to which the lining is to be added, all plaster or other coatings. The brick lining, which must have a minimum thickness of eight inches, is bonded into the old wall by header bricks and steel anchors.

By the second method the coping of

By the second method the coping of the walls, together with any of the defective upper portion of same, is removed and the new wall is built on, in line with, and of the same thickness as the present and of the same thickness as the present wall. This construction is extended up to the seventh floor line of the new building on the north side, while on the south side the wall break occurs at the roof level of the old building on this side. This additional masonry built on the old wall adds a very small load to it, but because of the removal from this wall of all the floor loads below which previously existed when the wall was supporting the wooden beams, the net effect is a marked diminution of the loading burden. burden.

Money Saved.

Beyond the levels above cited the new wall is carried on steel beams at each wall is carried on steel beams at each tier, spanning between the wall columns. The expense of supporting the vertically increased party wall on steel beams is infinitesimal compared with the cost of labor and material involved in adding the lining to the present wall, aside from which there would result, in the latter case, a reduction of five per cent. in the inside clear width of the building.

Realizing the size of shoe boxes as units constituting the stored material, it can at once be appreciated that with six-

can at once be appreciated that with sixteen inches saving in the width totaled vertically through such stories against the walls of which storage room is needed, there results a valuable item in the amount of increased volume available.

To continue the old walls vertically as an inclosure for the new building would necessitate new construction on the adjoining properties. It has been held that this is permissible, provided the adjoining property owners have equal access to its use. However, in order to eliminate any possibility of injunction against the erection of the wall, and consequently the building, above this level, which would incur a heavy loss to the owners because of delay in the seasonal schedule of business, the outside surface of both party walls is brought To continue the old walls vertically

in to correspond with the vertical projection of its party line.

The steel columns below this level are centered eight inches from the party line, necessitating a vertical chase in the walls to receive them. In order that the columns above the seventh floor could be lawfully encased with the required eight inches of outside brick covering, it was necessary to center the upper story columns 4½ inches inside the centre of the columns below. Unless some special provisions were made, the sixth story columns would be eccentrically loaded due to this offset. To overcome this, the offset detail, shown in the accompanying cut, was developed.

Transverse Floor Beams.

Transverse Floor Beams.

The transverse floor beams bear on top of the cap plate of the sixth story columns and receive the longitudinal wall beams on either side of the column. The seventh story columns bear directly on the column base-plate rivetted to the top flange of the transverse beams, the

top flange of the transverse beams, the webs of which are reinforced with plates on either side and the flanges of which are braced by angle stiffeners milled to bear against the flanges of the beams. Side stiffener angles give additional rigidity to the connection.

In order to further extend the idea of economy of space, the new rear and side rear inclosure walls beyond the rear building line of the old structure is made twelve inches down to and including the first story with sixteen-inch thickness of new wall in the cellar. The usual construction permitted in a building of skeleton type and of height similar to the Frank Building is a twelve-inch wall down to and including the second story, down to and including the second story, sixteen inches in the first story and twenty inches in the basement. This detwenty inches in the basement. This departure from the usually permitted wall thickness results, for the rear portion of the building, in the basement and the first story, in an increase of two and a half per cent. in the inside clear width of the building, in addition to the saving in cost for the masonry.

Board of Examiners' Ruling.

Board of Examiners' Ruling.

Based on the following reasons, the Board of Examiners granted the appeal to permit the use of the rear and rear side walls of the thickness above mentioned: (1) The twelve-inch wall being considered as sufficient for the upper seventy-five feet or more of the exposed part of the building, the same should apply to the lower or less exposed part of the building. (2) The height of the first story is less than fifteen feet, and since the walls are supported at each story by steel beams, the weight of the first story wall or the load on the lower layer of bricks for this story is considerably less than that which would develop in the use of a twelve-inch bearing wall carried to its lawful height. (3) The wall carries no load other than its own weight. (4) The main use of this wall is as a fire protection or protection from the elements. (5) The use of a sixteen-inch wall in the basement is in conformity with the Building Code which requires that the basement wall be made four inches thicker than the wall above.

In granting the appeal, including the use of sixteen-inch walls in the basement, an important and well-considered question was raised by the Board of Examiners as follows: "Does the basement wall act as a retaining wall to support any of the earth below the cellar lines of the adjoining buildings?" It was answered that the new inclosure walls of the new building are independent of those of the adjoining structures and, consequently, no lateral pressure is brought to bear against them.

brought to bear against them.

PRINCIPAL DEALS CLOSED DURING 1915

Sales and Leases, Aggregating \$1,000,000 or Over, Reviewed -Comparative Sales Table for Manhattan and the Bronx

OLLOWING is a resume of the principal saies and leases which have been closed since January 1, together with the issue of the Record and Guide in which the announcement was made. A table has been prepared showing the sales at private treaty, both in Manhattan and The Bronx, together with comparative figures for the corresponding period last year. The total number of conveyances in both boroughs also has been incorporated. been incorporated.

Tucker, Speyers & Company, sold for the E. A. L. Construction Company, to Julian T. Davies, 150 East 72d street, a twelve story apartment house at the southeast corner of Lexington avenue, on plot 104.4x80. The Bancroft Building on plot 104.4x80. The Bancroft Building a ten story mercantile structure at 3-7 West 29th street, on plot 74.6x98.9 was given in part payment. The deal involved about \$1,250,000. (R. & G., Jan. Harris

Harris and Maurice Mandelbaum sold to the Friedman Construction Company 16 lots in the north side of 161st street, 162 feet east of Riverside Drive, having a frontage of 450 feet. Three six story apartment houses are to be erected. About \$1,000,000 was involved. (R. & G.

About \$1,000,000 was involved. (R. & G. Jan. 16, 1915).

Lawrence, Leonard and Bartholomew Jacob bought from the Friedman Construction Company two six-story apartment houses at the southeast and northeast corners of Fort Washington avenue and 161st street each on piot 150x100. In part payment 924 and 926 Broadway, a five-story building on plot 39.10x108 was given. The deal aggregated about \$1,000,000. (R. & G., Jan. 23, 1915.)

Archibald D. Russell and others sold the block front on the west side of Eighth avenue from 33d to 34th streets, comprising about 23,500 square feet to the 461 Eighth Avenue Realty Company, Larkin Bros., and others, for improvement with a 21-story building. The

deal is estimated to involve about \$2,-500,000. (R. & G., Jan. 30, 1915.)

The Duke de Mora, of Essex, England, bought from Edward A. Schmidt of Philadelphia, Pa., the Jewelers Court Building, a twelve-story office structure at 51 and 53 Maiden lane, on plot 36.6 x139x irregular held at \$750,000. Three large mansions at Philadelphia and about 150 acres of land was given in part payment. The deal involved about \$1,100,000. (R. & G., Feb. 6, 1915.)

Realty Company of America bought from Frank Bradley, 321 to 327 West End avenue and 303 West 75th street; also from Mrs. Clara Legg Bucknall, 305 West 75th street, and from Mrs. Daisy P. Hodgman, 307 West 75th street, making a plot 85x142 and later resold same to the Charmion Construction Company for improvement with a twelve-

Company for improvement with a twelve-story apartment house. The land and improvement represents an investment of about \$1,500,000. (R. & G., Feb. 13, 1915.)

The Hoffman House property and its old neighbor the Albemarle Hotel at Broadway and 24th street was sold by the heirs of the estate of Francis S. Kinney, to Louis J. Horowitz, president of the Thompson-Starrett Construction Company, representing a new corporation. The reported price was \$1,700,000. The building loan of \$1,900,000 was obtained to improve the site with a sixteenstory commercial building. (R. & G., Feb. 27, 1915.)

The Fullerton-Weaver Realty Company sold the twelve story apartment

The Fullerton - Weaver Realty Company sold the twelve story apartment house at 640 Park avenue, on plot 80x100, for a reported price of \$1,200,000. The property was subject to a mortgage of \$750,000. (R. & G., Feb. 27, 1915.)

Oscar Hammerstein sold the Lexington Avenue Opera House property at 567 and 569 Lexington avenue to the Gersten-Cramer Amusement Company. The land and buildings is said to represent an investment of \$1,000,000. (R. & G., Feb. 27, 1915.)

The Gresham Realty Company sold to the Fabian Construction Company the

plot 70x98.9, at 29-33 West 31st street. A twelve-story loft will be built on the site. In exchange the twelve-story loft building at 122-126 West 26th street on plot 67x98.9 was given. The deal, with the proposed building operation will involve about \$1,000,000. (R. & G., Mar. 6, 1915.)

The Chatsworth Apartment Learning

1915.)
The Chatsworth Apartment House in West 72nd street, facing Riverside Park, was sold by John S. Melcher, to the 59th Street Realty Company, which gave in part payment 153-159 West 27th street, a twelve-story building on plot 100x100. The latter building is reported to be rented at \$50,000 per annum. The considerations involved including the lease aggregate about \$2,000,000. (R. & G., Mar. 6, 1915.)
The Merchants' Central Building Company, bought from the 406 West 31st

The Merchants' Central Building Company, bought from the 406 West 31st Street Company, 141-147 Fifth avenue, two eleven and twelve-story mercantile buildings, on plot 94x90. The property was held at \$1,000,000. (R. & G., Mar. 6, 1915.)

William Zeigler, Jr., bought from the E. A. L. Holding Company, 755 Park avenue, a thirteen-story apartment house on plot 102.2x130, held at \$1,600,000. In

avenue, a thirteen-story apartment house on plot 102.2x130, held at \$1,600,000. In part payment was given two six-story loft buildings at 2 and 4 West 37th street on plot 43x98.9. (R. & G., Mar. 20, 1915.)

The Presbyterian Hospital obtained an option, from the New York Institute for the Education of the Blind, to buy the blocks bounded by Broadway, 165th street, Fort Washington avenue, and 168th street, measuring 702x536.7x666.8x 674.11. It is understood that \$2,500,000 was involved. (R. & G., Mar. 27, 1915.)

Remark Holding Company sold six apartment houses, three being at 117 to 143 West 141st street, each on lot 125x 99.11, and the remaining three abutting 130 to 158 West 142nd street, each on a plot 150x99.11. It was understood that \$1,625,000 was involved. (R. & G., Apr. 3, 1915.)

Bing & Bing bought 1000 and 1002 Park avenue and 63 to 71 East 84th (Continued on next page.)

(Continued on next page.)

COMPARATIVE SALES TABLE.				SALES TABLE.								
	1915. Week Manhattan Ending Total. Jan. 9. 15 Jan. 16. 19 Jan. 23. 19 Jan. 30. 24	Below 59th St. 3 4 7 7	Above 59th St. 12 15 12 17	Bronx. 8 9 9 9	Manhattan Convey- ances, 171 120 123 136	Bronx Convey- ances, 124 103 122 115	1914. Week Manhattan Ending Total. Jan. 10. 16 Jan. 17. 29 Jan. 24. 20 Jan. 31. 27	Below 59th St. 1 8 8 8 6	Above 59th St. 15 21 12 21	Bronx, 2 14 15 15	Manhattan Convey- ances. 159 129 161 138	Bronx Convey- ances, 89 118 111 93
	Total 77	21	56	35	550	464	Total 92	23	69	$\overline{46}$	587	411
	Feb. 6. 27 Feb. 13. 17 Feb. 20. 30 F'eb. 27. 21	9 7 9 7	18 10 21 14	8 11 33 20	171 110 133 92	109 87 112 87	Feb. 7. 22 Feb. 14. 45 Feb. 21. 23 Feb. 28. 17	7 7 7 3	15 38 16 14	11 16 16 15	196 114 140 129	135 97 115 122
	Total 95	32	63	72	506	395	Total107	24	83	58	579	469
	Mar. 6 26 Mar. 13 26 Mar. 20 24 Mar. 27 32 Total. .108	13 10 6 5 	13 16 18 27 	23 20 24 10 -77	182 131 128 112 553	156 124 111 113 	Mar. 7. 25 Mar. 14. 34 Mar. 21. 31 Mar. 28. 28	8 13 6 9 —	17 21 25 19 	9 14 18 18 	144 115 141 124 	$ \begin{array}{r} 119 \\ 136 \\ 103 \\ 107 \\ \hline 465 \end{array} $
	April 3 28 April 10 20 April 17 35 April 24 30	11 6 5 6	17 14 30 24	20 14 17 9	157 143 134 164	113 149 108 119	April 4	9 10 16 12	17 16 16 16	19 17 22 18	180 146 143 165	123 108 101 92
	Total113	28	85	60	598	489	Total112	47	65	76	634	424
	May 1. 35 May 8. 23 May 15. 45 May 22. 19 May 29. 27 Total. 149	5 11 14 7 12 49	30 12 31 12 15 — 100	21 10 21 15 7 74	164 159 147 139 137 746	138 143 119 154 127 681	May 2. 30 May 9. 29 May 16. 26 May 23. 19 May 30. 39 Total. 143	8 14 11 4 11 — 48	22 15 15 15 28 — 95	$\begin{array}{c} 24 \\ 14 \\ 17 \\ 13 \\ 9 \\ \hline 77 \end{array}$	143 184 169 185 155 836	$ \begin{array}{r} 121 \\ 167 \\ 142 \\ 147 \\ 198 \\ \hline 775 \end{array} $
	June 5. 14 June 12. 22 June 19. 17 June 26. 21 Total. 74	6 7 8 10 — 31	8 15 9 11 43	5 11 10 11 - 37	129 117 112 128 586	107 119 112 117 455	June 6. 33 June 13. 25 June 20. 20 June 27. 27 Total. 105	$ \begin{array}{c} 3 \\ 12 \\ 7 \\ 12 \\ \hline 34 \\ - \end{array} $	30 13 13 15 	$ \begin{array}{r} 14 \\ 15 \\ 13 \\ 14 \\ \hline 56 \end{array} $	$ \begin{array}{r} 171 \\ 167 \\ 187 \\ 145 \\ \hline 670 \end{array} $	$ \begin{array}{r} 146 \\ 171 \\ 129 \\ 140 \\ \hline 586 \end{array} $
	Grand total616	195	421	355	3539	2988	Grand total677	212	465	372	3430	3130

WOULD HELP STATEN ISLAND REALTY

A Plan for Transfers Between the Ferries and the Dual System at Commutation Rates Equivalent to a Five-Cent Fare

THE Real Estate Board of New York has brought to the attention of the Mayor and the Board of Estimate certain phases of the situation with respect to the transfer system between the Municpal Ferry to Staten Island and the cars of the New York Railways Company, terminating at South Ferry, by which transportation is furnished for a single five-cent fare. Under this arrangement recently renewed it appears that there is an annual loss to the city of more than \$100,000.

In a report by Dock Commissioner R. A. C. Smith, dated June 1, 1915, it is stated "that the transfer privileges serves an insignificant need of persons living in the Borough of Richmond, but is largely availed of for excursion purposes."

Net Loss to City. tain phases of the situation with re-

Net Loss to City.

Net Loss to City.

In that report the Dock Commissioner also states: "The net loss to the City of New York for the first six months during which the transfer agreement was in force amounted to \$42,016.68, from September 15, 1914, to May 14, 1915, the loss amounted to \$58,202.67.

Under the existing agreement the New York Railways Company receives 3c. of each 5c. fare and the city 2c. The city, in other words, not orly stands the loss of \$100,000 but also carries passengers on the ferryboats for 2c. Most of these transported at this cheap rate are not residents of the Borough of Richmond.

of Richmond.

To quote again from the report of the Dock Commissioner:

"It has been found that the transfer agreement is apparently not serving a serious need of any large percentage of the regular traffic between Manhattan and Richmond. The number of transfers issued by the New York Railways Company and collected by the Munici-

pal Ferry ranged from a daily minimum average of 3,352 during the month of December, 1914, to a maximum average of 4,425 for the first half of the month of May, 1915. The transfers issued by the Municipal Ferry and collected by the New York Railways Company varied from a minimum average of 3,886 during the month of December, 1914, to a maximum average of 5,093 for the first half of May, 1915. It has been observed, moreover, that despite the fact that there is considerably less 'commuting' traffic on Saturdays, Sundays and holidays than on other days, that nevertheless the transfer privilege was made use of much more on those days than during days of normal traffic.

Transfers Collected. pal Ferry ranged from a daily minimum

Transfers Collected.

"During the entire period during which the agreement has been in operation the transfers collected by the New York Railways Company on clear Sundays have varied from a minimum of 5,832 per day to a maximum of 6,284 per day and have varied from a minimum of 5,832 per day to a maximum of 6,284 per day, and the number of transfers issued by the New York Railways Company and collected by the Municipal Ferry has varied from a minimum of 4,550 per day to a maximum of 6,279 per day. The number of transfers collected by both parties to the agreement on clear Sundays during this period has exceeded by a thousand a day the number of transfers collected on days of normal traffic.

transfers collected on days of normal traffic.

"The desirability of continuing the transfer arrangement depends partly upon the financial results shown from operation to date, but more especially upon the effect which it has upon expeditious and convenient handling of passenger traffic between Richmond and Manhattan. From the standpoint of the people of the Borough of Richmond the second consideration is certainly the more important. It has been the ob-

ject of this department to provide the best and most convenient ferry service for the accommodation of what may be called the routine travel between the two boroughs. Owing to the cheapness and length of the sail it has been found that the ferry had attracted during the summer months a very heavy excursion traffic, a large percentage of which makes the trip without leaving the boats.

which makes the trip without leaving the boats.

"From the standpoint of the people of Richmond, this excursion traffic is undesirable; it results in the overcrowding of the boats and occasionally delays the service. The Superintendent of Ferries reports to me that during the summer season of 1914 he operated every available boat on Saturdays, Sundays and holidays, and that on all trips between 5 P.M. and 11 P. M. the boats were loaded to capacity."

Realty Board's Suggestion.

Realty Board's Suggestion.

The Real Estate Board, in consideration of these facts, makes the following

The people of Richmond should be properly served and should have adequate transit facilities.

There is at present no practical way to do this except by continuing the existing transfer existence or by exhibiting to do this except by continuing the existing transfer system, or by substituting a commutation system as hereinafter outlined. Therefore, either the transfer system must be renewed at the end of the next six months and the city made to stand a loss for that period of more than \$50,000, or else the proposed commutation system must be adopted. In the interests of economy the Real Estate Board respectfully urges immediate consideration of this matter, and recommend that there be substituted for this expensive transfer system the following commutation plan:

Let the city sell, at its St. George ticket office only, 60 monthly commutation tickets for \$3, each ticket to be good for transportation one way on the ferry and one way on the surface lines of the New York Railways Company.

Transfers to the Dual System.

(Sales Continued.)

(Sales Continued.)
street; also the adjoining plot 55x82, making a combined area of 16,000 square feet. A fifteen-story apartment house is projected and about \$1,000,000 involved. (R. & G., May 1, 1915.)

Edgar A. Levy bought 58 to 64 East 81st street, 100.2x80 for improvement, with a twelve-story apartment house. The operation will represent about \$1,000,000. (R. & G., May 1, 1915.)

James A. Burden and Cornelius Vanderbilt sold the south corner of Fifth avenue and 72nd street and the adjoining property, respectively, for improvement with a twelve-story apartment house. The entire investment will involve about \$3,000,000. (R. & G., May 22, 1915.)

ment with a twelve-story apartment house. The entire investment will involve about \$3,000,000. (R. & G., May 22, 1915.)

The southwest corner of Madison avenue and 38th street was purchased by Arnstein & Levy, and George Backer, who announced their intention of improving the property with a tall mercantile structure. The plot measures 98.9 x95. About \$650,000 was paid for the land and with the improvement the sum should total more than \$1,000,000. (R. & G., May 29, 1915.)

McMorrow Engineering & Construction Company bought seven dwellings, 110x100, at the southwest corner of West End avenue and 99th street, for improvement with a twelve-story apartment. More than a million dollars was involved. (R. & G., May 29, 1915.)

William Ziegler, Jr., bought the twelve-story apartment house; now in course of construction at 525 Park avenue, 100x100, for a reported price of \$1,000,000. Several properties were given in part payment. (R. & G., June 19, 1915.)

Leases.

Brokaw Brothers leased the one-time Cafe de l'Opera site on the west side of Broadway, between 41st and 42nd streets, through to Seventh avenue, for 21 years with two renewals. A new structure is being erected. The rental for the land and building for the first period approximates \$3,000,000. (R. & G., Jan. 9, 1915.)

Revillon Freres leased the new six-story building at the southwest corner.

G., Jan. 9, 1915.)
Revillon Freres leased the new sixstory building at the southwest corner
of Fifth avenue and 53rd street for 21
years, at an aggregate rental of \$1,000,000. (R. & G., Feb. 6, 1915.)
The newly formed 727 Seventh Avenue Realty Company, leased the twostory building at the southeast corner
of Seventh avenue and 49th street, 100.5x
100 for a long term at a rental aggregat-

story building at the southeast corner of Seventh avenue and 49th street, 100.5x 100 for a long term at a rental aggregating \$1,750,000. A sixteen-story building will be erected. (R. & G., April 24, 1915.)

The block front on the west side of Broadway between 35th and 36th streets, including a twelve-story commercial structure, now in course of construction, was leased to the Old School Realty Company, for a term of 20 years from completion of building. The entire deal, according to the record involved about \$6.500,000. (R. & G., May 15, 1915.)

The 420 Park Avenue Company, S. Fullerton Weaver, president, leased the block front on the west side of Park avenue, from 55th to 56th streets, 200x 66 8, for a term of 21 years with renewal privileges. The rentals for the first term will exceed \$1,000,000 and with the renewal privileges will aggregate nearly \$4,000,000. A seventeen-story apartment house is to be erected at an estimated cost of \$1,600,000. (R. & G., June 26, 1915.)

Transfers to the Dual System.

Transfers to the Dual System.

If these tickets could be used on the elevated and subway lines the result would be still more beneficial to the Borough of Richmond. In this way the borough would, in a measure, receive the benefit of the dual subway system for which it is helping to pay, and would have, in common with the other suburban boroughs, a 5c. fare to any part of Manhattan.

Further, as this cheap fare would be limited practically to commuters, not more than 5,000 persons would avail themselves of it and the city would save money. Of, even greater importance to Staten Island would be the fact that traffic facilities would be improved.

There would be no overcrowding of boats and the Borough, for whose people the ferry service was provided, would be adequately served.

New Telephone Rates.

New Telephone Rates.

On July 1, the new five cent telephone rate went into effect, which extends the present five cent zone. The new maximum rate for the public telephone between points anywhere in the five boroughs is five cents. Private 'phones have this rate, except as between a few of the outlying sections.

The subscriber for a private telephone pays a contract rate for all calls, and enjoys immunity from any additional charge except between lower Manhattan and the end of Staten Island, between Harlem and the Rockaways and Staten Island, and between the upper Bronx and South Brooklyn.

RECORD AND GUIDE.

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Judge McCall says the Public Service Commission will not with his consent exceed by so much as one dollar the appropriation for subway construction. Sounds strange to hear such remarks from a public official of New York City. Verily we are living in a new era.

Extravagance is the besetting sin of New York City in both official and private life. Other cities obtain public buildings quite as handsome as some of ours at a price much less per cubic foot than can be accounted for by any difference in wages. True, they don't contain as much marble, bronze and carved oak, but they serve the same purpose as ours reasonably well.

Many a building syndicate limits itself to a small return on the investment by unnecessary extravagance in selecting a site, and drawing the building plans. Many a side street site which has been passed over for a prominent avenue frontage has afterward been so improved as to produce a larger return than the expensive avenue site ever will in proportion. Many a commercial firm in this town has crippled itself by building too big.

High costs make high rents, and high High costs make high rents, and high rents cause vacancies in business buildings in dull times. Where there has been a waste of material in the construction, a waste of money in obtaining a site, and too many commissions paid for maintenance supplies the building will not yield the ten per cent which it ought in competition with buildings less comfortable and well equipped but which cost a great deal less money, are economically run and rent for less money.

Building Code Revision.

The adjournment of the Board of Aldermen for the summer vacation will find the work of revising the Building Code well along toward completion. Three ordinances which were reported out of the Building Committee this week are expected to pass the board at its next meeting. The main portion of the new code will then have been finished, and the main structural parts of the building from the foundations to the roof line will then have been covered by new ordinances which will eventually be embodied in one code. There will remain to be considered such subjects as structures on the roof, building projections, safeguards during construction, light and ventilation, and the perplexing elevator ordinance, all of which will now go over until the fall.

The three pending measures about to adjournment of the Board

light and ventilation, and the perplexing elevator ordinance, all of which will now go over until the fall.

The three pending measures about to be passed relate to masonry construction, fireproof construction and reinforced concrete construction; these with the six already passed will make nine new ordinances so far this year, in addition to three other chapters of the code which became laws last year. The provisions in the ordinance relating to light and ventilation will depend upon the final form of the heights of buildings ordinance which has been the subject of two hearings before the Board of Estimate and the Building Committee of the Board of Aldermen jointly, and is now under consideration by the City Plan Committee, which is expected to report amendments that will form the subject of another public hearing in the fall.

For nine or ten years the Board of Aldermen through its Building Committee tried in vain with the aid of large expert commissions to frame an acceptable building code. When it was found impossible to revise the code as a whole because of the massed hostility which each tentative draft encountered when completed, the plan was adopted by the present board of carrying forward a revision chapter by chapter and consulting public opinion and the interests affected as each step was about to be taken. Instead of consulting an organ-

ing public opinion and the interests affected as each step was about to be taken. Instead of consulting an organized body of expert advisers, the board determined to consult directly with the people and hear their suggestions at every stage of the work. Supt. Rudolph P. Miller was taken from his duties in the Bureau of Buildings in Manhattan and assigned to the work of preparing the tentative drafts. The new chapters have since come in orderly sequence from the Building Committee after the fullest consultation with the public and fullest consultation with the public and an earnest endeavor to be fair and rea-sonable as between property and busi-

mess interests, on the one hand, and the safety of the general public on the other.

Most important among the problems remaining to be solved are, first, the question of limiting the heights of build-

remaining to be solved are, first, the question of limiting the heights of buildings; second, the problem of light and ventilation, and third, as to the need of having safety devices on elevators. A provision in the City Charter places the final responsibility of determining the heights of buildings upon the Board of Estimate, which explains the consideration the City Plan Committee of that body is now giving to the subject.

The city will, however, have in operation the most substantial portions of a new building code before the Board of Aldermen suspends its duties for the summer, and in the fall the rest will be completed. This has all come about without warfare between rival interests or outcries from the public, and the expense will be represented merely by the pay of Mr. Miller and his stenographer. It is another instance of a simple and direct method of public procedure accomplishing its purpose efficiently and economically. A previous instance was when the local ordinances were recodified by Counselor MacNulty. It is better to give a work into the hands of one man who knows than into the hands of fifty.

In general effect the code has thus far

In general effect the code has thus far not added to the cost of construction appreciably. The extension of the fire limits, for which the interested public was fully prepared, makes the principal difference. With the exception of the three main problems yet to be solved

builders and city developers can deal with certainties and have peace of mind regarding the future. So far as property interests are concerned a long time will elapse before they will be disturbed by any further local legislation, and the probabilities are now strong that they will be protected by constitutional amendments from further oppressive interference of the State authorities as well. well.

Important Discoveries.

Important Discoveries.

The present municipal administration has been singularly fortunate in making discoveries. It discovered awhile ago that the ground which had been obtained at heavy cost on which to build a court house offered an insecure foundation for the building and that the site would have to be shifted to new ground, which is now the subject of condemnation proceedings. A second discovery which the administration made was that the city owned far more of the right-of-way covered by the tracks of the New York Central Railroad along Riverside Drive than its committee on Terminal Improvements had calculated on when negotiating with the railroad company for betterments. A third discovery has just been made that the city already owns in partnership with the State of New York as is claimthird discovery has just been made that the city already owns in partnership with the State of New York, as is claimed, lands which are at the present time the subject of condemnation proceedings on the South Brooklyn waterfront and which are required as the site for a municipal marine freight terminal.

an unnicipal marine freight terminal.

All were very lucky discoveries, especially the last one, because it was made before the city had paid over any money. A really efficient city management would of course have had knowledge of all the circumstances in each of these cases. In the case of the court house site it would have known about the filled-in pond before purchasing the new-made land. It would have known about the city's ownership of four-fifths of the railroad company's right-of-way before the beginning to bargain for the West Side improvements. It would have learned from a timely reference to the Cornbury and Montgomeric charters and the official maps if it is true, as plaintiffs are now claiming in the Supreme Court, that the claiming in the Supreme Court, that the city and the State together already own nearly all the lands required for the ter-

If instead of holding off the real estate and building interests the administration had taken them into its councils on these and other matters, as a frank and democratic management would have done, it would have had timely information of its rights; it would not have been indirectly censured by the Court of Appeals, and it would not have wasted money on the court house site. The present administration early in its career asked for the co-operation of real estate and business men and subsequently refused it when a question arose whether the people or the beneficiaries of the government should control. Real estate and business organizations would like to cooperate with the city managers for the prosperous up-If instead of holding off the real estate city managers for the prosperous up-building of the city in a material way, but the co-operation should be mutual and not come all from one side.

The Possibilities of the South Bronx. Editor of the RECORD AND GUIDE:

The territory in the southerly end of the Bronx, fronting on the Harlem River from the Bronx Kills to Highbridge is less developed than the territory either south or north of it. Here is one of the first settled parts of the Bronx, yet it does not match in land values other sections of much later development. The reason is that the value of this territory lies in the possibilities of its waterfront, and they have not been developed. The tonnage of the Harlem River is greater than that of the Mississippi, so there is every reason for development here. A waterfront is valuable only when its facilities are coordinated both with one another and with the upland back of it. A railroad terminal on a waterfront at which goods are discharged, which must be trucked away, does not add much to that terri-

tory, but the same terminal connected with half a dozen others and with docks and piers by a common utility such as an industrial railroad, becomes a nucleaus of ever-spreading values. Between the Bronx Kills and Highbridge are six car float terminals, the New York, New Haven and Hartford at 133d street and Lincoln avenue, the Central Railroad of New Jersey at 133d street and Third avenue, the Delaware, Lackawanna & Western Railroad, the Baltimore & Ohio and the Erie at 135th street and the Lehigh Valley at 149th street, not to mention the main lines of the New York New Haven & Hartford and the New York Central roads.

It is proposed to connect them by an industrial railway beginning at Highbridge and running eastwardly parallel with the waterfront, but back far enough to leave room on the waterfront for terminal warehouses and factories. This railroad will connect with the New Haven road in the east Bronx and the Pennsylvania Road coming into the Bronx over the Hell Gate Bridge. It will give perfect flexibility in the handling of raw materials coming in and manufactured goods going out of the

will give perfect flexibility in the hand-ling of raw materials coming in and manufactured goods going out of the borough. Spurs from the railroad can be run into the terminals and water-front buildings. It is easy to see at a glance that such a co-ordination of the waterfront and railroad facilities must result in great increases of values in the result in great increases of values in the section named, because the district would receive rail freight from the east by the receive rail freight from the east by the New Haven Road and from the west by the New York Central, and water freight from everywhere. Being so near to the populous centers of Manhattan and Bronx, what more ideal sites could be found for factories and for distributing depots for flour, sugar, automobiles and the like? Fortunately, the building of such a railroad will be comparatively cheap because of the absence of grades and obstructions.

and obstructions.

To enlarge the traffic handled by this waterfront property, facilities must be furnished for the waterborne freight coming though the Barge Canal down the Hudson River and into the Harlem. The river must be straightened at Spuyten Duyvil and at least two piers must be removed from High Bridge. We must enlist the aid of our Congressmen, our State Senators, our Assemblymen, as well as the members of the Board of Estimate and Apportionment, because the Federal Government, the State and the Federal Government, the State and

city must unite in the work.

The Board of Estimate and tionment can order the changes in High

A great help to the traffic through the Harlem will be given by the dredging of the Bronx Kills, thereby furnishing a through channel from the East River to

Sound. The question of an appropriation by Congress for this work will come up at the next session of that body, and our Congressmen must be ready to take ac-

The intensive development of the waterfront will have an immediate effect on the values of the surrounding properties. We shall see this section covered with up-to-date buildings and contributing mightily to the industries of the Brown

CYRUS C. MILLER. 55 Liberty street.

Some Questions.

Editor of the RECORD AND GUIDE:

Isn't it about time some one put a stop to the "calamity howlers?" Why blame the city administration for things they never did? Why this continual cry about the insolvency of the city? Are these things going to help real estate? Don't you know that the ones who are doing the greatest harm to real estate are the very people who have for years grown fat on it? Suppose you had invested your funds years ago in stocks or bonds instead of in real estate, what would have been the result now? Why did the speculative builders build and build when those who knew advised against it, as the demand had not equaled the existing accommodations? Why did the real estate inter-Isn't it about time some one put a cop to the "calamity howlers?" Why

ests insist on costly public improve-ments if they were not prepared to pay the bills?

the bills?
Why have not the reputable real estate papers, as well as brokers and others, combined to expose and prosepapers, as well as brokers and others, long ago combined to expose and prosecute real estate fraud? Why permit the selling of \$100 lots to the unwary at \$1,000 each, terms \$1 down and \$1 a week? Why have certain lending institutions whose very life blood is dependent on real estate security harassed and oppressed owners, raising rates of interest and calling loans at a time when the banks and trust companies were extending every courtesy and accommoda-

the banks and trust companies were extending every courtesy and accommodation to brokers and customers?

Don't you know that when this country is prosperous the fortunate ones from all over the country come to New York and buy real estate? Don't you know that 1915 crops are to be the greatest ever? Don't you know that this wai is sending millions of dollars to America for foodstuffs and munitions? Don't you know that the amount Americans won't for foodstuffs and munitions? Don't you know that the amount Americans won't spend in Europe this summer is over \$200,000,000? Don't you know that after the war there is to be the greatest immigration of the better class of Europeans to these shores we have ever known? Don't you know that there is now almost no building being done here, and that as supply and demand regulate all things, when the visible supply is assimilated rents must go up; ergo, prices, too?

too?

Don't you know that right now the banks have so much money on hand that they don't know what to do with it, and that this condition is the forerunner of low mortgage money? Don't you know that right now is the time to buy real estate, when prices are at bargain level? Don't you know that New York is New York and that it is destined to be the money center of the world? Don't you know that, irrespective of the amount of your taxes, you get a greater percentage

know that, irrespective of the amount of your taxes, you get a greater percentage of return here than any other city in this country can give? Don't you know that you'd rather live in a five-room flat here than in a ten-room villa elsewhere? If you do, why not say so!

I am free to acknowledge that the changes of trade centers in New York have at times created consternation in the ranks of those owners who were most affected, but these conditions were not permanent, nor will present locality depressions become permanent; rather will history repeat iself. J. P. Morgan's office was once the site of New York's dry goods trade, as was also the Woolworth Building, and in neither case would it be desirable to bring back the old conditions. old conditions.

A REAL ESTATE MANAGER.

In Advocacy of Home Rule.

Editor of the RECORD AND GUIDE:

New York City, the recognized metropolis of the new world, with its various activities, immense wealth, and overgrowing population, is a slave to the upper State, and is not permitted to govern itself, but must take orders in the form of mandatory legislation from ruralists, many of whom have no further knowledge of New York City than is gained by reading the Sunday press.

New York City gives much to the State and receives but little in return. It has seemed a difficult matter to pass laws at Albany which are obviously to our interests, even though in nowise hostile to the State.

Our school system, which is peculiarly

Our school system, which is peculiarly ir own, is a striking illustration of the evil effects of mandatory legislation. We were ordered to equalize the pay of school teachers regardless of where the money was to come from. Similar obmoney was to come from. Similar ob-noxious laws have been frequently pass-ed, ordering us to make excessive im-provements regardless of their neces-sity, or our desires. These continued assaults on our treasury must be minimized or abolished, otherwise the body politic now diseased will die of ane-

So long as the rural members outnumber us in the Legislature there is little hope for home rule, for the impression prevails that any bill which benefits the

city must be detrimental to the rest of the State, and so but few crumbs of comfort are thrown in our direction.

The city legislators should be elected on a distinct home rule platform, and their energies directed towards securing lasting results. A combination of city representatives should be had, independent of party or politics, who should cast their vote and influence, against the dominant party, and thus deprive them of legislative power, or favor, except on condition that they permit us to govern ourselves, in all local matters.

The allied real estate interests and the many civic institutions abounding in New

many civic institutions abounding in New York City should unitedly concentrate their efforts to secure from the Constitheir efforts to secure from the Consti-tutional Convention a promise to recom-mend the incorporation of a clause in the new constitution guaranteeing to New York City a measure permitting it to regulate its own local affairs free from all outside interference. This is the time and opportunity, and the con-vention is the place, for the securing of results which ultimately will benefit the millions."

JOHN FINCK.

198 Broadway.

Activities of "Tax Reducers."

Activities of "Tax Reducers.

Editor of the RECORD AND GUIDE:

The Board of Taxes and Assessments wishes to direct public attention to the menace of the increasing activities of the professional "tax reducer." It is the practice of some of these persons to procure fees for alleged "services" which are never rendered. One of their methcure fees for alleged "services" which are never rendered. One of their methods is to select properties in districts in which values are receding, and where they know the Tax Department will make reductions of its own motion in the ordinary course of its work. The property owner is then approached and is often given to understand, mostly by insinuation, that the "reducer" either because of some special ability, or through some acquaintance or influence with the tax authorities, will be able to obtain a reduction in the assessed valuation, for a contingent fee.

The board has been doing its utmost to convince realty owners that they are throwing their money away by employing these "reducers," and that the commissioners are not only willing at all times to receive taxpayers and hear their complaints and criticisms, but that they invite them.

invite them. The property owner rarely needs any of his protest. It is the common experience of the Board that the most intelligent and convincing arguments are made by the owners themselves, or their man-aging agents. The owner who appears before the board is given its best atten-

aging agents. The owner with appeting the before the board is given its best attention, and receives the help of the commissioners who hear his case, while on the other hand, the board has so often had ground for suspecting the good faith of the professional "reducer" that it is naturally skeptical of his statements of fact and arguments.

It has been found difficult to get the taxpayer to realize that the Tax Board is as anxious to avoid over-assessment as the taxpayer can be, and that the owner's co-operation and criticism is at all times welcome. It is only through the press that this information can be spread, and the board requests that as much publicity as possible be given to this matter by your newspaper.

BOARD OF TAXES AND ASSESS-

BOARD OF TAXES AND ASSESS-MENTS, C. Rockland Tyng, Sec'y.

Standardization of Forms.

Standardization of Forms.

A conference was held June 25 at the New York County Register's Office for the purpose of putting into practical effect the provisions of the bill (not signed by Governor Whitman) amending Section 258 of the Real Property Law, providing for the simplification and standardization of certain forms of instruments affecting real property.

The conference was called at the suggestion of Register Hopper. Among those present were Walter Lindner of the Title Guarantee & Trust Company, and Joseph Lilly, representing the New York County Lawyers' Association.

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REAL ESTATE NEWS OF THE WEEK

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

A REMARKABLE RECORD.

Resale of 135 Lots on Washington Heights Closes Series of Operations.

HE resale of a large Riverside Drive corner by Harris and Maurice Mandelbaum this week to apartment house builders brings to the last stage another of the remarkable operations or rather series of operations that have marked the city's growth. The plot is the last of 135 lots in the section acquired by these operators from the executors of the Loyal L. Smith estate, within the last three years, all of which have been resold for high-class apartment house improvement. Within this comparatively short space of time a wild strip of woodland and rock has been transformed into a flourishing residential community, where apartment houses have been built that embody the most modern details of construction, and where the rentals range as high as \$15 per room. delbaum this week to apartment house

per room.

Maurice Mandelbaum discussed the transactions this week and expressed his faith in the future of Washington Heights. He said: "We recognized the possibilities of the upper end of Manhattan Island for apartment house purposes some years ago, but during the lifetime some years ago, but during the lifetime of Loyal L. Smith it became apparent that the acquisition of any part of his holdings was an impossibility. Even after his death we obtained our first parcel from the executors only after negotiations which lasted for more than a year. This deal involved a large plotage on the east and west sides of Fort Washington avenue, between 160th and

161st streets.

Location a Factor.

"Outside of the unusual advantages which the high location of the property affords, another factor that influenced us to some degree was its proximity to the 157th street subway station, which does not require an elevator for passengers to reach the street. On a number of the stations to the north the tunnel is so

reach the street. On a number of the stations to the north the tunnel is so deep that this means is required for discharge of traffic.

"The special inducement that we offered and what probably proved the decisive move toward the consummation of the deals was the payment of cash and that element characterized all our dealings with the estate. We were required in our resales to builders to arrange a building loan and finance each project. All told, we acquired and resold 135 lots. I should say that the transactions in their entirety, including the cost of the land and the cost of building construction, involved approximately \$5,000,000. The sale of this parcel, the last available one for immediate improvement, will not mean the end of activity in that immediate neighborhood, There are a number of operations under way at present at Riverside Drive and in the side streets and more are contemplated. It will not be very long before other important deals will be closed involving similar developments that may mean almost as much to Washington Heights as has the disposition of the Loyal L. Smith property."

Success Conceded.

The success of those houses that have

Success Conceded.

Success Conceded.

The success of those houses that have been erected within recent years is generally being conceded. From the point of view of rentability of the apartments and the consequent strengthening of values the Heights may compare favorably with any other section of the city. Several of the recently erected properties have been resold to investors, the buyers including W. Bourke Cochran,

Fifth Avenue Bond & Mortgage Company, George W. Walker, of Virginia, and Leonard, Bartholomew and Lawrence Jacob, of Lake George, N. Y.

The Loyal L. Smith estate owned most of the land between Fort Washington avenue and Riverside Drive between 160th and 163d streets, and still controls a plot at 162d street and Riverside Drive, where streets have not been opened. Several blocks north the recent sale of the one-time grounds of the New York Club of the American League to the Presbyterian Hospital took a whole block out of the market, which many thought would eventually become the center of another building movement similar to those in the immemovement similar to those in the immediate neighborhood.

ON THE NORTH SHORE.

Beechhurst Colony, Splendidly Located at Whitestone Landing, L. I.—A Thoroughly Improved Community.

A LTHOUGH the city has not yet leased the Whitestone Landing branch of the Long Island Railleased the Whitestone Landing branch of the Long Island Railroad as a rapid transit route to the north shore of Queens, the real estate movement at the terminus of the route has suffered no setback as a consequence. At Beechhurst, overlooking the sound, at Cryder's Point, seven dwellings are in course of construction and twenty-eight more will be in frame in this shore front home colony before the summer is over. Beechhurst is directly at the terminus of the projected rapid transit route which is now operated by the third rail electric system of the Long Island company. Laid out as a home colony seven years ago, Beechhurst embraces 134 acres of waterfront, woodland and rolling country. There are two thousand feet of shore front overlooking Fort Schuyler military reservation on the point of Throggs Neck in the Bronx. Beechhurst and Throggs Neck are the only parts of Queens and the Bronx that are adjacent. They mark the point where the East river and Sound meet and they indicate the scope of each borough.

Already improved with 160 detached dwellings that are occupied by their owners. Beechhurst is also an important wachting rendezvous, the Beechhurst Yacht Club being a busy nautical and social center. The entire shore front is given over to yachting and bathing facilities, the bathing beach being reserved to the residents of Beechhurst and the yacht club members.

Many of the homes and home sites at Beechhurst overlook the shore and it is one of the few parts of the city of New York where waterfront plots are available for home purposes. The result is that fee values there are steadily in-

York where waterfront plots are available for home purposes. The result is that fee values there are steadily increasing. Numerous large plots are being held for improvement by private

Activity at Mineola.

Activity at Mineola.

During the month of June the real estate market at Mineola, central Nassau county, was fruitful of numerous sales of home sites for improvement; and, especially was this true of the Boulevard section which skirts the principal highway of the place. April and May are usually banner months in suburban real estate dealing, but because of the unsually cool and rainy weather that characterized this spring the activity that then should have been evident is now appearing, with the probabilities that July and August will be brisker in real estate sales than is usu-

ally the case at that season of the year.

Mineola assumes substantial form as a general center of activity in 1900, when the County Court House of Nassau county was built there. Office buildings, banks and trust companies soon followed as well as stores. Real estate values showed a strong upward trend and the sections, adjacent to the business and civic center were improved with substantial homes.

The house building movement gained rapid impetus when Mineola was incorporated in 1906 and it has subsided only momentarily since. Municipal improvements were installed, among them being an adequate fire department, paved and macadamized streets, modern public school buildings and curriculum, gas, electric lights and a complete system of water supply.

electric lights and a complete system of water supply.

Government records show that the pure water supply of central Nassau county is inexhaustible and with the growth of Mineola its water facilities have been developed to meet the demands of a busy suburban community.

The demand for houses at Mineola is for those that range in cost from \$5,000 to \$10,000 each. Building operations are easy at Mineola and vicinity inasmuch as the soil is entirely free from rock and excavating is cheaper too, for that reason.

Quick transportation facilities by rail and trolley have made fee values in Mineola standard. The residential area is steadily expanding. Business and residential growth are accompanying each other.

\$1,350,000 Loan.

\$1,350,000 Loan.

Douglas Robinson, Charles S. Brown Company, has placed a mortgage of \$1,350,000 on the Murray Hill Hotel property, covering the block front on the west side of Park avenue, between 40th and 41st streets, 197.6 on Park avenue x 130 in 41st street x 230 in 40th street, and also including the small building in 41st street adjoining the hotel, 16.8x98.9. The Metropolitan Life Insurance Company made the loan.

Brokers Win Ball Game.

Brokers Win Ball Game.

The Brooklyn Board of Real Estate Brokers baseball nine won a hard-fought contest from the team of the Lawyers Title and Trust Company last Saturday afternoon on the R. E. B. field at Ocean Parkway and Avenue "S," by the score of 10 to 3. The game was won in the first inning when the brokers piled up four runs by timely hitting. For the winners Magee pitched a good game, striking out eleven batters and being especially effective in the pinches. He was pecially effective in the pinches. He was opposed by May, who struck out ten men. The brokers play the Rutland Field Club of Flatbush this afternoon on the same field.

New Chamber of Commerce.

The Chamber of Commerce of College Point, L. I., was organized this week, for the purpose of encouraging civic improvements and local welfare work; also to promote local trading and to induce industrial concerns to locate in the vicinity. H. B. Gray, M.D., was elected president, and C. Grand Pierre, secretary.

The Murray Hill Association.

The Murray Hill Association, which was incorporated about a year ago, met this week in the library of J. Pierpont Morgan, 33 East 36th street, following which the announcement was made that Mr. Morgan had been elected president of the association, and the annual report was issued.

The association decided to urge upon the Park Commissioner to open the park areas, on Park avenue, between 34th and 40th streets, so that the children of the neighborhood might have access to them. It was contended that the children would show every consideration for the property of the city, and would not damage the park. It was not urged that the railings be removed, but rather that a path, with benches, be provided, which should relieve the congestion on the sidewalk.

the sidewalk.

Once again the question of apartment house construction on Murray Hill came up for discussion, and steps will be taken

to prevent the erection of such a buildto prevent the erection of such a building on the one-time site of the Old South Church, at the southeast corner of Madison avenue and 38th street. The property was reported to have been sold some time ago, to a syndicate, but at the present time is in court, and it is understood that the fee is still vested in the wardens of the church.

The association plans to extend its influence over the district east of Lexington avenue, according to statements made after the meeting. There are now 128 members of the association, of whom

128 members of the association, of whom are women.

Other officers elected at the annual meeting of the association are: Warren Delano, vice-president; A. Murray Young, secretary; George R. Sheldon, treasurer; and William Church Osborn, William D. Guthrie and Dr. W. K. Draper, as additional directors.

LOCAL IMPROVEMENTS.

The following resolutions have been adopted by the Local Boards:

Greenwich District.

Construction of receiving basin in Chambers street adjacent to the northeast corner of Broadway, and receiving basin with inlet adjacent to the southeast corner of Reade street and Broadway.

Washington Heights District.

Washington Heights District.

To regulate and pave with a permanent sheet asphalt pavement on concrete foundation, curb and recurb West 178th street, from the west side of Northern avenue to the east side of Haven avenue, and do all other necessary work incidental thereto.

Paving with asphalt block pavement 179th street from Northern avenue to Haven avenue. Petition filed by the Degenhardt Construction Company and others. A resolution for paving this street with asphalt block between the limits mentioned in the petition was adopted by the Local Board of the Washington Heights District on July 16, 1912. A preliminary authorization was obtained on October 3, 1912, and a final on May 1, 1913. The work has never been placed under contract for the reason that the 1, 1913. The work has never been placed under contract for the reason that the department engineers desired to have the resolutions amended so as to provide sheet asphalt instead of asphalt block. To do this it will be necessary to amend the original resolution of the Local Board as well as both authorizations received from the Board of Estimate and Apportionment. The cost of sheet asphalt will be about \$782, less than that of asphalt block.

To regulate and pave with a permanent sheet asphalt pavement, curb and recurb West 151st street from the west side of Seventh avenue to the east side of Macomb's Place, and do all other necessary work incidental thereto. The cost is estimated at about \$6,098, and the assessed valuation at \$285,500.

the assessed valuation at \$285,500.

Alteration and improvement to outlet sewer at Dyckman street and the Hudson River, at an estimated cost of about \$62,000 and an assessed valuation of about \$36,000,000. This matter originally appeared upon the calendar on December 8, 1914, and on that date was laid over pending a change in the layout at the foot of Dyckman street and the acquisition of property which at that time was considered necessary. Since that time it has developed that the city is the owner of the necessary property, and that no title proceedings will be required. The necessary change in the city map has been made so that there is nothing now to interfere with the is nothing now to interfere with the extension of the sewer outward. The assessment for this improvement covers an unusually large area and includes about 4,000 lots in all.

New Bureau Formed.

Fire Commissioner Robert Adamson Fire Commissioner Robert Adamson created this week a new bureau in the Fire Department to be known as the Bureau of Fire Investigation. This Bureau succeeds the old division of Fire Marshals which has been a part of the Bureau of Fire Prevention. The Division of Fire Marshals is detached by the Commissioner from the Bureau of Fire Prevention and is made into a separate Bureau. arate Bureau.

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PRIVATE REALTY SALES.

HE current week continued to show improvement in the real estate market, though along somewhat different lines than during the last few preceding ones. The sales and leases were distributed better, and while some transactions of size were closed, still in the main the budget included more small parcels. This, in view of the large offerings at auction, was most encouraging. It seems as though the man with comparatively small means was coming into the field again.

Builders acquired several parcels on the upper West Side, for improvement with apartment houses, and included in these transactions was the deal, reported elsewhere, of the re-sale of the last of the property recently acquired from the Loyal L. Smith estate, by a prominent operating firm.

Following the preliminary announcement in the Record and Guide last week of the leasing of the block front on the west side of Park avenue, between 50th and 51st streets, it was learned that the deal had been closed, the consideration being reported as approximately \$1,000,000.

The lack of exchanges was another lines than during the last few preceding

The lack of exchanges was another striking feature of the dealings of the week, and argues well for the future. Money has loosened up somewhat, a loan of \$1,350,000 having been obtained on the old Murray Hill Hotel property, on the west side of Park avenue, between 40th and 41st streets.

Negotiations are pending for the leasing, by a syndicate, of the property owned by the estate of Samuel Sloan, including a plot in 38th street, and the abutting property in 39th street, adjoining the Craftsman Building on the east. The deal has not been closed, but the details are well advanced.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 21 last week and

32 a year ago.

The number of sales south of 59th street was 6, as compared with 10 last week and 11 a year ago.

The sales north of 59th street aggregated 22, as compared with 11 last week and 21 a year ago.

The sales north of out that gated 22, as compared with 11 last week and 21 a year ago.

The total number of conveyances in Manhattan was 132 as against 128 last week, 24 having stated considerations totaling \$1,519,250. Mortgages recorded this week numbered 72 involving \$2,487,770 as against 66 last week, totaling \$1,444.210.

From the Bronx, 25 sales at private contract were recorded, as against 11 last week, and 25 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$488,151, compared with \$505,875 last week, making a total for the year of \$40,112,814. The figures for the corresponding week last year were \$217,802, and the total from January 1, 1914, to July 4, 1914, was \$22,250,377.

Riverside Drive Corner Deal.

Riverside Drive Corner Deal.

Harris and Maurice Mandelbaum have resold, through the J. Romaine Brown Company, to the Melvin Construction Company, Henry Friedman, president, the large triangular plot at the southeast corner of Riverside Drive and 160th street which they recently purchased from the estate of Loyal L. Smith. The plot extends along the drive 212 feet on a curve and 144 feet in 160th street. The easterly line measures 154 feet. The buyer will improve with a six-story apartment house similar to those which the same company is erecting at the opapartment house similar to those which the same company is erecting at the opposite northeast corner and at the southeast and northeast corners of Riverside Drive and 161st street. The transaction will represent an outlay of about \$600,000. This sale disposes of the last of 135 lots acquired by the Messrs. Mandelbaum from the executors of the Loyal L. Smith Estate and resold by them to apartment house builders.

Trust Company in \$700,000 Deal.

The Hudson Trust Company has purchased from the Tilman Construction

Company the two six-story elevator apartment houses occupying the block front on the east side of Fort Washington avenue between 171st and 172nd streets, on a plot 200x122. The houses are completely rented, and were held at \$500,000. In part payment, the buyer gave nineteen lots in Morris Park, free and clear, also the three-story dwelling, 558 West 161st street, on lot 16x 99.11; three two-family houses at 2817-2819-2821 Creston avenue, Bronx, each on lot 25x100 and twenty free and clear lots at Riveredge, N. J. The deal involved about \$700,000 and was negotiated by Calder, Nassoit & Lanning, who have been appointed agents for the apartment houses.

Big Brooklyn Deal.

Big Brooklyn Deal.

Douglas Robinson, Charles S. Brown Company and Ghegan and Levine sold for "Phipps Houses" the entire block front on the east side of Utica avenue, from St. Johns place to Sterling place, size 240.7 on Utica avenue by 100 in Sterling place and St. Johns place. This plot, with the adjoining property, 431 feet in St. Johns place, and 379 feet in Sterling place, was purchased in 1908 by the "Phipps Houses" to be improved with a model apartment, but this plan was not carried out, and now the balance of the property is to be offered for sale. The purchaser, The Novelty Building Company, Joseph I. Aaron, president, will immediately begin the erection of four-story flats with stores.

Heights Plot Resold.

Heights Plot Resold.

Samuel and Henry A. Blumenthal have resold through the F. R. Wood, W. H. Dolson Company and Joseph Silverson, the east half of the 11½ plot in the south side of West 171st street, 117 feet west of Broadway, recently acquired from Robert S. Clark. The original purchase involved the entire block front in the south side of the street between Broadway and Fort Washington avenue. The plot just sold, 143x95, has been bought by the newly formed 171st Street Building Company which will erect two fivestory apartment houses. It is reported that negotiations are under way for the release of the westerly half of the plot for a similar operation.

"Lansdowne" in Trade.

"Lansdowne" in Trade.

D. H. Jackson has resold through J. P. Finneran and P. J. Ryan, the Lansdowne, a six-story elevator apartment house on plot 75x100 at 352 to 356 West 46th street. The properties surrounding the building are owned by the Astor estate. The purchaser is an investor who gave in part payment the loft building at 448 Broome street, leased to Spaulding & Sons for a term of years at a net rental; also the private dwelling 22 West 120th street, facing Mount Morris Park, which Mr. Jackson will occupy as his city residence. The owner of record of these houses is Robert Weber. Messrs. Finneran & Ryan have been appointed agents for the apartment house.

Resells 300 Edgemere Lots.

Resells 300 Edgemere Lots.

F. Newman has sold to W. A. Reinhart 300 lots at Edgemere, L. I., with a frontage on the Boulevard, running south to the Atlantic Ocean and west from Beach 45th street along Ocean Beach about 1,000 feet. The buyer has been for many years the lessee of the property where he maintained a colony known as Ocean Breeze Camp. He intends to further develop the plot by dividing it into four blocks running east and west and then sub-dviding into building lots. The property has been held at \$200,000, and forms part of a larger tract recently purchased by Mr. Newman. The brokers were A. E. & D. A. Karelsen.

Will Build Near Station.

Louis E. Kleban has purchased through William J. Gabel from the Thomas Realty Company, L. W. Minford, president, the plot 62.6x130x irregular on the east side of Crotona Park East, 450 feet north of 173rd street. This is the first plot sold from what

was originally the Minford homestead and has been in the family of the sellers for more than fifty years. The purchaser will erect an apartment house on the plot which is directly in the rear of the 174th street subway station. He was represented in the transaction by Philip E. Shapiro, as attorney.

Acquires Loft Site.

Dr. William M. Carr has sold through Pease & Elliman two old dwellings at 33 and 35 West 46th street on a plot 41.8x100.5, to an investor who will build a twelve-story store and loft structure. John Katz was reported last month to have taken an option on this property but the announcement is made that he is not the purchaser in the present transacnot the purchaser in the present transaction. Last May plans were filed by the C. M. R. Realty Company for the improvement of the site with an eight-story loft building to cost about \$110,000.

Heights Apartment Sold.

Heights Apartment Sold.

Hall-Berwin Corporation has sold for the Medford Realty Company the sixstory apartment house "Medford South," at the northeast corner of Broadway and 163rd street on plot 100x100: also for the estate of Elizabeth M. Barry the six story apartment house "Barryhome" on plot 100x100, at the southeast corner of Broadway and 164th street. These two houses occupy the entire block front on the east side of Broadway between 163rd and 164th streets. The brokers report it an all-cash transaction.

Sale and Lease in 23d Street.

Sale and Lease in 23d Street.

The General Theological Seminary of the Protestant Episcopal Church in the United States has sold to the Airmor Company the six-story loft building 403 to 407 East 23d street. The buyers are said to have paid cash over a mortgage of \$54,000. The property has been held at \$100,000. The brokers were the Cruikshank Company and Gibson, Raymond & Green. The latter firm later leased to a manufacturing concern the property at an aggregate rental of about \$200,000.

To Enlarge Building Site.

Negotiations are reported to be pending for the sale by the Karl M. Wallach estate, of the two four-story dwellings, 162-164 East 79th street, on plot 40 x 100; to Julius Tishman & Sons. The same buyers recently acquired the three adjoining dwellings, 156-160, and now control a plot 100 x 100, which will be improved with a thirteen-story apartment house.

Apartment House in Trade.

The Rivoli Realty Co., Judson S. Todd, president, has sold 27 East 62d street, a nine-story apartment house on plot 57 x 100.5, to Isabella C. Forbes and others, who gave in part payment the 6-story commercial building, 226 Fifth avenue, on lot 22.6 x 100, adjoining the new Victoria Building. The brokers were Harris & Vaughan.

Manhattan-South of 59th St.

RIVINGTON ST.—Rosa Mintz sold to Morris Graf, 126 Rivington st, a 3-sty tenement, on lot 20x75.

28TH ST.—J. Romaine Brown Co. has sold for Mrs. Norah Russell, to the Esthold Realty Co., 441 and 443 West 28th st, on plot 50x98.9. It will be improved with model apartments. There are two small dwellings on the property.

erty.

40TH ST.—Rice & Hill have sold for Mrs.
Edith McK. Miller the 4-sty dwelling 122 East
40th st, a lot 20x98.9, which has been held at
\$50,000. The purchaser is an out of town investor who will make extensive alterations,
converting it into 2-room bachelor apartments.

Manhattan-North of 59th St.

81ST ST.—John J. Kavanagh has sold for Jacob W. Rubin to Stephen Duncan Marshall 150 East 81st st, a 3-sty dwelling, on lot 19.6x 104.4.

104.4.

SIST ST.—O'Reilly & Dahn sold for Albert Arnstein 117 East SIst st, a 3-sty dwelling, on lot 20x102.2, to Bernard Feifer, who last week acquired the adjoining plot, 80x102.2, at Nos. 109-115, for an apartment house operation. This additional frontage will probably be incorporated in the site.

98TH ST.—Lawyers Mortgage Co. sold 58 East 98th st, 5-sty flat, with stores, on lot 25x100.

103D ST.—City Real Estate Co. sold to a client of Louis Hutter, 159 East 103d st, a 4-sty tenement on plot 30x100.11.

125TH ST.—Lawyers Mortgage Co. sold to a client of the Charles R. L. Huston Co. the 5-sty flat 532 West 125th st, on plot 26x100.11.

142D ST.—Slawson & Hobbs sold for William Gamble the 3-sty dwelling 537 West 142d st, 30x100xan "L". The building is arranged for the use of two families with a garage in the rear. This is the first sale of the property in over 25 years.

rear. This is the first sale of the property in over 25 years.

142D ST.—Harry H. Cohen and J. Heller sold to Mrs. Hedwig Fibel the 5-sty flat, 151 West 142d st, on plot 27x99.11.

143D ST.—The Normal Construction Co., Brown & Lapin, has sold 256 West 143d st, a 6-sty apartment house on lot 25x99.11. The sellers recently purchased the property in exchange for a 6-sty apartment house at the southeast corner of Av St. John and Fox st.

156TH ST.—Ennis & Sinnott purchased from the estate of Edward Crawley the plot 50x100 in the north side of 156th st, 125 ft. west of Amsterdam av. This property has not changed hands for about 40 years. Arnold, Byrne & Baumann were the brokers.

191ST ST.—Lewine & Kempner bought from the Jacob estate, through Joseph Silverson, the plot 150x100, in the north side of 191st st, 100 ft. east of St. Nicholas av.

HAVEN AV.—The vacant plot on the southeast corner of Haven av and 171st st, 51.8x 108.11, has been sold by Hattie P. Weber to a builder for improvement with an apartment house.

LEXINGTON AV.—Frederick Brown has resold 1795 Lexington av, 5-sty flat on plot 27x 95, to Dr. G. B. Mawson, who gave in part payment 188 Bay 44th st, Edgemere, L. I., a 3-sty cottage on plot 40x100. James A. Dowd negotiated the deal.

1ST AV.—Pepe & Bro. resold for Joseph Malaspina, 1120 1st av, a 5-sty tenement, on lot 25x95, to Luguni Realty Co.

Bronx.

FOX ST.—Paul A. McGolrick bought from Esther L. Stone, 835 Fox st; a 4-sty flat on a plot 33x100.

HEWITT PL.—Nicholas Lopard has sold for Lawrence P. Decker, 760 Hewitt pl, a 2-fam dwelling on lot 25x100, to M. M. Klein.
153D ST.—Charles A. Weber sold for William Rohrbach 380 East 153d st, a 4-sty flat, on lot 25x100.

25X100.

164TH ST.—Eugene J. Busher has sold for Katherine B. Smith her residence at 655 East 164th st, on lot 25x100.

164TH ST.—Eugene J. Busher has resold for cash for the Daly Realty Co. No. 655 East 164th st, 3-sty residence, on lot 25x100, to Fritz and Anna Koch.

BELMONT AV.—Cahn & Pittman sold to G. Vasopolio 2304-2306 Belmont av, two 1-family dwellings.

Vasopolio 2304-2306 Belmont av, two 1-family dwellings.

BRIGGS AV.—Harry H. Cohen has sold the plot 53x104, on the east side of Briggs av, 70 ft. north of Coles la and through to Coe pl.

BROOK AV.—The Valhalla Corporation has resold through Oliver E. Davis, 418 Brook av, a 4-sty flat, with stores, on lot 24.9x100.

BROOK AV.—Charles Kuntze sold for Mrs. Ernestine Sturm 1526 Brook av, a 4-sty flat, with stores, on a lot 25x100. The purchaser, Gerthie Halpin, gave in part payment a 2-family house, 30 41st st, Bayonne, N. J.

CROTONA PARKWAY.—S. B. Building Corporation sold the new 5-sty apartment house at the northeast corner of Crotona Parkway and 176th st, on plot 111x44.5x irreg., to Alexander D. Duff and J. L. Van Sant, who gave in part payment, the vacant plot 39.10x100, on the east side of St. Nicholas av 100 ft north of 186th st. The Bronx house is fully rented and has been held at \$100,000. The brokers were M. I. Strunsky & Co.

ELTON AV.—Kurz & Uren, Inc., sold for the Benenson Realty Co. the 6-sty flat at the north-west corner of Elton av and 156th st to Edward Robitzek, who gave in part payment 1331 Franklin av, a 2-sty dwelling, on plot 50x208. This plot was later resold to Louis E. Kleban, who will build a 5-sty apartment house.

GRAND BOULEVARD.—H. A. Douglas & Co. sold a lot 25x61, on the east side of Grand Boulevard and Concourse, 115 ft. south of 187th st.

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NEW YORK

INTERVALE AV.—Grossman & Phillips sold for Henry Greenbaum, 993 and 995 Intervale av, a 6-sty apartment house, plot 100x100, to the Klein estate, which gave in exchange 528 East 113th st, a 6-sty tenement, on lot 25x103.

113th st, a 6-sty tenement, on lot 25x103. HORNADAY AV.—Kurz & Uren, Inc., sold for Frazer & Berau, Inc., the plot, 50x100, on the north side of Hornaday av, formerly West st, between Crotona Parkway and Mohegan av. MAPES AV.—Joseph A. Wasserman sold for Miss Sarah Langan to Samuel Horowitz the four 2-fam houses at 2064 to 2070 Mapes av. MELROSE AV.—Benenson Realty Co. sold the 1-sty taxpayer and open-air moving picture theatre on the east side of Melrose av, 100 ft. south of 157th st, 80x120.

PARK AV.—Lewis H. May Co. sold for the

south of 157th st, 80x120.

PARK AV.—Lewis H. May Co. sold for the National Bank of Far Rockaway the property 2954 Park av, on a plot 50x130. This property was recently purchased at foreclosure by the bank and was sold to the adjoining owner, M. Martinilione, who will simprove with a 5-sty building to conform with his present holdings.

RIVERDALE.—Cammann, Voorhees & Floyd have sold a portion of the estate of Miss Julia Livingston Delafield at Riverdale, N. Y., to the Stadacona Co. The property consists of 116,580 sq. ft., fronting on both side of Palisade av and extending to the tracks of the New York Central Railroad, and 64,731 sq. ft. under water west of the tracks.

STEBBINS AV.—Grossman & Phillips sold for Grossman Bros. & Rosenbaum, to Henry Greenbaum, 900 Stebbins av, a 6-sty apartment house, plot 47x115.

UNION AV.—Crisculo Realty Co. sold 509-

house, plot 47x115.

UNION AV.—Crisculo Realty Co. sold 509-511 Union av, a 5-sty flat, on plot 39.3x100.

UNIVERSITY AV.—Boyne Bridge Realty Co. sold the 5-sty apartment, 58.4x92x112x irreg., on the west side of University av, just south of the Washington Bridge plaza and 350 ft. south of Boscobel av. This is the most southerly of 3 houses being erected at this point and has been held at \$75,000. Matthew C. Kervan was the broker.

Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold for Donald Duson and Mrs. Van Wuert the 3-sty dwelling 1320 Dean st.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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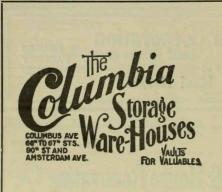
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DECATUR ST, ETC.—Friday & Lehmann sold to Louise Frankel the 2-sty dwelling 592 Deatur st, and for Annie Uterstaedt the 4-sty lat 459 Chauncey st.

ST. JOHNS PL.—John H. Eckhoff purchased the building at the southeast corner of St. Johns pl and Troy av and resold it to J. H. Katz.

Johns pl and Troy av and resold it to 3. H. Katz.

KINGS HIGHWAY, ETC.—Louis Gold has purchased the plot, 60x100, at the southwest corner of Kings highway and East 13th st and two parcels at the southeast corner of Jamaica av and Chester st; also a plot on the south side of St. Marks av, west of Franklin av, as a site for an apartment house, and with Samuel Teplitz the property at 1815 Beverly rd for a similar operation. Mr. Gold sold to Sarah Edelest the two buildings at 1660 and 1662 Myrtle av.

QUINCY ST.—Harry A. Crosby sold 347 Quincy st for the Bond and Mortgage Co.; also 97 Quincy st for Frederick Lockwood to Elizabeth Boise; 291 Taaffe pl for the estate of Geronimo Mantilla to John Ennis; 241 Greene av for Mary E. Pyburn to John J. Gibbons, and 408 Classon av for Margaret Hall.

77TH ST.—Samuel Galitzka Co. sold for John H. Bahrenburg the 2-sty cottage 477 77th st.

77TH ST.—Samuel Galitzka Co. sold for Joseph Karasik to M. Fick, the 1-fam house, 547

77th St.

82D ST.—William H. Bonynge sold the plot 100x109.4, on the north side of 82d st, 140 ft west of Colonial rd, Bay Ridge.

83D ST, ETC.—E. K. Ramee sold 2044 83d st to Wilhelmine Kelting, 1440 Park pl to Guiseppe Jameli; 2039 45th st for C. J. Myers; 284 Cooper st for Henry E. Knight; 262 Cooper st for O. J. Myers; and resold the same to Joseph H. Betz.

Joseph H. Betz.

FLATBUSH AV.—Louis F. Seitz has sold to a Brooklyn builder a vacant plot known as 346 to 352 Flatbush av, running through to St. Johns pl, 80x100. The plot contains about 9,800 sq ft and will be improved on the Flatbush av front with stores. The consideration was about \$45,000. Charles E. Rickerson was the broker.

\$45,000. Charles E. Rickerson was the broker. GREENE AV.—James M. Hawley sold for Anna Boehme to the Island Holding Co., the southwest corner of Greene and Onderdonk avs. 5TH AV.—Samuel Galitzka Co. sold for John H. Bahrenburg the plot 107x123 at the northwest corner of 5th av and 77th st to Simon Abels, who will build five 3-sty store properties. The plot was held at \$40,000.

Queens.

ARVERNE.—The Lewis H. May Co. resold for D. Welsch the Story property facing Jessica av and Story pl to J. Kohn, on a plot 90x140, improve with a 30-room house. The property was held at \$25,000.

ROSEDALE.—New York Suburban Land Co. sold 100x100 in Oxford pl to R. Samson and 40x 100 on Kinsey av to C. Maybie.

Richmond.

ARROCHAR.—Cornelius G. Kolff has sold for the Charles H. Downing estate the cottage at 15 Madison av, on a plot 54x126 to L. Laimo.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold for Charles C. Stevenson the vacant plot 989-991 Frelinghuysen av, 50x100, to John Schrieber, who will build a 4-sty apartment house.

Rural and Suburban.

ENGLEWOOD, N. J.—The Englewood Real Estate Co. has sold for Demarest Cole his cot-tage on Tenafly rd to C. L. E. Wolff, of New York.

FARMINGDALE, L. I.—James M. Hawle sold for Catherine Weigert, a 2-acre farm Conrad Barth.

GARWOOD, N. J.—N. Y. Suburban Land Co. sold 40x100 on Hazel av to H. Beardsley and 40x100 in Center st to M. E. Yale.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold on Manhasset Bay a plot on the south side of Shore dr to George H. Morrill.

LEASES.

New \$1,000,000 Operation.

Following a preliminary announcement in the Record & Guide last Saturday, of the formation of the Park Avenue Improvement Company, it was learned that this corporation had leased for a term of twenty-one years with a privilege of two renewals the block front on the west side of Park avenue from 50th to 51st streets, with a frontage of 200 10 feet on the avenue. of Park avenue from 50th to 51st streets, with a frontage of 200.10 feet on the avenue, 75 feet in 50th street and 90 feet in 51st street. During the first term the nue, 75 feet in 50th street and 90 feet in 51st street. During the first term the rental will approximate \$1,000,000. The directors of the company are Harry Fischel, David Kraus, and Herbert S. Goldstein. The brokers were L. J. Du Mahaut & Company. The owner of the property is the New York Central Railroad Company which retains an easement underneath it. The announcement that a twelve-story apartment house from plans by Warren & Wetmore would be built on this site assumes an additional importance when it is considered that last week a company headed by S. Fullerton Weaver acquired from the same owners another Park avenue block front for a similar improvement.

Big Lease Pending.

Negotiations are reported to be pending for the leasing by a syndicate headed by Leslie R. Palmer, from the estate of Samuel Sloan of the properties 7 East 38th street through to 12 East 39th street, a plot 37.6 in each street with a depth 38th street through to 12 East 39th street, a plot 37.6 in each street with a depth of 197 feet. The property adjoins the Craftsman Building at 5 East 38th street. According to a report the lease if closed will cover a period of twenty-one years with renewals, and will involve construction of a twelve-story mercantile building on the plot. At the office of Mr. Palmer, it was said that no deal had, as yet, been consummated. yet, been consummated.

New Savarin Restaurant.

New Savarin Restaurant.

The Equitable Building Restaurant, Inc., controlled by Merry & Boomer, manager of the McAlpin and Claridge Hotels, has taken a lease for twenty-one years of the entire Broadway half, about 28,000 square feet, of the first basement of the new Equitable Building. A new Cafe Savarin will be opened to take the place of the one burned in the Equitable Building fire of January 2, 1912, which for more than twenty-three years was a popular restaurant in the financial district.

New Blyn Store.

I. Blyn & Sons, shoe dealers, have leased for a long term from the Smith estate, at an aggregate rental of about \$500,000, the building at 442-444 Fulton street, Brooklyn, formerly occupied by the Milkman Millinery Co. The brokers were Meruk & May.

Broadway Central Changes Hands.

Jay G. Wilbraham has leased from the estate of E. S. Higgins, the old Broadway Central Hotel, at 667-677 Broadway, for five years at a reported rental of about \$350,000. The lessee is an old hotel man and will continue to operate it.

Manhattan.

AMOS & CO. leased the store in 128 West 34th st to Michael Newman; the store in 130 West 34th st to Leonard J. Cohen, and the store in 132 West 34th st to Golden & Sugerman, of 121 West 125th st.

Hay West 34th st to Golden & Sugerman, of 121 West 125th st.

AMES & CO leased to Schwartz Art Leather Co. a store 153 West 34th st; to Schubers Theatrical Co. a storehouse 451 7th av; to Elizabeth Maerlander a loft in 6 West 29th st; the dwelling at 148 East 33d st to N. Leonard; 74 West 12th st to E. Mouraille, and 112 East 31st to A. Morgan; and in conjunction with Pease & Elliman sublet for Emerson Shoe Co. to Kaufman Shoe Co. of 106 East 14th st the store in 307 Broadway.

BASTINE & CO. leased space at 235-237 5th av to Meyer Singer and at 112 East 19th st to Selig & Winter.

CARSTEIN & LINNEKIN, INC., leased space at 221 4th av to Cornelius P. Toomey, of 225 4th av; and for M. & L. Hess space in 360 4th av to Max Mebnick, and an office at 239 4th av to Joseph J. Kearin and James H. Gahan; office at 315 4th av to H. A. James & CO.; offices at 347 5th av to Amco Glazed Block Co., of 15 East 40th st; Martin C. Ready, Max P. Lynar-Lardon; space at 320 5th av to Charles Neggersmith; space at 1161 Broadway to Joseph Hechtman, Buaid F. Hill and Michael E. Jacobs; and for Cross & Brown part of the 6th floor at 14-16 East 33d st to Hartman & Schwartz.

CROSS & BROWN CO. leased space in 136 to 146 West 52d st to A. Elliott Ranney Co. of

East 33d st to Hartman & Schwartz.

CROSS & BROWN CO. leased space in 136 to 146 West 52d st to A. Elliott Ranney Co. of 1920 Broadway; offices in the Vanderbilt Concourse Bldg., Vanderbilt av, and 45th st to the Ink Association; offices in 1790 Broadway to M. E. Appelbaum, Inc.; 7th floor 12-14 West 37th st to Thomas J. Simpson; and in conjunction with William D. Bloodgood & Co. the 4th floor in 22 East 41st st to Finger and Brotman of 10 West 29th st; and in conjunction with Carstein & Linnekin space on the 6th floor in 14-16 East 33d st to Sydney M. Schwartz & S. Louise Hartman and an apartment in 25 and 27 West 36th st to Olga Treskoff.

DUROSS CO. has leased the store and basement in 109 Reade st to Topper & Berger for 2 years; store at 49 Church st to John Karagians and Harry Carablianis for 10 years; store and basement at 63 Beach st and 394 Greenwich st to Sirotta & Lieb.

THE DUROSS CO. leased the store and basement at 109 Reade st to Topper & Berger, whole-sale shoe dealers, of 109 West Broadway; the store at 49 Church st for the Schulte Realty Co. John Karagianis, of 6 Madison st, and Harry Carablianias, and the store and basement at 63 Beach st and 394 Greenwich st for the Empire State Surety Co. to Sirrotta & Lieb.

DOUGLAS L. ELLIMAN & CO. leased an

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building under construction at 114 East 84th st for the Surrey Realty Co. to de Courcy Browne; and renewed the lease for Mrs. Moses Hopkins of 16 East 70th st, a 5-sty house, to Myron C. Taylor. DOUGLAS L. ELLIMAN & CO. have leased apartments for the 62d St. Co., E. C. Potter

president, in 45 East 62d st, to Arthur K Bourne; also apartment in 114 East 84th s for Samuel A. Herzog to William M. Ban nard and in 122 East 82d st for Dwight E Robinson to Ephraim Williams.

Robinson to Ephraim Williams.

BENJAMIN ENGLANDER has leased for the Cassidy's Limited of Montreal, Can., to Harris & Blanck the 7th and 8th floors in 20-28 West 33d st, 12,500 sq. ft.; also in 164-166 West 25th st 10th floor to Hershfield & Cohen.

J. B. ENGLISH leased for John H. Martin to a client the store and basement in 751 7th av. The premises will be renovated and occupied as a lunch room.

EWING, BACON & HENRY and Rice & Hill leased the 6th floor of 8 West 40th st to the Stuyvesant Co., publishers of Town and Country.

FORD & SHAW are reported to have leased the Hotel Ennis, at 152-154 East 42d st, a 5-sty building, built several years ago by George Ehret.

FREDERICK FOX & CO. leased a loft in 832-4 Broadway to Light & Marks; the 3d and top lofts in 54-8 East 9th st to the Superior Wash Suit Co. and John Bruschi, of 9 Bond st, respectively; the 4th loft in 34 East 12th st to the Princely Novelty Co; the 5th loft in 127 Madison av to Linker & Klein; and the 4th loft in 88 University pl, running through to 24-6 East 12th st, to Jacob Hurowitz, of 56 East 13th st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for Robert Lee Morrell and others, space on the 10th floor at 470 4th av to the Ernemann Photo-Kino Works, now at 163 West 48th st. This lease completes the leasing of the building.

leasing of the building.

M. & L. HESS, INC. leased the 10th loft in 35-37 West 31st st to the Rex Talking Machine Co. for their executive offices and recording laboratories; 2d loft in 120-2 West 18th st to Lempert Bros. of 77 Greene st; 2d loft in 22-4 West 27th st to Rosing & Cohen of 6 West 20th st; 3d loft in 32 West 31st st to Jacob Thaler & Bro. of 106 7th av; and space in 17-21 East 22d st to Edward Phillips and Frederick Strauss.

EDWARD J. HOGAN leased the top floor in 746-750 Broadway to Voget & Saltzman.

THE HOUGHTON CO. leased for Samuel Eisman the 4-sty dwelling at 41 West 89th st to Mrs. I. Oppenheimer.

HOUGHTON CO. has rented for the estate of Dickson G. Watts, the 4-sty dwelling, 140 West 75th st., to Eugene F. Loveland.

LOUIS KEMPNER & SON have leased the bakery at 472 Columbus av for W. Schedko to C. Wolf.

LOUIS KEMPNER & SON leased for William Waldorf Astor estate, store in 2484 Broadway for 5 years to Frechem's, Inc., who have four stores on the west side.

EDGAR A. MANNING leased the 4-sty dwelling at 31 East 57th st for the estate of Mathias Rock to Maison Mella, now at 47 West 39th st; and in conjunction with Royal Scott Gulden the 2d floor in 12 West 47th st for Irving Post to M. Pitot.

SAMUEL H. MARTIN leased the store in

SAMUEL H. MARTIN leased the store in 33 Columbus av for Nathan Ottinger to Francois de Sasso, of 107 West 84th st.

J. S. MAXWELL leased for Edwin L. and Arthur Beaumont, the private house, 604 West 138th st.

Arthur Beaumont, the private house, 604 West 138th st.

MOORE & WYCKOFF have leased apartments in 123 East 53d st to Miss Mary Dolores, Miss Margaret W. Keek and John Neilson.

CHARLES F. NOYES CO. leased space in 15-19 East 26th st for the Jacob Ruppert Realty Corporation to Samuel Cutler; offices on the 16th floor, 71 West 22d st, to James V. Ritchey of 540 West 21st st; offices in 130-132 Pearl st to P. P. Alvere, of 96 Water st; floor at 102 John st to Kelly & Fuller of 55 John st; a portion of the 3d floor in 47-9 West st to the Jaeger Engine Co.; and space in 67-9 Front st for the preferred City Real Estate Co. to Wolf, Sayer & Heller of 57 Front st.

PEASE & ELLIMAN leased the 5-sty house of J. F. D. Lanier at 123 East 35th st to R. H. Williams of Williams & Peters; and for James Anderson Hawes in the southwest corner of 68th st and Madison av, the entire top floor to Miss Christian Herter.

PEASE & ELLIMAN leased apartments for Bing & Bing in 1155 Park av to A. V. Frost of Black, Starr & Frost; in 875 Park av to Mrs. T. H. Lowerre; in 60 West 39th st to Mrs. A. C. Matton; in 105 East 15th st to Miss Helen T. Quigg; and in 960 Park av 14 rooms and 4 baths to John R. Suydam, who recently sold his residence at 414 Madison av.

PEASE & ELLIMAN have rented for the Park Av. E. A. L. Co., controlled by Edgar A. Levy, in the southeast corner of Park av and 61st st an apartment of 9 rooms and 3 baths to Mrs. R. Colfelt, of Pennsylvania; also apartments in 27 East 62d st to W. Gordon Fellowes; in 119 West 71st st for A. L. Mordecai Co. to Miss Dana Galpin; and in 15 East 10th st for Goodale, Perry & Dwight to Herman Livingston, Jr.

Jr.

PEASE & ELLIMAN have leased for Keith P. Walker an apartment in 103 East 86th st, to Emil Schwartz; also made the following renewals of apartment leases: in 411 West 114th st to Mrs. E. N. Shepherd; in 25 Fort Washington av to Henry A. Dows; in 27 East 62d st to G. Dickson Raine, Jr.; and to Frank D. Thomas, in 45 5th av to Mrs. Charlotte L. Wilkins: in 133 West 11th st to A. E. Marks; in 110 Riverside dr to Charles Olendorf; in 150 West 80th st to F. E. Stern; and in 285 Central Park West, to A. Baer.

PEASE & ELLIMAN leased apartments in 607 West 136th st to Isaac M. Pearson; in 145 East 35th st to Mrs. M. J. O'Connor; in 43 East 27th st to Miss C. Ostrander, and to Miss C. V. Moore; and in 105 East 15th st to Miss Amee W. Fink; and made the following renewals of apartment leases: in 510 Park av to Mrs. F. T. Lentillon; in 146 East 49th st to Miss Lucy Henderson; in 202 West 81st st to Mrs. E. B. Cleaver; in 25 Fort Washington av to Henry

G. Loeber; in 27 East 62d st to Mrs. Helen W. Hayes; in 565 Park av to J. H. Williams; in 146 East 49th st to W. W. Hunt; in 157 East 81st st to A. W. Leffler; in 43 East 27th st to Henry Preble; in 60 West 58th st to J. L. Jaughin; in 960 Park av to I. V. McGlane; in 59 West 76th st to Mrs. Lillian Grant; in 150 West 80th st to Randolph Marshall; in 27 East 62d st to J. P. Knight; and in 150 West 80th st to Mrs. E. J. Recker; and renewed the lease of the store in 24 West 59th st to Alexander N. Saab.

PORTER & CO. rented for Edith Adams Jackson to Salvatore De Maio the store in 255 Av A. SAMUEL H. MARTIN has leased the store nd basement at 803 9th av to Nicolo Marzulli.

SHAW & CO. leased for Evelena Dunning, the 3-sty dwelling, 10 East 129th st, to John Vogel.

SHAW & CO. have leased for the F. F. Freehold Estates, Inc. the 3-story dwelling 114 East 127th st to Emma Manning.

SLAWSON & HOBBS rented for W. E. D. Stokes, the 4-sty dwelling, 238 West 73d st.

TUCKER, SPEYERS & CO. have leased the 9th floor in 20-28 West 33d st to Max Solomon; at 38-42 East 32d st the 11th floor to Levy & Looker; in conjunction with Burton, Thompson & Co. store in the "Standard Arcade," 50 Broadway, to Kaiser & Co.; the 3d floor at 26 West 38th st to Louis Strauss & Son, and the 2d floor at 19 West 38th st to Lipper Manufacturing Co.

UNGER & WATSON, INC. leased the parlor floor store at 645 Lexington av to Feur & Friedman for Philibert Combier.

WM. A. WHITE & SONS rented through Benjamin Bernstein to the National Cloak and Suit Co.; approximately 7,000 sq. ft of space in the 12-sty fireproof building at the north-

east corner of 24th st and 7th av; the 4th loft at 32 West 22d st to Isidor H. Shapoff, 450 6th av; 4th loft at 130 Bleecker st to Kromeisen & Greenfield; 1st loft at 832 and 834 Broadway through Frederick Fox & Co. to Light & Marks; the 4th loft at 298 and 210 Wooster st to Albaum & Koloditsky; 3 loft in 179 Broome st to Madams Bros. of 382 Lafayette st; and 4th loft at 179 Greene st to Isidor Moskowitz.

WM. A. WHITE & SONS, rented the building 49 Front st to Max Mangold; also the store and basement in 110 Bleecker st to S. Weisman & Brothers of 46 Howard.

& Brothers of 46 Howard.

E. S. WILLARD & CO leased the 8th floor in the southeast corner of 14th st and 7th av to Henry Zuckerman, of 360 7th av.

ARTHUR E. WOOD leased the store and 3d and 4th floors in 2005 7th av, for Dr. H. D. Burnham, to Braun & Neustadt.

F. R. WOOD, W. H. DOLSON CO. leased dwellings at 315 West 77th st to J. S. Seymour; at 331 West 85th st to Benjamin F. Bowerman and at 106 West 77th st to Mrs. W. A. Levy.

Queens.

LEWIS H. MAY CO. leased cottages at Arverne for Mrs. M. M. Standish on S. Vernam av to I. Scherr; for E. A. Karelsen on Gaston av to I. Metzler; for M. J. Kramer 1 Kramer court to M. Jaffe; for Suburban Realty Co on Boulevard to D. Hollander.

Suburban.

ANGELL & CO. have leased the Thomas R. Fisher house on Inwood av, Hartsdale, N. Y., to William F. Wall, for the season, furnished.

JOHN HARPER BONNELL has rented the Mark C. Meagher place at East Williston, L. I. Cocks & Willetts were the brokers.

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES ALEXANDER BRADLEY & SON have leased for Mrs. Jackson Gouraud her Payer Point estate, at Larchmont Manor, N. Y., consisting of an Elizabethan house and 2 acres facing on Long Island sound.

EDWARD C. GRIFFIN and P. H. Collins leased for Whitney Lyon his residence at the corner of Park av and Grove avs, Larchmont Manor, N. Y., to Mrs. Mary A. Brown, of New York.

York.

FISH & MARVIN have rented at Bronxville for The Lawrence Park Realty Co. a cottage to F. A. Payne; also for Albert V. Benson, Jr., his apartment at Gramatan Court, to Mrs. Hugh De Haven; and to C. J. Strong a property of the Lawrence Park Realty Co.

KENNETH IVES & CO. rented at Rye, N. Y., for Frederick R. Hoisington his place in Kirby la to Mrs. Rosanna Batchelor for the season, and for Mary S. Hendrix her residence on Milton rd to John T. Smith for the season. JOHN F. SCOTT has rented for Herbert A. Weeks, his country place "Onaway" on Briarwood Crossing, Cedarhurst, L. I., to Dr. Ernest G. Stillman.

S. S. WALSTRUM-GORDON & FORMAN

S. S. WALSTRUM-GORDON & FORMAN leased the residence of Mrs. Elizabeth D. Leonard on Overlook av, Ridgewood, N. J., to Otto Maron, of Manhattan.

Maron, of Manhattan.

MOORE & WYCOFF, in conjunction with F.
E. Green, leased the Hoyt cottage at New
Canaan, Conn., to Sidney S. Wetmore; also in
conjunction with Dwyer & Co. and H. P. Goldstein the summer camp "Bedford" on Lower
Saranac Lake, Adirondacks, to C. E. Harris,
and in conjunction with George Hapgood the
Sewell house at Sharon, Conn., to J. K. Olyphant.

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, rgardless 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.

Emily A. V. B. Reynolds—Feb. 26, 1914—

Emily A. V. B. Reynolds—Feb. 26, 1914—14TH ST, 38 E—565-8, land only, 26.3x 102x irreg., \$174,274.

13TH ST, 34 W—576-22, land, 25x97.10x irreg., \$31,542.

13TH ST. 36-8 W—576-20, land, 44x97.10x irreg., \$23,716.

13TH ST, 1-3 E-571-36, land, 50x103.3, \$77,000.

13TH ST, 5 E-571-35, land, 19.9x103.3, \$27,650. 13TH ST, 11 E-571-33, 4-sty bldg., 19.9x 103.3, \$27,650.

13TH ST. 17 E-571-30, 4-sty, 25x46x irreg, \$22,680.

5TH AV, 63—571-1, 4-sty, 39.3x100, \$177,-

5TH AV, 65—571-2, 4-sty, 39x100, \$140,700. 5TH AV, 67—571-3, land, 25.9x100, \$77,250. 14TH ST, 2 E—571-4, 4-sty, 34x103.3, \$178,-

14TH ST, 4 E-571-5, 5-sty, 33x103,3, \$126,-

14TH ST, 6 E-571-6, 5-sty, 33x103.3, \$126,-14TH ST, 8 E-571-7, land, 42x103.3, \$134,-400.

14TH ST, 10 E-571-8, land, 33x103.3, \$105,-

14TH ST, 12-16 E and 13TH ST, 7-9 E-571-9, 5-sty, 75x160.6x irreg, \$456,536.

18 E-571-12, land, 25x148.6, 14TH ST, \$100,160. 14TH ST, \$100,160. 20 E-571-13, land, 25x148.6,

22-6 E-571-14, land, 75x170.9, 14TH ST, \$311,385.

14TH ST, 28 E-571-17, land, 25x103.3, \$80,000.

14TH ST, 30 E-571-18, land, 25x103.3, \$80,000.

14TH ST, 32 E-571-19, land, 25x103.3, \$80,000.

14TH ST, 34 E-571-20, land, 25x103.3, \$80,000.

14TH ST, 36 E-571-21, land, 41.10x103.7x irreg, \$197,332. W-577-49, 6-sty, 25x103.3,.

13TH ST, 7 \$52,550. 13TH ST, 9 W-577-50, 6-sty, 25x103.3, \$52,550.

W-577-51, 6-sty, 25x103.3, 13TH ST, 11 \$52,550.

14TH ST, 22 \$99,625. W-577-29, 5-sty, 25x103.3,

14TH ST, \$99,237. 24 W-577-28, 4-sty, 25x103.3, 26 W-577-27, land, 25x103.3,

14TH ST, \$78,200. 14TH ST, 28 W-577-26, land, 25x103.3, \$91.800.

14TH ST, 30 \$85,000. W-577-25, land, 25x103.3.

14TH ST, 32 W-577-24, land, 25x103.3, \$85,000. 14TH ST, 34 W-577-23, land, 25x103.3, \$85,000.

14TH ST, 36 W-577-22, land, 25x103.3, \$85,000. 14TH ST, 38 W-577-21, land, 25x103.3, \$85,000. 14TH ST, 40 W-577-20, land, 25x103.3, \$85,000.

14TH ST, 42 W-577-19, land, 25x103.3, \$85.000.

14TH ST, 44 W-577-18, land, 25x103.3, \$85,000.

14TH ST, 1 E-842-1, land, 50x129, \$158,-

14TH ST, 3 E-842-5, land, 50x129, \$167,-

14TH ST, 5 E—842-7, land, 33x129, \$99,270. 14TH ST, 7 E—842-9, land, 25x103.3, \$65,-000.

14TH ST, 9 E-842-10, 4-sty, 25x103.3, \$73,-

14TH ST, 11 E-842-11, 4-sty, 25x103.3, \$155,000.

14TH ST, 13 E-842-13, 4-sty, 25x103.3, \$73,000. 14TH ST, 15 E-842-14, 4-sty, 25x103.3, \$73,000.

14TH ST, 17 E-842-15, 4-sty, 25x103.3, \$72,000.

14TH ST, 19 E-842-16, land, 25x103.3, \$65,000.

14TH ST, 21 E-842-17, land, 25x103.3, \$65,000.

14TH ST, 23 E-842-18, land, 25x103.3, \$65,000. 14TH ST, 25 E-842-19, 4-sty, 25x103.3, \$72,000.

UNION SQ W, 1-3—842-21, land, 51.7x 116.10 \$366,894.

UNION SQ W, 5-9, 842-23, 8-sty, 77.5x116.10 x irreg, \$534,312. UNION SQ W, 11-15—842-26, land, 77.5x 141.10, \$404,250.

15TH ST, 20 E-842-33, 8-sty, 25x103.3, \$92,280.

15TH ST, 22 E-842-32, land, 25x77.5, \$34,-400.

15TH ST, 18 E—842-34, 6-sty, 25x103.3, \$60,250.

15TH ST, 16 E-842-35, 6-sty, 25x103.3, \$60,250.

15TH ST, 14 E-842-36, 6-sty, 25x103.3, \$58.250.

15TH ST, 12 E-842-37, 4-sty, 25x103.3, \$44,000.

15TH ST, 10 E-842-38, 4-sty, 25x103.3, \$45,000. 15TH ST, 8 E-842-39, 4-sty, 25x103.3, \$44,-

15TH ST, 6 E-842-40, 3-sty, 25x103.3, \$46,-

5TH AV, 71 and 15TH ST, 2-4 E-842-42, 11-sty, 77.5x150x irreg, \$766,957. 5TH AV, 84-90-816-37, land, 103.3x100, \$431,970.

5TH AV, 92—816-42, land, 25.9x100, \$87,550. 5TH AV, 94—816-43, land, 25.9x100, \$96,305.

5TH AV, 96 and 15TH ST, 4-6 W—816-44, land, 51.7x150x irreg, \$318,000, 15TH ST, 38-40 W—816-63, 6-sty, 50x103.3, \$138,625.

15TH ST, 46 W-816-67, 4-sty, 21.6x103.3, \$37,400.

14TH ST, 3 W—816-36, 3-sty, 25x103.3, \$67.500. 14TH ST, 5 W-816-35, land, 25x103,3, \$60,000.

14TH ST, 7 W-816-34, 4-sty, 25x103.3, \$67,500.

14TH ST, 9 W-816-33, land, 25x103.3, \$60,000.

14TH ST 11-27 W—816-24, 4-sty dw., 225x 50x irreg, \$919,000. 14TH ST, 29 W—816-23, 3-sty, 25x107.3x irreg, \$62,500.

14TH ST, 31 W—816-22, 3-sty, 25x101.5x irreg, \$62,500. 14TH ST, 33 W—816-21, 3-sty, 25x103,3, \$66,500.

14TH ST, 35 W-816-20, 3-sty, 25x103.3, \$67,000. W-816-9, 5-sty, 25x103.3,

14TH ST, 37 \$77,550. 14TH ST, 39 W-816-18, 5-sty, 25x103.3, \$75,050.

14TH ST, 41 W-816-17, 5-sty, 25x103.3, \$77,550.

14TH ST, 43 W-816-16, 5-sty, 25x103.3, \$77,550.

14TH ST, 45 W—816-15, land, 25x103,3, \$60,000. 14TH ST, 47 W-816-14, 5-sty, 25x103.3, \$77,550.

14TH ST, 49 W—816-13, 5-sty, 25x103.3, \$77,550.

14TH ST, 51 W-816-12, land, 25x103.3, \$60,000.

15TH ST, 13-17 E—843-11, 3-sty, 75x28.1x irreg, \$44,900.
15TH ST, 19 E—843-14, land, 25x34x irreg, \$17,500.

15TH ST, 21 E-843-15, land, 50x45.8x irreg, \$46,200.

15TH ST, 23 E-843-17, land, 25x51.6x irreg, \$23,100.

UNION SQ W, 17-19—843-20, land, 52x 141.10x irreg, \$481,000. 62D ST, 115 W—1134-24, 5-sty apt., 25x 100.5, \$25,000. 124TH ST, 100 E—1772-71, 5-sty apt., 30x 100.11, \$34,000.

124TH ST, 102 E—1772-70, 5-sty apt., 30x 100.11, \$26,000.

ST NICHOLAS AV, nec 141ST ST—2051-1, vacant, 8.10x101.3x irreg, \$7,140.

141ST ST, W, ns, 8.10 e of St Nicholas av—2051-2, vacant, 31.5x99.11x irreg, \$9,240.

141ST ST, W, ns, 40.3 e of St Nicholas av— 2051-3, vacant, 22.11x100x irreg, \$6,468. ST NICOLAS AV, es, 101.3 n of W 141st st—2051-16, vacant, 25.4x80x irreg, \$7,260.

ST NICHOLAS AV. es, 233.1 n 141st st— 2051-25, vacant, 30.5x100x irreg, \$9,408. ST NICHOLAS AV, es, 263.6 n 141st st— 2051-26, vacant, 75.11x100.6x irreg, \$30,-497.

150TH ST W, ss, 75 e Broadway—2081-60, vacant, 25x99.11, \$18,000.
150TH ST, sec Broadway—2081-61, vacant, 24.11x75, \$46,000.

BROADWAY, es, 24.11 s 150th st—2081-62, vacant, 25x75, \$23,000.

Vacant, 25x76, \$23,000.

BROADWAY, es, 49.11 s 150th st—2081-63, vacant, 25x75, \$21,000.

BROADWAY, es, 64.11 s 150th st—2081-64, 25x75, \$21,000.

AMSTERDAM AV, es, 86.1 n 167th st—2112-6, 7, 8, 9, 10, 11, vacant, 150x100, \$60,000.

\$60,000.

168TH ST W, ss, 100 w Audubon av—212433, land, 50x100x irreg, \$20,350.

BROADWAY, nec 172d st—2141-29, vacant,
20.7x88.6x irreg, \$14,800.

BROADWAY, es, 20.7 n 172d st—2141-30,
vacant, 26.5x95.3x irreg, \$11,000.

vacant, 26.5x95.3x irreg, \$11,000.

BROADWAY, es, 47 n 172d—2141-31, vacant, 26.5x103.11x irreg, \$10,420.

BROADWAY, es, 73.5 n 172d st—2141-32, vacant, 26.5x112.7x irreg, \$10,920.

ST NICHOLAS AV, nec 168th st—2125-1, vacant, 26.2x78.8x irreg, \$26,700.

ST NICHOLAS AV, es, 52.4 n 168th st—2125-2, vacant, 26.2x86.7x irreg, \$20,680.

ST NICHOLAS AV, es, 52.4 n 168th st—2125-3, vacant, 26.2x94.5x irreg, \$19,600.

ST NICHOLAS AV, es, 78.6 n 168th st—2125-4, vacant, 26.2x102.4x irreg, \$20,600.

2125-4, vacant, 26.2x102.4x irreg, \$20,600.
ST NICHOLAS AV, es, 54.4 s 169th st—
2125-5, vacant, 26.2x85.2x irreg, \$18,500.
ST NICHOLAS AV, es, 26.2 s 169th st—
2125-6, vacant, 26.2x93x irreg, \$21,340.
ST NICHOLAS AV, nec 169th st—2125-7,
vacant, 31.5x100.11x irreg, \$37,500.
169TH ST W, ss, 110.3 e St Nicholas av—
2125-9, vacant, 25x80, \$10,440.
169TH ST W, ss, 135.3 e St Nicholas av—
2125-10, vacant, 25x85, \$10,800.
169TH ST W, ss, 160.3 e St Nicholas av—
2125-11, vacant, 25x85, \$10,800.
168TH ST W, ns, 103.8 e St Nicholas av—
2125-24, vacant, 25x95, \$11,740.
168TH ST W, ns, 78 e St Nicholas av—

168TH ST W, ns, 78 e St Nicholas av—2125-25, 25x95, \$11,740. 202D ST W, ns, 100 w 9 av—2199-30, vacant, 100x99.11, \$15,500.

203D ST W, ss, 100 w 9 av—2199-18, va-cant, 100x99.11, \$13,000.

9TH AV, swc 206th st—2202-21, vacant, 100x99.11, \$25,000. 5TH AV, 1069—1499-69, 6-sty dw., 27x102.2, \$250,000.

OBITUARY

MRS. ANNIE BISHOP, real estate operator and builder, died on Sunday at her home, 3915 Syossett st, Woodhaven, aged fifty-three.

ALBERT E. DE MOTT, real estate and corporation lawyer, died on Sunday, aged sixty, at his home, 347 Lafayette av, Brooklyn. He was a graduate of New York University Law School.

WILLIAM F. GAFFKEN, aged thirty-two, formerly in the real estate business in Flatbush, died this week at his home, 583A 6th st, Brooklyn.

CHARLES F. KILBURN, for many years in the real estate business, died on Sunday in St. Barnabas Hospital, Newark, aged seventy-one. His residence was at 20 East Park st, in that

MRS. SARAH E. SEAMON, widow of Sidney L. Seamon, and one of the largest owners of real estate in Babylon, L. I., died on Thursday, June 24, at her home there.

WILLIAM M. THOMAS, a pioneer dealer in Long Island real estate and until recently a member of the real estate firm of Thomas & Eckerson, well-known in the mid-town section, died of pneumonia on Friday at his home, in Belle Harbor, L. I., aged sixty-six. He was born in Belvidere, Pa., and came to this city about thirty-five years ago, when he formed the partnership with Mr. Eckerson. He later became the proprietor of the Mineola Stables and the Mineola Garage. A widow and four sons survive him.

ARTHUR J. TURNER, president of the East-

ARTHUR J. TURNER, president of the Eastman Realty Co., with offices in the Marbridge Building, died Sunday night in St. Luke's Hostital, following an operation for appendicitis. He was thirty-eight years old and lived at 54 West 94th st.

REAL ESTATE NOTES.

MARTIN F. HUBERTH is the buyer of 1045-1047 Lexington av, recently reported sold.

1047 Lexington av, recently reported soid.

GOODALE, PERRY & DWIGHT have been appointed agents for 154-156 West 32d st.

J. S. MAXWELL has been appointed agent for 511 West 139th st.

SHAW & CO. have been appointed agents for 210 West 127th st, 75 East 121st st, 15-21 West 133d st and 810 Elton av.

SHAW & CO. have been appointed agents for 259 West 136th st; 449-51 East 123d st, 200 Lenox av and 168-174 East 116th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed managing agents for the 12-sty Craftsman Building at 6 East 39th st, through to 5 East 38th st.

L. A. KERNGOOD CO. has been appointed Eastern Branch agent of the Riverside-Bay Gar-dens development at Point Huron, on Lake St.

BANKERS' CLUB OF AMERICA opened its new home in the Equitable Building, 120 Broad-way, last Thursday. On Wednesday the Board of Governors held a reception, at which time was given private view of the new quarters.

PEASE & ELLIMAN have been appointed agents by Dow, Jones & Co., for the 8-sty Wall Street Journal Building at 42-4 Broad st, through to 38-40 New st. Extensive alterations will be made.

SCHINDLER & LIEBLER have been appointed agents for 2413-2419 1st av, 2143-2145 2d av, 253-255 East 110th st, 438 East 81st st, 233-237 East 88th st, 1703-1705 2d av, and 203 East

J. P. FINNERAN and P. J. Ryan were the brokers in the recently recorded sales of 69-71 Greene st for Robert Weber to the D. H. Jack-

son Realty Co.; also of the 4-sty dwelling 242 West 25th st to the same buyer.

CROSS & BROWN CO. was the broker in the lease recently reported for the erection of a 4-sty factory for the Studebaker Corporation to be located on the Degnon terminal property at Anable av and Meadow st, Long Island City. The same firm negotiated the recent lease for the erection of the Sterling Gum Co.'s building on Harris av, William st and Ely av, and the building to be erected for Kozak & McLoughlin, shoe manufacturers, at the corner of 14th st, Governor pl and Van Alst av, Long Island City.

THE UNITED REAL ESTATE OWNERS' AS-

Governor pl and Van Alst av, Long Island City.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION OF' NEW YORK has brought suit
against Eugene M. Travis, Comptroller of the
State of New York, The United States Trust
Company of New York, The Farmers' Loan and
Trust Company, The New York Trust Company,
the president and directors of the Manhattan
Company, otherwise known as The Bank of the
Manhattan Company, Bankers Trust Company
and the General Trust Company of New York,
to prevent payment of six millions of bonds, issued by the Comptroller in violation of the Constitution of the State of New York. There has
been no decision in this case on its merits; the
prior decisions were in preliminary motions.

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189 MONTAGUE STREET

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WILLIAM STREET SUBWAY.—A preliminary conference was sheld in the offices of the counsel of the Public Service Commission on Thursday, with regard to locating subway exits and entrances along William st. This conference was called in accordance with the suggestion of Chairman McCall of the Public Service Commission, with the view of obtaining the necessary easements through private property for these exits and entrances. The real estate interests were represented by the secretary of the Advisory Council of Real Estate Interests and Edward C. Cammann. Borough President Marks, who has taken a very active interest in this entire matter, was represented by E. P. Goodrich, consulting engineer to the Borough of Manhattan, while the Public Service Commission was represented through Edward Riegelman of the legal department. A number of sites for the location of these exits and entrances were discussed. The liability for accidents occurring in subway exits and entrances which has heretofore always been imposed upon the owner of the property was considered, as well as the cost of installing the exits and entrances, which expense has likewise been paid by the property owner. As a number of locations were cited, where benefit to be derived would be commensurate with the detriment incurred, the future conferences upon this matter will determine whether or not easements through private property can be obtained by the city for the purpose mentioned.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mort-gages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

191	5	1914
		ine 26 to July 2
Total No	13.	
Assessed value	\$7,356,40	
No. with consideration	\$1.519.25	
Assessed value	\$1,594,80	
		Jan. 1 to July 2
Total No	3,53	
Assessed value	\$212,999.633	\$258,546,641
No. with consideration	51	
Consideration	\$26,547,05 \$27,792,35	
	gages.	0 \$10,001,211
1915	gages.	1914
June 25 to J	uly 1 J	ane 26 to July 2

	1915			191	4
June 25	to J	uly 1	June 2	6 to July	7 2
Total No			72	1	11
Amount		\$2,487,7		\$2,703.1	
To Banks & Ins. Cos.			16		21
Amount		\$1,862,4		\$1.447,0	
No. at 6%			28		39
Amount		\$265,0		\$375,0)10
No. at 5½ Amount		\$1,371,0	4	920 5	00
No. at 5%		Ø1,071,C	12	\$39,5	32
Amount		\$476,5		\$1,468,5	
No. at 41/24		02.010	2		4
Amount		\$41,2	250-	\$209,0	000
No. at 4%					
Amount					
Unusual rates				047	-20
Amount Interest not given			26	\$4,5	33
Amount		\$333,		\$606,6	
		July 1	-	1 to July	_
Total No		2,0		2,3	
Amount		\$50,848,4		69,007,8	
To Banks & Ins. Cos. Amount			93		529
		\$21,246,1		33,969,2	36
Mortg	age	Extension	ons.		

June 25 1	to July 1 Ju	n 26 to July 2
Total No	45	40
Amount	\$3,923,250	\$2,712,700
To Banks & Ins. Cos	19	12
Amount	\$3,176,000	\$1,572,500
Jan. 1	to July 1 Ja	an. 1 to July 2
Total No	1.060	1.165
Amount	\$57,192,123	\$63 023,785
ToBanks & Ins. Cos	423	391
Amount	\$39,152,850	\$41,270,900
D-1141-	D	

Building Permits.

	1915	1914
June 26 to	July 2 June	27 to July 3
New buildings	4	7
Çost	\$672,000	\$184,450
Alterations	\$244,050	\$176,335
Inn 1	to Tule 9 Ton	1 to Teles 9

 New buildings
 248

 Cost
 \$38,471,190

 Alterations
 \$9,431,486
 \$26,162 640 \$7,286,807

BRONX.

Conve	eyances.	
	1915	1914
June 25 t	o July 1 June	26 to July
No. with consideration.	138	24
Consideration	\$396,100	\$210,13
Jan.	1 to July 1 Jan	n. 1 to July
Total No	. 2.844	3,37
No. with consideration	417	43:
Consideration	\$3,813,400	\$3,743,87
Mort	gages.	

June 25 to	July 1 June 26	to July 2
Total No	66 \$830,517	194 \$895,749
To Banks & Ins. Cos	11	7

Amount	\$184,87	
No. at 6%	3:	2 33
Amount.	\$465,268	
No. at 51/2		10
Amount	\$30,000	
No.at 5%		75
Amount	\$118,37	
Unusual rates		58
Amount	\$37	
Interest not given	25	
Amount	\$216,500	
Jan. 1	to July 1	Jan. 1 to July 2
Total No	1.685	2.079
Amount	\$16,859,050	
To Banks & Ins. Cos	125	
Amount	\$2,785,878	
Mortgage	Extension	S.
		The state of the s

June 25 to July 1 June 26to July 2 Total No..... \$213,000 Amount. To Banks & Ins. Co.... \$159,000 To Banks & Ins. Co... Amount... Jan. 1 to July 1 Jan. 1 to July 2 Total No... 394 405 Amount... \$7,851,130 \$8,605,150 To Banks & Ins. Cos... \$2,783,750 \$2,429,900 Building Permits. 1915 1914

	1919	1914
June 25 to	July 1 June	26 to July 2
New buildings	18	14
Cost	\$409,775	\$409,000
Alterations	\$11,150	\$12,950
Jan. 1	to July 1 Jan	.1 to July 2
New buildings	530	420
Cost	\$15.799,100	\$9,960,742
Alterations	\$442,610	\$703.265

BROOKLYN.

Conveyances.

June 24 to J	1915 June 30 jun	1914 te 25 to July 1
Total No	\$147,602	485 42 \$207,066
Jan. 1 to		an. 1 to July 1
Total No No. with consideration Consideration	11,133 1,331 \$10,398,652	11,977 1,237 \$7,881,662

Mortgages. 1915

1914

June 24 to 30	June 25 to July	
Total No	319	399
Amount	\$1,397,013	\$2,024,349
To Banks & Ins. Cos	73	82
Amount	\$537,100	\$772,750
No. at 6%	174	198
Amount	\$601,203	\$718,535
No. at 51/2%	82	102
Amount	\$533,600	\$839,815
No. at 5%	33	82
Amount	\$159,403	\$363,785
Unusual rates	1	
Amount	\$500	
Interest not given	29	17
Amount	\$102,307	\$102,214
Jan. 1 to	July 1 Ja	an.1 to July 1
Total No	8,226	8,658
Amount	\$35,461,032	\$36,985,883
To Banks & Ins. Cos	1,609	1,804
Amount	\$11,451,301	\$14,430,264
Building I	Permits.	
	1915	1914
June 25	to 30 Jun	
New buildings	86	124
Cost	\$591,320	\$624,000
Alterations	\$54,805	\$73,450
		n. 1 to July 1

Jan. 1 to July 1 Jan. 1 to July 1 New buildings 2,663 2,516 Cost \$21,899,435 \$23,425,210 Alterations \$1,897,899 \$1,587,937 QUEENS.

Building Permits.

	1915	1914
June 24	to 30 Jun	e 25 to July 1
New buildings	85	152
Cost	\$263,570	\$545,545
Alterations	\$30,260	\$46,165
Jan. 1 to	July 1 Ja	an. 1 to July 1
New buildings	2,725	2,598
Cost	\$9,696,026	\$11,505,927
Alterations	\$466,192	\$636,537

RICHMOND.

Building Permits.

June 24	to 30 Ju	ne 25 to July 1
New buildings	32 \$146,355 \$2,375	
Jan. 1	to July 1	Jan. 1 to July 1
New Buildings	\$1,233,447 \$109,592	\$1,935,596 \$128,425

AUCTION SALES OF WEEK.

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

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

The Auction Market.

The auction market was put to another test this week when the Bradish Johnson estate offering, through Joseph P. Day and J. Clarence Davies, attracted large crowds to the salesrooms both Tuesday and Wednesday. The strong underlying

purchasing power of the market was again demonstrated and the fact that the lots were disposed of at prices satisfactory to the sellers and buyers, is the best evidence that can be produced showing the strength of the market. Despite the fact that the real estate mar-Despite the fact that the real estate market has been through a trying period, and following right on the heels of three auction sales, it is remarkable that buyers could be readily found for an offering comprising as many as 579 lots.

The prices obtained were, when taken as a whole, below the normal market value, but sellers as a rule feel that discounts must be given in consideration of disposing of a large tract at one swoop.

On the first day of the sale 325 lots were sold, for a total of \$75,675, or an average price of \$236 a lot. This includes full sized lots; also irregular shaped paralle and going. Prices ranged from \$25

to \$700 during the first day's sale.

On Wednesday there were between 400 and 500 people present when Mr. Day mounted the stand. The prices at the On Wednesday there were between 400 and 500 people present when Mr. Day mounted the stand. The prices at the opening of the sale were somewhat higher than during the first session. Operators, speculators and investors from Manhattan and the Bronx represented the large majority of those in attendance, though there was a fair number of people from out of town. The total for this day was \$71,825, for 254 lots, or an average of \$283 a lot, making a grand total of \$147,500 for the 579 lots, or an average of \$255 a lot. The detailed report of the prices obtained for each lot, its location and the name of the buyer will be found elsewhere.

At the stand of the Jere Johnson, Jr., Company, in the Brooklyn Exchange salesroom, last Wednesday, 121 lots, located in various sections of Flatbush were offered to the highest bidder. The property belonged to the estate of William Protzman. The total obtained was \$74,905. Details will be found in another column in this issue.

An auction sale of 200 Flushing-Whitestone lots situated on Whitestone ave., Fourth and Fifth sts., will be held by Bryan L. Kennelly on the premises on Saturday, July 10, at two o'clock. The lots are one block from the Flushing-Whitestone trolley and are convenient to both the Flushing and Whitestone stations of the Long Island Railroad with electric service to the Pennsylvania Station in Manhattan.

Manhattan.

Manhattan.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending July 2, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Sheriff st, 66-S, es, 60 s Rivington, 40x 75, 5-sty bk hall; due, \$9,832.45; T&c, \$1,-417.77; Jos Kaplan. 35,000
1ST st, 7 E (*), ss, 116 e Bowery, 22.4 x73.10x22.4x77.5, 5-sty bk hotel; due, \$21,-060.66; T&c, \$259.45; Julius H Sussmann. 18,000
30TH st, 7 E; re-advertised for July8.

56TH st, 216 W, see Broadway, 1744-8.
126TH st, 14 E (*), ss, 150 e 5 av, 18.9x
—, 3-sty & b stn dwg; due, \$10,253.03; T
ce, \$340.87; Jno A Brown Jr.
Broadway, 1744-8, sec 56th (No 216), 131.9
x122.7x120.2x8.7, 7-sty bk tnt; adj July14.

2D av, 769 (*), ws, 24.8 n 41st, 24.8x80, 5-sty bk tnt & strs; due, \$25,732.72; T&c, \$763.59; Lawyers Mtg Co.

SAMUEL MARX

59TH st, 515 W (*), ns, 200 w Ams av, 25x100.5, 5-sty bk tnt; due, \$618.83; T&c, \$187; Harry Rotman. 15.675 131ST st, 8 E (*), ss, 128.3 e 5 av, 18.2x 99.11, 3-sty & b stn dwg; due, \$8,020.70; T&c, \$258.55; Rudolph F Rabe et al, exrs & trstes. 7,000

% trstes. 7,000
137TH st, 241 W (*), ns, 451 w 7 av, 19x
99.11, 5-sty & b bk dwg; due, \$10,712.51; T
&c, \$576; Wm Rankin. 2,000
Ft Washington av, 38, nec 160th, 120.2x
124.3x99.11x102.8, 6-sty bk tnt; due, \$9,126.94; T&c, \$2,567.55; Louis Dunn. 8,888
Sherman av (*), swc 204th, 100x110, vacant; due, \$21,926.41; T&c, \$1,298.15; J
Allen Townsend. 15,000

15.000

1ST av, 156 (*), es, 67.4 s 10th, runs e 90xs.01xe10xs23.1xw100xn25 to beg, 6-sty bk tnt & str; due, \$9,379.69; T&c, \$60.90; Chas Hoefler.

BRYAN L. KENNELLY.

6TH st, 423 E, ns, 265.10 e 1 av, 21.10x 90.10, 4-sty bk tnt & strs; due, \$16,120.15; T&c, \$384.10; Lawyers Mtg Co, party in interest.

20TH st, 28 E (*), ss, 300 w 4 av, 25x 92, 4-sty bk loft & str bldg; due, \$48,274.18; T&c, \$1,805; Conrad Stein. 45,000

HENRY BRADY

James st. 45 (*), ws, 25 s Madison, 25.1 x60.2x25.3x59.8, 4-sty fr bk ft tnt & strs; due, \$12,842.26; T&c, \$689.31; Metropolitan Savgs Bank.

119TH st, 324 E (*), ss, 356.3 w 1 av, 18.7x100.10, 2-sty & b bk dwg; due, \$7,-261.24; T&c, \$212.60; Grace F Lesster et al.

al. 119TH st, 326 E (*), ss, 337.6 w 1 av, 18.8x100.10, 2-sty & b bk dwg; due, \$7,-261.24; T&c, \$212.60; Grace F Lesser et al. 7,000

130TH st, 17 E (*), ns, 214 e 5 av, 16x 99.11, 3-sty & b stn dwg; due, \$7,706.62; T &c, \$51.42; Mutual Life Ins Co of N Y. 6,000

Total \$256,016 Corresponding week 1914 \$141,577 Jan. 1, 1915, to date. \$36,116,166 Corresponding period 1914 \$18,607,861

Bronx.

The following are the sales that have taken place during the week ending July 2, 1915.

JOSEPH P. DAY.

Sale of 579 Lots Bradish Johnson.

Sale of 579 Lots Bradish Johnson.

(At the Vesey Street Salesroom.)

Barrett av, ws, 275 n Randall av, 25x
111.7; A W Ganz. 100

Barrett av, es, 325 n Randall av, 25x
100. Barrett av, es, 351 n Randall av, runs n
60.8xe31.5xse65.8xnw69.6 to beg; Clarence
E Tayntor. 150

Barrett av, es, 298.8 n Randall av, 26.4x
48.11x55.7, gore; Jno R Eaton. 75

Barrett av, ws, 400 n Randall av, 27.5x

—x50x111.6; Raffaele Bruno. 125

Barrett av, ws, 350 n Randall av, 50x

Barrett av, ws, 350 n Randall av, 50x 111.6; Harry Bijur. 100

Barrett av, ws, 300 n Randall av, 50x 111.6; Sopia Gustopon. 100

Barrett av, ws, 275 n Randall av, 8.7x 111.6x50x—; Martin Garone. 75

Beach av, ws, 100 n Ludlow av, runs no xnw40.10xw64.6xs25xe100 to beg; Matilda R Reid. 75

R Reid. 75

Beach av, ws, 100 n Ludlow av, 50x100;
John Roheback. 600

Beach av, ws, 100 s Ludlow av, 58.5x100;
Virginia A Smith. 225

Beach av, ws, 158.5 s Ludlow av, 25x100;
David Kanter. 225

Beach av, ws, 183.5 s L Ludlow av, 25x

100; B W Hendrickson. 200

Beach av, ws, 150 n Ludlow av, runs n

43xnw10.10xw91.9xs50xe100 to beg; Haas
Bander. 400

Beach av, ws, 375 n Story av, 50x100:

Beach av, ws, 375 n Story av, 50x100;
/ J Huston. 400
Beach av, ws, 208.5 s Ludlow av, 50x100;
/m H Sahn. 450
Beach av, ws, 225 n Story av, 25x100;
win Marks. 175

n Marks. 175 leach av, ws, 179 n Story av, runs n46 100xx50xe95.9xne5.7 to beg; K C Par-

Beach av, es, 275 n Story av, 25x100; Patk D Buckley. 225

Beach av, es, 275 n Story av, 25x100; Patk D Buckley.

Beach av, es, 300 n Story av, 25x100; Edward Strobel.

Beach av, es, 325 n Story av, 75x100; Chas B Dreyer.

Beach av, es, 183.5 s Ludlow av, 25x144.5 x irreg; Geo E Brown.

Beach av, es, 425 n Story av, 50x100; Teresa Frawley.

Beach av, es, 425 n Story av, 50x100; Teresa Frawley.

Beach av, es, 208.5 s Ludlow av, 25x178.8 x irreg; Geo E Brown.

225

Beach av, es, 103 S Ludlow av, 30.5x51.7 x41.8; Catherine Hodge.

To Beach av, es, 133.5 s Ludlow av, 25x41.8 x irreg; Catherine Hodge.

Beach av, es, 133.5 s Ludlow av, 30.5x51.7 x41.8; Catherine Hodge.

Beach av, es, 133.5 s Ludlow av, 25x41.8 x irreg; Catherine Hodge.

Beach av, es, 250 n Story av, 33x100x irreg; Isaac Hyams.

Beach av, es, 250 n Story av, 25x100; Isaac Hyams.

Beach av, ws, 250 n Story av, 25x100; Jacob Rothenberg.

Beach av, ws, 275 n Story av, 100x160; Gatine Daino.

Bolton av, es, 475 n Randall av, 25x100; Thos De Moonley.

Bolton av, es, 525 n Randall av, 15.6x20x 82.5x25x100; Thos De Moonley.

Bolton av, es, 525 n Randall av, 25x100; Thos De Moonley.

Bolton av, es, 527 n Randall av, 50x100; Thos De Moonley.

Bolton av, es, 172.4 n Randall av, 25x100; Clinton A Slocum.

Bolton av, es, 147.4 n Randall av, 25x100; Florence Richardson.

Bolton av, es, 350 n Randall av, 25x100; Geo Scott.

Bolton av, es, 350 n Randall av, 50x100; John Pigott.

Bolton av, es, 350 n Randall av, 50x10 Dhn Pigott.

John Pigott. 250

Bolton av, es, 400 n Randall av, 25x200
to Underhill av x irreg; Harry Margolin. 175

Bolton av, es, 425 n Randall av, 25x108.5
to treg; I Goldstein. 125

Bolton av, es, 450 n Randall av, 25x108.5
to irreg; Alice Landis. 755

Bolton av, es, 475 n Randall av, 33.4
to 30.3x irreg; E Curry. 50

Bolton av, es, 300 n Randall av, 50x100;
Angelo Bizzaro. 200

Bolton av, es, 250 n Randall av, 50x100;
Max Miller. 200

Bolton av, es 250 n Randall av, 50x100;
Rolton av, es 250 n Randall av, 50x100;

Bolton av, es 200 n Randall av, 50x100; B W Hendrickson. 200 Bolton av, es, 150 n Randall av, 50x100; Martin Garone. 200

Bolton av, es, 100 n Randall av, 50x100; ax Streger. 250 Bolton av, ws, 100 n Randall av, 25x100; W Hendrickson. 150 Bolton av, ws, 125 n Randall av, 25x100; Meyer. В

R Meyer.

Bolton av, ws, 100 s Randall av, runs
19.4xsw113.6xw73.2xe100 to beg; Jos
Fontinelli.

montinelli.

Bolton av, es, 225 n Randall av, 100x100; lex Angelinofflo.

Bolton av, es, 325 n Randall av, 25x100; omenico De Nigus.

Bolton av, es, 350 n Randall av, 50x100; ay E Michaels.

Bolton av, es, 400 n Randall av, 50x100; artin Garone.

Clason's Point rd, es, 102 n Story av, 20 100; R Meyer.

Clason's Point rd, es, 102 n Story av, 40 100; R Meyer.

Clason's Point rd, ws. 28.5 s Rosedale

Clason's Point rd, es, 102 n Story av, 105 (Clason's Point rd, ws, 28.5 s Rosedale av, 45.8x79.1x irreg; Toney Massiello. 450 (Clason's Point rd, ws, at swc Rosedale av, runs s28.5xw67.11xw—xe109.11 to beg; B J Beldin. 600 (Clason's Point rd, ws, 52 n Story av, 50x100; Umberto De Falco. 1,350 (Commonwealth av, ws, 200 n Ludlow av, 50x100; Salvatore Dimino. 600 (Commonwealth av, es, 250 n Story av, 50x100; Jas J Daly. 350 (Commonwealth av, ss, 300 n Story av, 50x100; Chas A Austin. 150 (Commonwealth av, ws, 250 n Story av, 50x100; Chas A Austin. 150 (Commonwealth av, ws, 250 n Story av, 50x100; Chas A Austin. 150 (Commonwealth av, ws, 250 n Story av, 50x100; Chas A Austin. 150 (Commonwealth av, ws, 250 n Story av, 175

50x100; Chas A Austin.

Commonwealth av, ws, 250 n Story av, 25x100; Matthew M Lynch.

Commonwealth av, ws, 200 s Ludlow av, 25x100; Henry Vandrevolt.

Commonwealth av, sec Ludlow av, 25x100; K A Chalermaklian.

Commonwealth av, es, 150 n Story av, 20x100; Max Ehrenfeld.

Commonwealth av, es, 150 n Story av, 25x100; John E Nally.

Commonwealth av, ws, 200 n Ludlow av, 25x9x9.10; J Levy.

Commonwealth av, ws, 250 n Ludlow av, 25x98.9; Bessie Sholink.

Commonwealth av, ws, 275 n Ludlow av, 25x98.9; Bessie Sholink.

Commonwealth av, ws, 350 n Ludlow av, 34.11x99.3x irreg; Wm H Fitzgerald.

Commonwealth av, ws, 175 n Ludlow av, 25x98.9; May A Karensen av, 25x98.9 monwealth av, 35x98.10; Max A Finerlicht.

Commonwealth av, ws, 350 n Ludlow av, 25x98.9; Mary A Meagher.

Commonwealth av, ws, 175 n Ludlow av, 25x98.9; Mary A Meagher.

Commonwealth av, ws, 325 n Ludlow av, 25x98.9; Mary A Meagher.

Commonwealth av, ws, 250 n Ludlow av, 25x98.11; Max A Finerlicht.

Commonwealth av, ws, 250 n Ludlow av, 25x98.9; J Henry Small.

Commonwealth av, ws, 100 n Ludlow av, 25x98.9; J Henry Small.

Commonwealth av, ws, 250 n Ludlow av, 25x100; Wm H Schaubacher.

Commonwealth av, ws, 350 n Ludlow av, 29.8x irreg; Alfred Tucker.

Commonwealth av, ws, 275 n Ludlow av, 25x100; Gateno Daino.

Commonwealth av, ws, 150 n Ludlow av, 25x100; Gateno Daino.

Commonwealth av, ws, 175 n Ludlow av, 25x100; Commonwealth av, ws, 175 n Ludlow av, 25x100; Acme Law Reporting Co.

Commonwealth av, es, 225 s Story av, 28 x100x irreg; Edw J Wenk.

Commonwealth av, es, 100 s Ludlow av, 25x100; Julius Kehwoldo.

Commonwealth av, es, 100 s Ludlow av, 25x100; Sydney Rosenbloom.

Commonwealth av, es, 100 s Story av, 25x107.5x irreg; E Kleinberg.

Commonwealth av, es, 150 s Story av, 25x107.5x irreg; Kath Louergan.

Commonwealth av, es, 175 s Story av, 25x89.6x irreg; Paul Ostruck.

Commonwealth av, es, 175 s Story av, 25x9.7x irreg; Paul Ostruck.

Commonwealth av, es, 150 s Story av, 25x9.7x irreg; Paul Ostruck.

Commonwealth av, es, 150 s Story av, 25x100; Max Stuerges & H Scharp.

Commonwealth av, es, 158.5 s Ludlow av, 29.3x100; Teresa Frawley.

Commonwealth av, es, 150 s Story av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 158.5 s Ludlow av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 150 s Story av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 200 s Story av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 200 s Story av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 200 s Story av, 25x100; Sidney I Rosenbloom.

Commonwealth av, es, 200 s Story av, 25x100; Edw J Wenck.

Commonwealth av, es, 200 s Story av, 25x100; Edw J Wenck.

25x100; Edw J Wenck.

Commonwealth av, es, 150 s Story av, 50x100; Peter E Duffy.

Commonwealth av, es, 100 s Story av, 25 x100; Thos Trainor.

Commonwealth av, es, 125 s Story av, 25 x100; A Muffone.

Commonwealth av, es, 258.3 s Ludlow av, 50x100; E Kleinberg.

Commonwealth av, ws, 283 s Ludlow av, 25x100; Benj Lachs.

Commonwealth av, ws, 125 s Ludlow av, 50x100; Max Ramens.

Commonwealth av, ws, 175 s Ludlow av, 25x100; W springer.

Commonwealth av, ws, 258 s Ludlow av, 25x100; W springer.

Commonwealth av, ws, 255 s Ludlow av, 25x100; W springer.

Commonwealth av, ws, 255 s Ludlow av, 25x100; Englian Bechthoff.

Commonwealth av, ws, 250 s Ludlow averuns s41.3xnw97.11xe77.6 to beg; C V Con

commonwealth av, es, 250 s Indiow av, vuns s41.3xnw97.11xe77.6 to beg; C V Corrier. 125
Commonwealth av, es, 100 n Story av, 50 x100; Geo W Barnes. 450 n Story av, 50 x100; H Fallon. 400
Commonwealth av, es, 200 n Story av, 25 x100; Jerome Schloss. 200
Commonwealth av, es, 225 n Story av, 25 x100; Morris Meyers. 200
Commonwealth av, es, 275 n Story av, 25 x100; Salvator Drognaidi. 225
Commonwealth av, es, 300 n Story av, runs n25xe120.11xse51.10xw166.5 to beg; Salvator Drognaidi. 275
Commonwealth av, es, 325 n Story av, runs n91.7xse138.1xw120.11 to beg; Peter Duffy. 250

(Bronx Auction Sales Continued.)

Croes av, ws, 375 n Ludlow av, 25.7x100x irreg; Meyer Aronowitz. 300
Croes av, ws, 350 n Ludlow av, 25x100; Frank Levy Inc. 350
irreg; Frank Levy Inc. 700
Croes av, ws, 351 n Ludlow av, 50x100x irreg; Frank Levy Inc. 700
Croes av, ws, abt 300 n Ludlow av, 25x100; Wm C Ball. 350
Croes av, ws, abt 250.2 n Ludlow av, 50x100x irreg; Mrs E Fisher. 800
Croes av, ws, 200 n Ludlow av, 50.2x100
x irreg; Jos E Levine. 900
Croes av, ws, -n Ludlow av, 50.2x100
x irreg; Jos E Levine. 25
Leland av, es, 223.11 n Randall av, 19.4x 100x irreg; Fred Horling. 225
Leland av, es, 217.11 n Randall av, 22.6x 2.10x irreg; Fred Horling. 225
Leland av, es, 217.11 n Randall av, 19.4x 2.10x irreg; Fred Horling. 225
Ludlow av, ss, 25 n Rose dale av, 25x 100; E D Ambrosio. Ludlow av, nwc Noble av, 25x100; Adolph S Meyer. 775
Ludlow av, ns, 25 w Noble av, 25x100; S Meyer. 777
Ludlow av, ns, 25 w Noble av, 25x100
Adolph S Meyer. 47.
Ludlow av, ns, 50 w Noble av, 25x100
Jno A Voorhies.
Ludlow av, ns, 75 w Noble av, 50x100 no A Voorhies.

Ludlow av, ns, 75 w Noble av, 50x100;
V Parsons Todd.

Ludlow av, ns, 31.9 e Croes av, 43.3x100

Ludlow av, ns, 31.9 e Croes av, 45.0x101;
W Parson Todd.

Ludlow av, ss, 50 e St Lawrence av, 50x
00; Gatine Daino. W

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Ludlow av, ns, 75 w Commonwealth av, 23.8x100; S Ashill. 525
Ludlow av, ns, 50 e Rosedale av, 48.8x 100; G Sully. 950
Ludlow av, nec Rosedale av, 25x100; Levine & Posner. 550
Ludlow av, nec Commonwealth av, 25x 100; H F Mendelsohn. 625
Ludlow av, ns, 25 w Commonwealth av, 25x100; H F Mendelsohn. 570
Ludlow av, ns, 50 w Commonwealth av, 25x100; H F Mendelsohn. 575
Ludlow av, ns, 50 w Commonwealth av, 25x100; K A Chalermaklian. 275
Ludlow av, ss, 25 e Commonwealth av, 25x100; K A Chalermaklian. 275
Ludlow av, ss, 50 e Commonwealth av, 25x100; Saml J Goldberg. 500
Ludlow av, ss, 50 w St Lawrence av, 25x100; Martin Garone. 475
Ludlow av, swc St Lawrence av, 25x100; Martin Garone. 275
Ludlow av, ss, 50 w St Lawrence av, 50x100; Thos J Hartnett. 500
Ludlow av, ss, 25 w St Lawrence av, 25x100; Martin Garone. 275
Ludlow av, nec St Lawrence av, 25x100; Chas L Delehanty. 25x100; Chas L Delehanty. 25x100; Chas L Delehanty. 275
Ludlow av, ns, 25 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25x100; Helen Glaesel. 225
Ludlow av, ns, 75 e St Lawrence av, 25x100; Emma Kleinbrenz. 225
Ludlow av, nwc Beach av, 25x100; Martine Garone. 425
Ludlow av, ns, 50 w Beach av, 50x100; Michl M Hanley. 400 ne Garone. 42?
Ludlow av, ns, 50 w Beach av, 50x100
ichl M Hanley. 400
Ludlow av, ns, 25 w Beach av, 25x100
artin Garone. 300
Ludlow av, ns, 150 w Beach av, 25x100
Meyer. 150 Meyer.
Ludlow av, ns, 125 w Beach av, 25x100
W Hendrickson.
Ludlow av, ss, 50 w Rosedale av, runs v
xs74.8xse53.4xe25xn100 to beg; Isidor Ludlow av, ns, 50 w Beach av, 50x100 athan Braunstein.

Ludlow av, nwc Beach av, 50x100; Wn Sahm Sahm. 750

Ludlow av, ns, 75 e St Lawrence av, 25x
10; Hans Kaader. 275

Ludlow av, ns, 50 e St Lawrence av, 25x
100; Eugenie De Rosa. 300

Ludlow av, ns, 25 e St Lawrence av, 25x
100; Hy Muscello. 350

Ludlow av, ns, 100 e Beach av, 25x100; y Sandrock. 225

Ludlow av, ss, 75 w Beach av, 25x100; argaret Iorio. 225

Ludlow av, swc Beach av, 25x100; Joseph Roth. 525 Roth. 525
Ludlow av, ss, 25 w Beach av, 50x100;
W Hendrickson. 475
Ludlow av, ss, 50 e Commonwealth av, x100; Saml Goldberg. 550
Ludlow av, ss, 100 e Commonwealth av, x100; Geo W Barnes. 250
Ludlow av, ss, 25 w Rosedale av, 25x100; race E Butler. 325
Ludlow av, swc Rosedale av, 25x100; corris Corn. 450
Ludlow av, nwc Rosedale av, 25x100; Ludlow av, swe Rosedale av, 25x100;
Morris Corn.

Ludlow av, nwe Rosedale av, 25x100;
Frank Infortanio.
Ludlow av, ss, 50 w Rosedale av, 25x100;
Wm R Peifer.
Ludlow av, see St Lawrence, 50x100;
Fischel Friedman.
Ludlow av, ns, 25 w Rosedale av, 25x
100; Jacob Arbeit.
Ludlow av, —s, 50 w Rosedale av, 50x
100; I Hyams.
Ludlow av, see St Lawrence av, 50x100;
M Fox. Fox. Ludlow av, nec Noble av, 100x125; Otto 2.975 Ludlow av, swc Rosedale av, 25x100 shan Boyazian. eshan Boyazian.
Ludlow av, see Noble av, 75x74.8x84x
.5; Paul Ostnick.
Ludlow av, swc Noble av, 129x5.10x127.1 34.5; Paul Ostnick. 1,125

Ludlow av, swc Noble av, 129x5.10x127.1
x2.4; Patk J Haughley. 400
Newman av, ws, 450 n Randall av, 50x
111.7; Vincent Walters. 300
Newman av, ws, 400 n Randall av, 50x
111.7; Ferdinand Christen. 300
Newman av, ws, 150 n Randall av, 50x
111.7; Abram Sobel. 200
Newman av, ws, 114.3 n Randall av, runs
n35.10xw111.7xs75xe36.8xne82.9 to beg; T
A Beeman. 300
Newman av, ws, 325 n Randall av, 25x Newman av, ws, 114.3 n Randall av, runs n35.10xw111.7xx75xe36.8xne82.9 to beg; T A Beeman.

Newman av, ws, 325 n Randall av, 25x 111.7; Jno M Dahl.

Newman av, ws, 350 n Randall av, 50x 111.7; Max Ramrus.

Newman av, es, 146.4 n Randall av, 28.5x 52.1x60.3; Martin Garone.

Newman av, es, 200 n Randall av, 75x 111.6x—x99.7; Martin Garone.

Newman av, es, 275 n Randall av, 25x 111.6; J M Dahl.

Newman av, es, 300 n Randall av, 25x 111.6; Bibina Tesar.

Newman av, es, 350 n Randall av, 25x 111.6; Fischel Frieshman.

Newman av, es, 450 n Randall av, 25x 111.6; Martin Garone.

Newman av, es, 455 n Randall av, 25x 111.6; E Curry.

Newman av, es, 450 n Randall av, 25x 111.6; E Curry.

Newman av, es, 450 n Randall av, 25x 111.6; E Curry.

Newman av, es, 450 n Randall av, 25x 111.6; E Curry.

Newman av, es, 450 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 25x 111.6; E Curry.

Newman av, es, 475 n Randall av, 50x 112.8x21.11x111.6; Raffael Bruno.

Newman av, es, 500 n Randall av, 50x 112.8x21.11x111.6; Raffael Bruno.

Newman av, ws, 200 n Randall av, 50x 11.6; A Lapedes.

Newman av, ws, 250 n Randall av, 75x 11.6; Harry Winter.

Noble av, es, 150 n Ludlow av, 50x100;
Guiseppe Moraci.
Noble av, es, 200 n Ludlow av, 50x100;
Paul S Perazzone.
Noble av, es, 125 n Ludlow av, 25x100;
Domenico De Nigus.
Noble av, es, 250 n Ludlow av, 50x100;
Albert De Canio.
Noble av, es, 300 n Ludlow av, 50x100;
Munziala Fiorenza.
Noble av, ws, 175 n Ludlow av, 25x100;
Alex Anderson.
Noble av, ws, 175 n Ludlow av, 25x100;
Jas J Moore.
Noble av, ws, 100 n Ludlow av, 39.4x100;
Jas J Moore.
Noble av, ws, 150 n Ludlow av, 50x100;
John Lohman.
Noble av, ws, 150 n Ludlow av, 50x100;
Bradish Johnson.
Noble av, ws, 200 n Ludlow av, 50.2x
100; M J Picinich.
Noble av, es, 350 n Ludlow av, 50.2x
100; M J Picinich.
Noble av, es, 375 n Ludlow av, 45.8x100;
Frank Levy.
Noble av, es, 375 n Ludlow av, 45.8x100;
Wm J Carev.
Noble av, es, 300 n Ludlow av, 50x100;
Jacob Fawes.
Noble av, es, 300 n Ludlow av, 50x100;
Cecelia Propopowitz.
Randall av, ss, 50 e Bolton av, 112x
127.2x60.2, gore; Michl M Hanley.
Randall av, ss, 25 e Bolton av, 25x100;
Mchl J A Hickey.
Randall av, ns, 50 e Bolton av, 25x100;
Michl J A Hickey.
Randall av, ns, 50 e Bolton av, 25x100;
Bradish Johnson.
Randall av, ns, 50 e Bolton av, 25x100;
Bradish Johnson.
Randall av, ns, 50 w Bolton av, 25x100;
Frank D Mugal.
Randall av, ns, 50 w Bolton av, 50x100;
Frank D Mugal.
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray.
400
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray.
400
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray.
400
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray.
400
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray.
400
Randall av, ns, 50 w Bolton av, 50x100; Randall av, ns, 50 w Bolton av, 50x100, 7 J Murray. 400
Randall av, nwc Bolton av, 50x100; B V Hendrickson. 550
Randall av, ns, 75 e Underhill av, 25x 200; Annie S Lawson. 200
Randall av, ss, 25 w Underhill av, 25.7x 25.8x49.4; Fred Horling. 50
Randall av, ns, 25 e Underhill av, 50x 00; W J Murray. 550
Randall av, nec Bolton av, 50x100; Jno filler. 375 Randall av, nec Bolton av, 50x100; Jneiller.
Randall av, nwc Underhill av, 25x100; ax Aubanger.
Randall av, ns, 75 w Underhill av, 12.11x 0x68.10x91; Fred Horling.
250
Randall av, swc Bolton av, 50x100; dolph S Meyer.
700
Randall av, ss. 50 w Bolton av, 50x100; os G Abramson.
Fandall av, sec Underhill av, 100x100; athan B Levenson.
1,375
Rosedale av, es, 200 n Story av, 50x100; ax Steiger & H S Scharf.
450
Rosedale av, es, 100 n Story av, 50x100; ancee Bergen.
Rosedale av, ws, 94.10 n Story av, runs n 7.1xsw56.3xse50xne29 to beg; Edgar B Leon.
Rosedale av, ws, 155.11 n Story av, runs n 7.1xsw56.3xse50xne29 to beg; Edgar B Leon. Rosedale av, ws, 155.11 n Story av, runs 28.6xsw69.9xse25 to beg; Umberto De Rosedale av, ws, 135.11 in Story av, 148.5

Rosedale av, ws, 143.2 s Story av, 50x

100; P C Duffy.

Rosedale av, swc Story av, 25x100; G

Rosedale av, ws, 25 s Story av, 75x100;
F Korendowich.

Rosedale av, ws, 25 s Story av, 75x100;
F Korendowich.

Rosedale av, ws, 100 s Story av, 43.2x

100; A Maffoni.

Rosedale av, ws, 218.2 s Story av, 25x

109x irreg; Rachael C Russell.

Rosedale av, ws, 193.2 s Story av, 25x

100; Wm Nielzer.

Rosedale av, ws, 150 n Ludlow av, 50x

100; Wm V Stone.

Rosedale av, ws, 275 n Ludlow av, 58.8x

100; S T Unger.

Rosedale av, ws, 200 n Ludlow av, 50x

100; Frank Riesler.

Rosedale av, ws, 100 s Ludlow av, 50x

100; Frank Riesler.

Rosedale av, ws, 100 s Ludlow av, 50x

100; Faul S Perazzone.

Rosedale av, ws, 100 s Ludlow av, 50x

100; Faul S Perazzone.

Rosedale av, ws, 100 s Ludlow av, 50x

100; Max Ramens.

Rosedale av, ws, 150 s Ludlow av, 25x

100; Abr Hegert.

Rosedale av, ws, 175 s Ludlow av, runs s

9.5xssw113.5xn62.11xe100 to beg; W Spring
er.

Rosedale av, ws, 150 n Story av, 50x100; Rosedale av, ws, 175 s Ludlow av, runs s 9.5xsw113.5xn62.11xe100 to beg; W Springer.

Rosedale av, ws, 150 n Story av, 50x100; Saml J Goldberg.

Rosedale av, ws, 250 n Story av, runs n 6.8xnw33.5xw66.5xs25xe100 to beg; Henry Chasbrooke.

Rosedale av, ws, 250 n Ludlow av, 25x 100; S T Nuger.

Rosedale av, ws, 208.9 n Story av, 28.6x 97x25x83.5; Emma Klunberg.

Rosedale av, ws, 100 s Ludlow av, 25x 10x35x3.5; Emma Klunberg.

Rosedale av, ws, 180.3 n Story av, 28.6x 83.5x25x69.10; Umberto De Falco.

325 Rosedale av, ws, 180.3 n Story av, 16.6x 35.10x30.11, gore; Nathan Braunstein.

50 Rosedale av, ws, 125 s Ludlow av, 16.6x 35.10x30.11, gore; Nathan Braunstein.

50 Rosedale av, es, 200 n Ludlow av, 25x Rosedale av, es, 325 n Ludlow av, 25x 89.9; Henry Cash.

Rosedale av, es, 100 n Ludlow av, 100x 98.9; A Prokapowicz.

Rosedale av, es, 275 n Ludlow av, 50x Rosedale av, es, 250 n Ludlow av, 50x 80.9; A Prokapowicz.

Rosedale av, es, 275 n Ludlow av, 50x 98.10x irreg; Saml Horowitz.

Rosedale av, es, 325 n Ludlow av, 25x 98.10; Emily Black.

Rosedale av, es, 275 n Story av, 50x 100; Louis Fisher.

St Lawrence av, es, 275 n Story av, 50x 100; Louis Fisher.

St Lawrence av, ws, 158.4 s Ludlow av, 25x 100; Julius Ormos.

St Lawrence av, sp, 183.4 s Ludlow av, 50x 100; John Harvie. St Lawrence av, ws, 183.4 s Ludlow 50x100; John Harvie. St Lawrence av, ws, 233 s Ludlow av, 50 x100; Saml Berger.

St Lawrence av, es, 325 n Story av, 50x 100; B W Hendirckson.	20
St Lawrence av, ws, 325 n Ludlow av,	10
	10
St Lawrence av, es, 158.5 s Ludlow av, 50x100; Margaret C Murtha.	10
St Lawrence av, nec Ludlow av, 25x100; Tony Mascello. 500	s4
St Lawrence av, es, 208.5 s Ludlow av,	J
50x100; Wm J Carey. 200 St Lawrence av, es, 100 s Ludlow av, 29.2 x100; Annie S Lawson. 250	10
St Lawrence av, es, 129.2 s Ludlow av,	10
St Lawrence av, es, 129.2 s Ludlow av, 29.2x100; Danl O'Connor. 250 St Lawrence av, es, 258.5 s Ludlow av, 200	10
St Lawrence av. es. 100 n Ludlow av,	10
100x100; Hans Baader. 900 St Lawrence av, es, 200 n Ludlow av, 50 x147.2x—x191.9; Wm J Beck. 1,600 St Lawrence av, es, 300 n Ludlow av, 57.4x140.11x(—x147.2; Wm H Salvin. 950	1(
St Lawrence av, es, 300 n Ludlow av, 57 4x140 11x(—x147.2: Wm H Salvin. 950	10
St Lawrence av, nec Story av,, runs n 75 xe 143.2 xs 61.6 xsw 25.6 xw 117.4 to beg;	, 11
Frank Belshy 1,050	15
St Lawrence av, ws, 125 n Story av, 25x 100; Virginia A Smith. St Lawrence av, ws, 100 n Story av, 25x 175	10
100; Virginia A Smith. 175 St Lawrence av, ws, 150 n Story av, 25x	10
100; Henry Cash. St Lawrence av, ws, 300 n Story av, 50x	50
100; Morris Brenner.	rı
58.5x100: Levine & Fosher.	2
50x100; Nellie E Farrington. 300 St Lawrence av. es. 200 n Ludlow av,	5
50x100; Adolph Wegner. 300 St Lawrence av. es, 250 n Ludlow av,	1
25x100; G Zerilla. St Lawrence av. es. 275 n Ludlow av,	2
50x100; Max Kempe	2
St Lawrence av es 125 n Ludlow av.	2
St Lawrence av. es. 75 n Story av, 50x	5
146.6x50.2x143.2; Adam Mann. 650 St Lawrence av, es, 125 n Story av,	2
	x
350	7
St Lawrence av, es, 225 n Story av, 30	t
Story av, swc St Lawrence av, 25x67.1x	X
82.7x irreg; Wm J Donohue. 175	1 1
Aba Millor 175	2
550	1
Story av, see Commonwealth av, 50x100; Frank X Riester.	5
Story av, ss, 25 e Commonwealth av, 25 x100; Alfred Nelson. 200 Story av, ss, 50 e Commonwealth av, 50x	2
Story av sec Commonwealth av. 25x100;	2
Alfred Nelson.	2
Story av, ss, 100 e Commonwealth av, 25 x100; Abr Miller. 175 story av, sec Rosedale av, runs s77.3xe	2
x100; Abr Miller. story av, sec Rosedale av, runs s77.3xe 10 to Clasons Pt rd xn87.11 to Story av xw 51.11 to beg; Patk J Hangley. 1,875 Story av, nec Rosedale av, 50x100; Margaret Jorio. 750	5
garet Iorio. Story av. ns. 50 e Rosedale av. 50x100; Mar- 750 9750 9750 9750 9750 9750 9750 9750	5
Jos G Abramson.	5
500	5
Story av, ns, 50 w Commonwealth av, 50x100; Matthew M Lynch. 550 Story av, ns, 100 w St Lawrence av, 25x100; C S Austin.	2
x100; C S Austin. 200	4
Story av, nwc Rosedale av, 20.4x94.10x irreg; M Parsons Todd.	r
story av, new Clasons Point rd, runs w79.11xmv71.6xn25xe100 to Classons Point rd xs52 to beg; M Parsons Todd. 2,325 Story av, ns, 50 w St Lawrence av, 50x	J
Story av, ns, 50 w St Lawrence av, 50x	
100; Jos Quigley. Story av, ns, 25 w St Lawrence av, 25x 100; Isaac A Feloberg.	(
Story av, nwc St Lawrence av, 25x100; Isaac A Feloberg. 400	d
Story av, nwc St Lawrence av, 25x100; Isaac A Feloberg. Story av, ns, 25 e Commonwealth av, 25x100; Jacob Kotten. Story av, nec Commonwealth av, 25x100; Jacob Kotten. Story av, ns, 50 e Commonwealth av, 25x100; Jacob Kotten.	1
Story av, nec Commonwealth av, 25x 100; Jacob Kotten.	i
Story av, ns, 50 e Commonwealth av, 25x100; Jacob Kotten. 200 Taylor av, es, 47 n Ludlow av, runs n78	
xe100xs25x-75xs96.6xnw50.3 to beg; Sam	2
Taylor av, es, 125 n Ludlow av, runs n 127xse142.3xe66xne30,2xw164.6 to beg; Tony	8
Tonovrossa 400	Ċ
Taylor av, ws, 87 n Ludlow av, runs n 56xsw30xse36 to beg; Ida H Cooper. 50 Taylor av, ws, 300 n Story av, 50x100;	3
Fred Horling.	9
56xse42vs31xw52 to beg; Hy Sandrock. 25 Taylor av, ws, 350 w Story av, 25x100;	C
Thos Hogan. 125 Taylor av, ws, 300 n Story av, 50x100;	1
Lois Arnolth. 250 Taylor av, ws, 250 n Story av, 50x100;	
Taylor av. ws. 249 s Ludlow av, 9.5x	1
Taylor av. WS. 223 II Story av. 202100,	-
Philip Wienkens. Taylor av. ws, 206 n Story av, 19x100; Philip Wienkens	,
Taylor av, es, 258.5 s Ludlow av, 50x 100; Sidney I Rosenbloom. 250	(
Underhill av, swc Randall av, 25x91.9x irreg: Fred Horling.	
Underhill av, swc Randall av, 25x91.9x irreg; Fred Horling. 375 Underhill av, ws, 325 n Randall av, 25x 51.8x irreg; Fred Horling. 175]
A STATE OF THE PARTY OF THE PAR	

Underhill av, ws, 350 n Randall av,
20.11x46.2x51.8: Fred Horling. 25
Underhill av, es, 375 n Randall av, 25x
Underhill av, es, 150 n Randall av, 25x
100; B W Hendrickson. 150 Underhill av, es. 100 n Randall av, 50x
100: Max Stieger & Hy Schart. 300
Underhill av, es, 125 s Randall av, runs s49.8xse46.7xne81.2xn21.2xw100 to beg; Jno
J Elfers. 625 Underhill av, es, 100 s Randall av, 25x
100; Jno M Alahl. 250
100; Wm May.
Underhill av, ws, 300 n Randall av, 50x 100; Wm May.
Underhill av. ws. 275 n Randall av, 25x
100; Bradish E Johnson. 100 Underhill av, ws, 250 n Randall av, 25x
100; Hans Baader. 100 Underhill av, ws, 200 n Randall av, 50x
100; H Baader. 250
Underhill av, es, 175 n Randall av, 25x 100; Mary H Davenport. 150
Underhill av, ws, 300 n Randall av, 25x 116.9xirreg; Fred Horling. 250
Underhill av, ws, 275 n Randall av, 25x
Underhill av, ws, 200 n Randall av, 75x
100; Fred Horling. 525 Underhill av, ws, 100 n Randall av, 100x
100x irreg; Fred Horling. 1,100
White Plains rd, ws, 400 n Randall av, 50x100; W J Huston & Son.
50x100; W J Huston & Son. 300 White Plains rd , ws, 550 n Randall av, runs n25xw135.10xsw52.10xe182.4 to beg;
Markus Konan.
25x100; Jno R Eaton Jr. 150
White Plains rd, ws, 450 n Randall av, 50x100; Wm C Ball.
White Plains rd, ws, 300 n Randall av, 100x100; J S Levine. 600
White Plains rd, ws, 275 n Randall av,
25x100; H S Baridesson. 150 White Plains rd, ws, 225 n Randall av,
25x100; A V Ellis. 175 White Plains rd, ws, 200 n Randall av,
25x100: Geo B Everitt. 175
White Plains rd, ws, 100 n Randall av, 50x100; Richard D'Ambrisi. 300
White Plains rd, ws, 75 n Randall av, 25x100; Kath Lonergan. 175
White Plains rd. es 450 n Randall av. 50
White Plains rd, nec Randall av, runs n
75xe150.3xsw158x—10.8 to beg; Paul Ostruck. 525
White Plains rd, ws, 50 n Ranall av, 25
white Plains rd, ws, 25 n Randall av, 25
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone.
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. 275 White Plains rd, nwc Randall av, 25x 100: Martin Garone. 425
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. 275 White Plains rd, nwc Randall av, 25x 100: Martin Garone. 425
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. White Plains rd, nwc Randall av, 25 x100; Martin Garone. White Plains rd, es, 100 n Randall av, 25 x111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25 x 111.6; Louis Einwold.
White Plains rd, ws, 25 n Randall av, 25 x 100; Martin Garone. White Plains rd, nwc Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 111.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25x 111.6; Louis Einwold.
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. 275 White Plains rd, nwc Randall av, 25 x 100; Martin Garone. 425 White Plains rd, es, 100 n Randall av, 25 x 11.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25 x 11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25 x 11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; White Plains rd, es, 125 n Randall av, 25 x 11.6; Louis Einwold.
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. 275 White Plains rd, nwc Randall av, 25x 100; Martin Garone. 425 x100; Martin Garone. 425 x111.6; C Le Roy Butler. 175 White Plains rd, es, 75 n Randall av, 25x 111.6; Louis Einwold. 25x 111.6; Louis Einwold. 30x 111.6; Wm Weiss. 350 White Plains rd, ws, 525 n Randall av, 25x 100; S E Offenheiser, 125
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. 275 White Plains rd, nwc Randall av, 25x 100; Martin Garone. 425 white Plains rd, es, 100 n Randall av, 25x111.6; C Le Roy Butler. 175 White Plains rd, es, 75 n Randall av, 25x 111.6; Louis Einwold. 200 White Plains rd, es, 125 n Randall av, 50x111.6; Wm Weiss. 350 White Plains rd, ws, 525 n Randall av, 25x100; S E Offenheiser, 125 White Plains rd, ws, 250 n Randall av, 25x100; Mary A Meagher. 25
White Plains rd, ws, 25 n Randall av, 25 x100; Martin Garone. White Plains rd, nwc Randall av, 25 x100; Martin Garone. White Plains rd, es, 100 n Randall av, 25 x111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25 x11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25 x111.6; Wm Weiss. White Plains rd, ws, 525 n Randall av, 25 x100; S E Offenheiser, white Plains rd, ws, 250 n Randall av, 25 x100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25 x11.7; Harry Spooner.
White Plains rd, ws, 25 n Randall av, 25 x 100; Martin Garone. 275 White Plains rd, nwc Randall av, 25 x 100; Martin Garone. 425 100; Martin Garone. 425 100; Martin Garone. 425 White Plains rd, es, 100 n Randall av, 25 x 111.6; C Le Roy Butler. 175 White Plains rd, es, 75 n Randall av, 25 x 111.6; Louis Einwold. 200 White Plains rd, es, 125 n Randall av, 50 x 111.6; Wm Weiss. 350 White Plains rd, ws, 525 n Randall av, 25 x 100; S E Offenheiser, 125 White Plains rd, ws, 250 n Randall av, 25 x 100; Mary A Meagher. 25 White Plains rd, es, 275 n Randall av, 25 x 11.7; Harry Spooner. 175
White Plains rd, ws, 25 n Randall av, 25 n White Plains rd, nwc Randall av, 25 n White Plains rd, es, 100 n Randall av, 25 n White Plains rd, es, 100 n Randall av, 25 n Mite Plains rd, es, 75 n Randall av, 25 n Nail av, 25 n N
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White Plains rd, ws, 25 n Randall av, 25 x 100; Martin Garone. White Plains rd, nwc Randall av, 25 x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25 x 111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25 x 111.6; C Le Roy Butler. White Plains rd, es, 125 n Randall av, 25 x 111.6; Wm Weiss. White Plains rd, ws, 525 n Randall av, 25 x 100; S E Offenheiser, 25 x 100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25 x 11.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Faust De Socio. White Plains rd, es, 175 n Randall av, 25 x 11.7; Faust De Socio. White Plains rd, es, 275 n Randall av, 25 x 11.7; Paust De Socio. White Plains rd, es, 275 n Randall av, 25 x 11.7; Paust De Socio.
White Plains rd, ws, 25 n Randall av, 25 x 100; Martin Garone. White Plains rd, nwc Randall av, 25 x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25 x 111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25 x 111.6; C Le Roy Butler. White Plains rd, es, 125 n Randall av, 25 x 111.6; Wm Weiss. White Plains rd, ws, 525 n Randall av, 25 x 100; S E Offenheiser, 25 x 100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25 x 11.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x 11.7; Faust De Socio. White Plains rd, es, 175 n Randall av, 25 x 11.7; Faust De Socio. White Plains rd, es, 275 n Randall av, 25 x 11.7; Paust De Socio. White Plains rd, es, 275 n Randall av, 25 x 11.7; Paust De Socio.
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White Plains rd, ws, 25 n Randall av, 25 white Plains rd, nwe Randall av, 25 white Plains rd, es, 100 n Randall av, 25 white Plains rd, es, 100 n Randall av, 25 x11.6; C Le Roy Butler. White Plains rd, es, 125 n Randall av, 25 x11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25 x11.6; White Plains rd, ws, 25 n Randall av, 25 x100; S E Offenheiser, white Plains rd, es, 275 n Randall av, 25 x100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25 x111.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25 x111.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25 x111.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25 x111.7; Mary A Meagher. White Plains rd, es, 25 n Randall av, 25 x111.7; Mary A Meagher. White Plains rd, es, 25 n Randall av, 25 x111.7; Mary A Meagher. White Plains rd, es, 25 n Randall av, 25 x111.7; Harry Randall av, 35 x111.7; Mary A Meagher. White Plains rd, es, 25 n Randall av, 25 x111.7; Harry Randall av, 35 x111.7; Mary A Meagher. White Plains rd, es, 20 n Randall av, 35 x111.7; Mary A Meagher. White Plains rd, es, 25 n Randall av, 35 x11.7; Mary A Meagher. White Plains rd, es, 30 n Randall av, 35 x11.7; Mary A Meagher. White Plains rd, es, 30 n Randall av, 30 x11.7; Mary A Meagher. White Plains rd, es, 30 n Randall av, 30 x11.7; Mary A Meagher. White Plains rd, es, 30 n Randall av, 30 x11.7; Mary A Meagher. White Plains rd, es, 30 n Randall av, 30 x11.7; Mary A Meagher.
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White Plains rd, ws, 25 n Randall av, 25 White Plains rd, nwe Randall av, 25 White Plains rd, es, 100 n Randall av, 25 White Plains rd, es, 100 n Randall av, 25 White Plains rd, es, 100 n Randall av, 25 White Plains rd, es, 75 n Randall av, 25 White Plains rd, es, 125 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, ws, 525 n Randall av, 25 White Plains rd, ws, 250 n Randall av, 25 White Plains rd, es, 275 n Randall av, 25 White Plains rd, es, 275 n Randall av, 25 White Plains rd, es, 300 n Randall av, 25 White Plains rd, es, 300 n Randall av, 25 White Plains rd, es, 375 n Randall av, 25 White Plains rd, es, 375 n Randall av, 25 White Plains rd, es, 375 n Randall av, 25 White Plains rd, es, 375 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 25 n Randall av, 25 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 200 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 300 n Randall av, 35 White Plains rd, es, 500 n Randall av, 35 White Plains rd, es, 500 n Randall av, 35 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Randall av, 36 White Plains rd, es, 500 n Ra
White Plains rd, ws, 25 n Randall av, 25x White Plains rd, nwe Randall av, 25x White Plains rd, es, 100 n Randall av, 25x White Plains rd, es, 100 n Randall av, 25x 11.6; C Le Roy Butler. 175 White Plains rd, es, 125 n Randall av, 25x 11.6; Louis Einwold. 200 White Plains rd, es, 125 n Randall av, 25x 10x 11.6; Wm Weiss. 25x n Randall av, 25x 10x 10x 10x 10x 10x 10x 10x 10x 10x 10
White Plains rd, ws, 25 n Randall av, 25x 100; Martin Garone. White Plains rd, nwc Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 111.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25x 111.6; White Plains rd, es, 125 n Randall av, 25x 100; S E Offenheiser, White Plains rd, ws, 250 n Randall av, 25x 100; S E Offenheiser, White Plains rd, es, 275 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 300 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 305 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 275 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 255 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 300 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 300 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 300 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 300 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert. White Plains rd, es, 25 n Randall av, 25x 11.7; Fred Wittnebert.
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White Plains rd, ws, 25 n Randall av, 25x 100; Martin Garone. White Plains rd, nwc Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 11.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25x 10x 11.6; White Plains rd, ws, 525 n Randall av, 25x 100; S E Offenheiser. White Plains rd, ws, 250 n Randall av, 25x 100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25x 11.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 175 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 225 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De, 350 n Randall av, 350 n
White Plains rd, ws, 25 n Randall av, 25x 100; Martin Garone. White Plains rd, nwc Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 11.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 125 n Randall av, 25x 10x 11.6; White Plains rd, ws, 525 n Randall av, 25x 100; S E Offenheiser. White Plains rd, ws, 250 n Randall av, 25x 100; Mary A Meagher. White Plains rd, es, 275 n Randall av, 25x 11.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 175 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 225 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 11.7; Faust De, 350 n Randall av, 350 n
White Plains rd, ws, 25 n Randall av, 25x 100; Martin Garone. White Plains rd, nwe Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 111.6; C Le Roy Butler. White Plains rd, es, 125 n Randall av, 25x 111.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 111.6; White Plains rd, es, 255 n Randall av, 25x 100; S E Offenheiser, White Plains rd, ws, 255 n Randall av, 25x 100; S E Offenheiser, White Plains rd, es, 275 n Randall av, 25x 111.7; Harry Spooner. White Plains rd, es, 300 n Randall av, 25x 111.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 111.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 111.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 111.7; Faust De Socio. White Plains rd, es, 25 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 305 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 305 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 305 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 305 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 25x 111.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 500 n Randall av, 350 11.7; Fred Wittnebert. White Plains rd, es, 25 11.7; Tobe
White Plains rd, ws, 25 n Randall av, 25x 100; Martin Garone. White Plains rd, nwc Randall av, 25x 100; Martin Garone. White Plains rd, es, 100 n Randall av, 25x 11.6; C Le Roy Butler. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 75 n Randall av, 25x 11.6; Louis Einwold. White Plains rd, es, 255 n Randall av, 25x 10x 11.6; White Plains rd, ws, 250 n Randall av, 25x 100; S E Offenheiser. White Plains rd, ws, 250 n Randall av, 25x 11.7; Harry Spooner. White Plains rd, es, 275 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 11.7; Jos W Herzog. White Plains rd, es, 375 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 255 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 255 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 255 n Randall av, 25x 11.7; Mary A Meagher. White Plains rd, es, 255 n Randall av, 25x 11.7; H Henrietta Ludwig. White Plains rd, es, 350 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 350 n Randall av, 350 x 11.7; Mary A Meagher. White Plains rd, es, 350 n Randall av, 25x 11.7; Faust De Socio. White Plains rd, es, 350 n Randall av, 350 x 11.7; Mary A Meagher. White Plains rd, es, 350 n Randall av, 350 x 11.7; H Henrietta Ludwig. White Plains rd, es, 350 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Fard Wittnebert. White Plains rd, es, 500 n Randall av, 350 x 11.7; Far

6x78.2, 4-sty bk tnt; due, \$35,782; T&c, 1,100; Philip Rhinelander. 15,000 Nelson av, 1078 (*), es, abt 190 n 165th, -x—, 2-sty & b fr dwg; due, \$3,816.78; T&c, \$200; Louise Schroeder. 3,500 Nelson av, 1080 (*), es, 205.9 n 165th, 5,10x93.1x15.10x93.9, 2-sty & b fr dwg; due, \$3,879.96; T&c, \$200; August Brandes et al trstes.

due, \$5,579.95; 1&C, \$200; August Brandes et al trstes.

Walton av (*), nwc 172d, runs n14.11xn w159.10xsw25xse100xsw25xse42.4 to 172d, x e13.11xne20xse15 to 172d, xse20.1 to beg; vacant; due, \$3,444.22; T&c, \$205; Anna R Crossin.

Parcel (*), beg at a point 42.4 n 172d, 25 x50, vacant; due, \$570.65; T&c, \$30; Anna R Crossin.

CHARLES A. BERRIAN.

Main st, 267, or City Island av, 267 (*), ws, 61 n Prospect av, 49x64.4x49x64, City Island; due, \$1,256; T&c, \$110; Jennie Y Hallock.

4,605

Main st or City Island av, 290 (*), es, 109.7 s Fordham av, 25x87.1x25x86.11, City Island; due, \$3,390; T&c, \$176; Jno B Livingston. 134TH st, 411-9 E, ns, 100 e Willis av -, 2-3-sty fr dwgs; withdrawn. JAMES J. DONOVAN.

JAMES J. DONOVAN.

Edgewater rd, 1501 (*), ws, 647.7 n
Westchester av, 25x100, 2-sty bk dwg;
due, 5,511.33; T&c, \$239; Bertha Beringer.
5,000

Gleason av, 1807 (*), ns, 50 e 173d, 25x 100; due, \$3,125.37; T&c, \$575; Bernardina F E Hake et al. Jackson av, 600-2 (*), es, 100 s 151st, 50x104, 6-sty bk tnt & strs; due, \$7,985.71; T&c, \$1,236.80; sub pr mtg \$41,000; Public Bank N Y City. Prospect av, 2054 (*), ss, 130.7 e 179th, 22x150.2, 2-sty fr dwg; due, \$4,322.61; T&c, \$675.22; Cath A McGuire. JACOB H. MAYERS.

Locust av, 280, es, 255 n 138th, 260x

Locust av, 280, es, 255 n 138th, 260x 325x251x364, 1 & 3-sty bk marble works; adj sine die.

Total \$232,135
Corresponding week 1914 \$76,225
Jan. 1, 1915, to date \$3,966,648
Corresponding period, 1914 \$3,642,516

Brooklyn.

The following are the sales that have taken place during the week ending June 30, 1915, at the Brooklyn Salesrooms, 180 Montague Street: rooms, 180 Montague Street:

JERE JOHNSON, JR., CO.
E 2D ST, ws, 100 s Av D, 40x125; J

E 2D ST, WS, 100 S AV D, 40X125; J
Halpin 1,950.00 E 2D ST, ws, 140 s Av D, 60x125; Max Harfeld 2625.00
E 2D ST, ws, 140 s Av D, 00x125, Max Herfeld
E 2D CT wa 200 c Av D 22 11v195v
irreg; D Becker
WATH ST of 40 p Av S 60v100 C L
Lavelle
Lavelle
velle
velle
E Zapf 950.00
E Zapf
M Brown
M Brown
Quinn 950.00
Quinn 950.00 E 9TH ST, ws, 220 s Av M, 40x100; M
Brown 850.00
E OTH ST as 260 s Av M 40v100: E
J Dungat
E 10TH ST as 80 n Av M 40v100 · S
Aronwitz
Aronwitz
100: M Kalt
100; M Kalt
AV M, nec E 7th, 40.6x80, C M Bur-
backer
backer
ner
AV M, ss, 40.6 w E 8th, 80x80; M
AV M, swc E 8th, 40.6x80, W Redmond, 1,250.00
AV M, ss, 40 w E 9th, 60x80; P W
AV M, swc E 9th, 40x80; D Boyle 1,400.00
AV M, ss, 40 w E 10th, 60x80, C Thiele. 1,950.00
AV M, swc E 10th, 40x80; C Thiele 1,400.00
AV M, swc E 9th, 40x80; D Boyle 1,400.00 AV M, ss, 40 w E 10th, 60x80, C Thiele. 1,950.00 AV M, swc E 10th, 40x80; C Thiele. 1,400.00 AV M, ns, 40 e E 10th, 60x80, S Aron-
AV M, nec E 10th, 40x80; H Aronowitz. 1,350.00
AV M, nec E 10th, 40x80; H Aronowitz. 1,350.00 AV Q, ns, 32 w E 2d, 80x100; C N
Burbacker 1.600.00
AV Q, nwc E 2d, 32x100; J Jermyn 750.00
AV S, nwc W 3d st, 40x100, M Brown. 650.00
AV Q, nwc E 2d, 32x100; J Jermyn 750.00 AV S, nwc W 3d st, 40x100, M Brown. 650.00 AV S, ns, 100 e W 4th, 60x100; M
Brown 900.00
GRAVESEND AV, sec Av D, 40x110; L
GRAVESEND AV, es, 40 s Av D, 60x
110; B Levitt
GRAVESEND AV as 100 c Ar D 100
x125; J Kenny
GRAVESEND AV. es. 200 s Av D. 60x
125; M Werner 3.150.00
125; M Werner
125xirreg; Max Herfeld 1,950.00
WILLIAM P. RAE CO.
ROCKAWAY AV ws hot Ave D & F
ROCKAWAY AV, ws, bet Avs D & E, 16x100; vacant; David R McGee 20.00
VARKENS HOOK RD, bet Av G &
The the state of t

VARKENS HOOK RD, bet Av G & Flatlands av, 9 lots, 110x195,2x124.5 x186.5; David R McGee

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 (corrects error last issue, when consideration was \$775). 630.00 2,275.00

Brooklyn Auction Sales Continued:

Brooklyn Auction Sales Continued.
WILLIAM J. McPHILLIAMY & CO.
UNION ST, ns, 336.6 e Buffalo av, 51x
77xirreg; Bertha Losere 2,100.00
UNION ST, ns, 336.6 e Buffalo av, 51x 77xirreg; Bertha Losere 2,100.00 E 29fH ST, ws, 180 n Farragut rd, 40x100; Frank Pasqualina 445.00 E 42D ST, ws, 127.6 s Av D, 60x100; Mary Long 2,200.00 60TH ST, nes, 120 se 16 av, 30x100.2;
Mary Long
60TH ST, nes, 120 se 16 av, 30x100.2;
Tigm cm may 11 ov 100v100; with-
drawn
GATES AV, ns, 125 e Marcy av, 20x
105; The Excelsion Brewing Co 5,000.00
20x90: J Franklin Tansch 5,500.00
SCHENECTADY AV, ws, 313 s Av.L,
23.3x100; U.S. Title Guar Co 2,000.00
17TH AV (*), nws, 60.2 ne 60th, 40
drawn
58TH ST, ns, 540 w 13 av, 20x100.2; Vincenzo Giovani 3,450.00 72D ST, ns, 95.10 e 5 av, 30x118.4x irreg; Wm E Deegan 5,880.00 AV D, ns, 60 e 39th, 20x90; John P
72D ST. ns. 95.10 e 5 av. 30x118.4x
irreg; Wm E Deegan 5,880.00
AV D, ns, 60 e 39th, 20x90; John P
AV D. ns. 60 e 39th, 20x90; John P Griebel
av, 50x100; Gustav Rosenburg19,000.00
WILLIAMSBURG & JAMAICA TURN-
25x100; withdrawn
TAMES L BRUMLEY.
LINCOLN PL, ns, 198.1 e Howard av, 18,1x78.4; Bertha Guenberg 2,800.00 PACIFIC ST, ns, 290 w New York av, 20x120; withdrawn
18,1x78.4; Bertha Guenberg 2,800.00
20x120: withdrawn
PARK PL, ss, 405.4 e New York av, 18.6
x127.9; withdrawnSTEWART AV, es, 45 s 100th, 50x
100; withdrawn
JOSEPH P. DAY.
GRAND ST (*), ns, 63.3 e Wythe av,
20x70; Sadie Munter 5,700.00
x96.10: 3-sty fr dwg; bid in \$6,200
BATH AV, sec Bay 29th, 96.10x95x-,
vacant; bid in \$10,750
GRAND ST (*), ns, 63.3 e Wythe av, 20x70; Sadie Munter
OCEAN PKWAY, see Webster av, 120x 146x100x194, vacant; bid in \$9,900
HENRY BRADY.
QUINCY ST (*), ss, 88 e Ralph av, 22x100.10; Emma J Walsh et al 6,500.00
Tetal \$177 253 00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

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

JULY 6, MT MORRIS PK W, 28, ws, 40 s 123d, 20x80, 3-sty & b stn dwg; Kathleen K Donahue—Annie Hay et al, individ & extrx; Cornelius S Pink-ney (A), 233 Bway; Thos F Gleason (R); due, \$17,394.87; T&c, \$312.70; Bryan L Kennelly

ney (A), 233 Bway; Thos F Gleason (R); due, \$17,394.87; T&c, \$312.70; Bryan L Kennelly.

JULY 7.

ALLEN ST, 14, see Canal, 67-71.

CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk this & strs; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk this in the string of the

JULY 8.

94TH ST, 78 W, ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Burlock E Rabell, exr, &c-P & W Holding Co et al; Chas V Gabriel (A), 38 Park Row; Jno J Halpin (R); due, \$48,709.17; T&c, \$552; mtg recorded May2'10; Joseph

P Day. 22D ST, 425-9 E, ns, 354.7 e 1 av, 46.10x98.9, vacant; Geo Dorsch—Margt Daub et al; Jno

C Hoenninger (A), 5 Beekman; Henry G Gray (R); due, \$7,114.60; T&c, \$857.97; sub to Ist mtg \$8,000; Joseph P Day.
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; Henry Brady.

N Taylor Phillips (R); due, \$41,829.22; T&c, \$2.372.47; mtg recorded Nov3'11; Henry Brady.

JULY 9.

SHERIFF ST, 54, es, 150 n Delancey, 25x100, 5-sty bk tnt & strs; Lizzie A Scholtz—Beckelman Co, Inc, et al; Cary & Carroll (A), 59 Wall; Alfred H Townley (R); due, \$25, 531.00; T&c, \$1,331.56; Joseph P Day.

STANTON ST, 330; ns, 79.8 e Goreck, 19.11x 70, 1 & 2-sty bk stable; Mary Vaughn et al—Hannah Senft et al; Thos M Healy (A), 32 Liberty; Phoenix Ingraham (R); due, \$7,062.19; T&c, \$96.80; Henry Brady.

112TH ST, 11 E, ns, 200 e 5 av, 25x100.11, 5-sty bk tnt; Jas P Gillespie et al—Frank E Lonas et al; Cary & Carroll (A), 59 Wall; Robert L Luce (R); due, \$21,601.58; T&c, \$1,106.30; Henry Brady.

115TH ST, 232-34 E, ss, 100 w 2 av, 35x100.11, 2-5-sty stn tnts; Excelsior Sayes Bank—Ray Lefkowitz et al; Cary & Carroll (A), 59 Wall; Geo E Weller (R); due, \$25,549.35; T&c, \$1,208.29; Henry Brady.

11STH ST, 525 E, ns, 334.6 e Av A, 20.5x100.11, 2-sty & b bk dwg; Annie E Brady—Jas B Brady et al; Ellison & Ellison (A), 165 Bway; Chas A Towne (R); due, \$8,514.11; T&c, \$42.07; Joseph P Day.

LEXINGTON AV, 2075-87, sec 126th (Nos 142-4), 99.11x60, 6-sty bk tnt & strs; Geo R Smith—Jno L Lyttle, recr. &c, et al; Jno M Rider (A), 44 Cedar; Edw D Finch (R); due, \$25,88.71; T&c, \$1,295.64; mtg recorded Jan15 '03; Joseph P Day.

WEST END AV, 700, nec 94th, 42.2x100x40.4x 100, 5-sty bk tnt; Fredericka Weisl—Herald Realty Co et al; Mayer L Halff (A), 37 Wall; Julius J Frank (R); due, \$7,3492.95; T&c, \$2,829.05; mtg recorded Aug4'09; L J Phillips & Co.

JULY 10.

No Legal Sales advertised for this day.

JULY 10. No Legal Sales advertised for this day.

No Legal Sates and JULY 12.

3D ST, 357 E, ns, 197 e Av D, runs nw58.6xn
39.6xe28.6xs102xw20 to beg, 4-sty bk tnt &
strs; German Savgs Bank in City of N Y—
Susanna Holsapfel et al; Meyer Auerbach
(A), 42 Bway; Edwin D Hays (R); due,
\$2,317.40; T&c, \$1,534.00; M Morgenthau, Jr,
Co.

(A), 42 Bway; Edwin D Hays (R), due, \$2,317.40; T&c, \$1,534.00; M Morgenthau, Jr, Co.
3D ST, 359 E, ns, 217 e Av D, 20x81, 4-sty bk tnt & strs; German Savgs Bank in City N Y—Margt Wendel, individ & gdn et al; Meyer Auerbach (A), 42 Bway; Wm F Clare (R); due, \$3,386.08; T&c, \$1,588; mtg recorded Oct18/65; M Morgenthau, Jr, Co.
33D ST, 311 W, ns, 182 w 8 av, 22.8x98.9, 4-sty stn tnt; Emigrant Industrial Savgs Bank—Robt E Walsh et al; R & E J O'Gorman (A), 51 Chambers; Paul M Crandell (R); due, \$17,542.75; T&c, \$747.60; Henry Brady.
38TH ST, 267 W, ns, 141 e 8 av, 20.6x98.9, 4-sty bk tnt & str; Wilhelmina Z Bohner—Margt T Albus et al; Geo W Weyand (A), Buffalo, N Y; Warren Leslie (R); due, \$4,107.78; T&c, \$2,395.26; mtg recorded July1678; Bryan L Kennelly.

AV B, 165, es, 71 n 10th, 23.8x93, 3-sty bk tnt & str, Sarah E Blodget—Rosie Rothstein et al; Asa A Spear (A), 79 Wall; Robt C Birkhahn (R); due, \$2,504.75; T&c, \$456.55; sub to 1st mtg \$17,000; Joseph P Day.
WEST END AV, 590, es, 81.8 s 89th, 19x82, 3-sty & b bk dwg; Michael McGuire—Agnes C Petrie et al; Kelley & Connelly (A), 27 William; Jos A Arnold (R); due, 74,33394; T&c, \$4,036.20; sub to 1st mtg \$20,000; Joseph P Day.
TTH AV, 307-9 es, 78.1 s 28th, runs e76.4xn6.11

Day.

7TH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg, 2-5-sty stn tnts & strs & 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.

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

JULY 3 & 5.

No Legal Sales advertised for these days.

JULY 6,
ALEXANDER AV, 311; ws, 75 s 141st, 25x75,
4-sty bk tnt; Albt H Atterbury, trste, &c—
Rachel C Blanchard et al; Taylor More (A),
30 Broad; Edw J Flynn (R); due, \$10,545.62;
T&c, \$480.69; James J Donovan.

JULY 7. No Legal Sales advertised for this day.

JULY 7.

No Legal Sales advertised for this day.

JULY 8.

COSTER ST, 634, es, 420 s Spofford av, 20x100, 2-sty bk dwg; Wolcott G Lane, trste, &c—Hunt's Point Estates et al; Action 1; Miller, King, Lane & Trafford (A), 80 Bway; Jno J Hynes (R); due, \$6,511.15; T&c, \$128.72; Chas A Berrian.

FAILE ST, 623, ws, 200 n Randall av, 25x100, 2-sty bk dwg; Wolcott G Lane et al, trstes, &c—Hunt's Point Estates et al; Action 2; Miller, King, Lane & Trafford (A); 80 Bway; Jno J Hynes (R); due, \$6,254.45; T&c, 67.35; Chas A Berrian.

FAILE ST, 625; ws, 225 n Randall av, 25x100, 2-sty bk dwg; Wolcott G Lane et al, trstes, &c—Hunt's Point Estates et al; Action 2; Miller, King, Lane & Trafford (A); Jno J Hughes (R); due, \$6,254.45; T&c, \$67.35; Chas A Berrian.

177TH ST, 17 W, nec Davidson av (No 1900), 31.11x78.11x30x90, 4-sty bk dwg; Wm I Seaman—Jos P Fox et al; Speir & Bartlett (A), 52 Wall; Michael J Scanlan (R); due, \$5,244.81; T&c, \$440.15; sub to mtg \$9,500; Henry Brady, ARTHUR AV, 2064, es, 188.7 n 179th, 16.8x116.6 x16.9x115; Dorothea Bauer—Emily K Stigler et al; Julius Miller (A), 42 Bway; Chas C Marrin (R); due, \$1,448.72; T&c, \$123.29; Chas A Berrian.

236TH ST, E, ss, 150 e Oneida av, 25x100; vacant; Saml Hollander—Martha H Jackson et al; B Gerson Oppenheim (A), 277 Bway; Isaac F Cohen (R); due, \$889.04; T&c, \$__; Samuel Marx.

Samuel Marx.

JULY 9.

2387ff ST, E, ns, 250 e Oneida av, 25x100, vacant; Saml Hollander—Wm J Nolan et al; R Gerson Oppenheim (A), 277 Bway; Thos C Larkin (R); due, \$896.60; T&c, —; Joseph P Day.

UNION AV, 612, sec 151st (No 830), 17.6x90, 4-sty bk tnt & str; Theo C Camp et al, trstes—Max Cohen et al; Cary & Carroll (A), 59 Wall; Louis C VanDoren (R); due, \$11,-679.27; T&c, \$404.79; George Price.

JULY 10. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

JULY 12.

FREEMAN ST, 990, ss, 80.6 w Longfellow av, 28.11x90.5, 5-sty bk tnt; Jacob B Baum—Felix Prince et al; Arthur L Strasser (A), 100 Bway: Phoenix Ingraham (R); due, \$19,-129.29; T&c, \$1.669.27; Henry Brady.

GLEASON AV, ss, 25 w 172d, 25x106.8; Mary Brenneman—Saml Geller et al; Coudert Bros (A), 2 Rector; Edw F Moran (R); due, \$4,-0.51.60; T&c, \$613.27; Henry Brady.

GLEASON AV, swc, 172d, 25x106.7; same—Celeste B Levy et al; Coudert Bros (A); 2 Rector; Edw F Moran (R); due, \$6,304.65; T&c, \$613.27; Henry Brady.

Brooklyn.

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

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

JULY 6.
HOYT ST, es, 40 n Wyckoff, 20x90; Lucy Harksen-Wm H Nolan et al; Geo W Pearsall (A), 40 Court; Chas S Guthrie (R); Wm P Rae.

sen—Wm H Nolan et al; Geo W Pearsall (A), 40 Court; Chas S Guthrie (R); Wm P Rae.

50TH ST, sws, 170 se 2 av, 25x100.2; Sigmund Ashner—Grace L A De Groot et al; Saul Bernstein (A), 149 Bway, Manhattan; Edwin L Garvin (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.

JOHNSON AV, ns, 100.8 e Scott av, 37.1x44.1x irreg; Sheriff's Sale of all right, title, &c, which John O'Grady had on July 3, 1914, or since; Lewis M Swassey, sheriff; Wm P Rae.

LOTT AV, swc Osborn, 124.3x197; City of N Y—Louis H Seinsoth et al; Chas S Taber (A), 44 Court; Edgar M Doughty (R); Wm P Rae.

NOSTRAND AV, swc Willoughby av, 40x100; Thos Drescher et al; Frank G Hoerlein et al; Louis C Wills (A), 84 Bway; Arthur W Opp (R); James L Brumley.

STH 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.

JULY 7.

BUTLER PL, ss, 50.3 w Sterling pl, 100x128.6;

Anderson (R); Wm J McPhilliamy & Co.

JULY 7.

BUTLER PL, ss, 50.3 w Sterling pl, 100x128.6;
Aldent Corp—Chas K Doyle; Myron Sulzberger (A), 38 Park Row, Manhattan; Bruce R Duncan (R); Thomas Hovendon.

SACKETT ST, ss, 356 w Van Brunt, 20x95; Chas C Jacobs et al—Kath Mathisen et al; Ralph K Jacobs (A), 215 Montague; Harold J Bailey (R); Charles Shongood.

WEST ST, ws, 63.5 s Tehama, 21.2x98.9; Wm G Wood et al—Eva Hopcraft et al; J Albert Lane (A), 320 Bway, Manhattan; Herman Bachrach (R); Nathaniel Shuter.

SIST ST, ss, 202 w 17 av, 17x100; Wm Hamilton—Roccela Realty Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Calvin McClelland (R); James L Brumley.

LOTS 86 & 103, map of lands of heirs of Geo Martense; Diedrich Ficken (exr, &c)—Richard B Shannon et al; Fred L Gross (A), 189 Montague; Fred G Milligan, Jr (R); Fred G Milligan, Jr.

Milligan, Jr.

JULY S.

N 5TH ST, ns, 100 w Haveneyer, 25x100; Anna Catalano—Wm A Thomson et al; Jos G Giambalvo (A), 44 Court; Harry S Lucia (R); Nathaniel Shuter.

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 Mc-Philliamy & Co.

BAY 31ST ST, nws, 300 sw Benson av, 33.4x 96.8; Louis Smyth—Rose P Siedenberg et al; Cary & Carroll (A), 59 Wall, Manhattan; Fredk W Sparks (R); Wm J McPhilliamy & Co.

Fredk W Sparks (R); Wm J McPhilliamy & Co.

59TH ST, sws, 10 se 2 av, 250x100.2; Union Heights Realty Co—Peru Realty Co et al; Bruce R Duncan (A), 189 Montague; Chas M Travis (R); Thomas Hovendon.

GRAVESEND AV, es, 108.4 n Church av, 223.4x 91.11; Martense B Story—Jas K Atkinson et al; Frank N Lang (A), 16 Court; Jas M Gray (R); Wm J McPhilliamy & Co.

IRVING AV, sws, 140 nw Cornelia, 20x95; Williamsburgh Savgs Bank—Max H Speer et al; S M & D E Meeker (A), 217 Havemeyer; Wm J Pape (R); James L Brumley. STRATFORD RD, es, 500 s Dorchester rd, 40x 100; Markettable Title Co—Farquharson Realty Co et al; Watson & Kristeller (A), 100 William, Manhattan; Geo B Ackerly (R); Wm J McPhilliamy & Co.
13TH AV, nws, intersec sws 75th, 60x100; Fanny Oestricher—Chadwick Constn Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Bertha Rembaugh (R); James L Brumley.

JULY 9.

MONROE ST, ns, 232.3 w Sumner av, 17.9x—;
Lindley J Highham—Julia J Joy et al; Chas
A Clayton (A), 44 Court; Nicholas Muller
(R); Thomas Hovendon.

STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reichenbacher et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy &

Co.

S5TH ST, ss, 100 e 22 av, 60x100; Belle Kreischmar—Ervin Constn Co et al; Chas A Clayton (A), 44 Court; Jas M Fawcett (R); Thomas Hovendon.

CHURCH AV, ss, 301 e Lloyd, 25x154.10; ERASMUS ST, ss, 28; Bklyn Savgs & Loan Assn—Mary L Hefferman et al; Walter L Durack (A), 215 Montague; David J Daly (R); Wm J McPhiliamy & Co.

JULY 10. No Legal Sales advertised for this day.

JULY 12.
E 21ST ST, ws, 323.6 s Ditmas av, 33.8x109.6;
Wm E Philips et al—Edwin H Bigelow et
al; Henry A Ingraham (A), 189 Montague;
Edw G Alsdorf (R); Wm P Rae.

Edw G Alsdorf (R); Wm P Rae.

SHEEPSHEAD BAY RD, ws, 175.7 n Av Y, 60x
259.10; Chas E Paul—Alfred Brown et al;
Jas M Kelly (A), 189 Montague; Floyd J
Adams (R); Nathaniel Shuter.

PRESIDENT ST, ss, 264.6 e Rochester av, —x
—; Jno E Gilroy et al—Louise M Russo et al;
Bartley J Wright (A), 37 Wall, Manhattan;
Henry E Wilke (R); Nathaniel Shuter.

LOTS 229 to 231, Block 7354; Jno A Sattler—
Chas J McFadden et al; Frank X McCaffry
(A), 44 Court; Danl T O'Brien (R); Wm J
McPhilliamy & Co.

FORECLOSURE SUITS.

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

Manhattan.

JUNE 26. CORTLANDT ST, 87; Edwin Wolf-Wm Cooper et al; amended; Hays, Hershfield & Wolf

et al; amenueu, 123, (A).

(A).

HENRY ST, 220; Pinkus Nathan—Morris Marans et al; O A Samuels (A).

LEWIS ST, ws. 73.8 n 7th, 24x—; Loretta Corpn—Louis Lewinthan et al; H M Phillips

(A).

114TH ST, ss, 361 e Lenox av, 17.6x100.11;
Clergymens' Retiring Fund Society of the
Protestant Episcopal Church in the U S—
Jos Hyams et al; J P Everett (A).

Jos Hyams et al; J P Everett (A).

JUNE 28.

ELLWOOD ST, c cl, 300 nw cl Nagle av, 100x 230; Fanny Braun et al—Acton Realty Co et al; H Meyer (A).

STANTON ST, 334-36; Maiden Lane Savgs Bank—Graff Realty Co et al; Roelker, Bailey & Stiger (A).

WOOSTER ST, ws, 149.1 n Bleecker, 36.9x100; Empire City Savgs Bank—Fannie Hamlin et al; C W Daywon (A).

11TH ST, swc 6 av, 56.10x9.6xirreg; Dime Savgs Bank of Bklyn—Isabella Glass et al; Cullen & Dykman (A).

11TH ST, 302 E; Wm F Moore—Vincent Garofalo et al; Engelhard & Pollak (A).

112TH ST, 324 E; Lawyers' Mtg Co—Clara Klingenstein et al; Cary & Carroll (A).

JUNE 29.

JUNE 29.

STANTON ST, 338 & 340; Ogden Brower et al
—Ludwig Zodikow et al; W R Hill (A).

26TH ST, 239 E; Anna C F Schwarz—Louis
Frooks et al; Rounds, Hatch, Dillingham &
Debevoise (A).

110ST ST, 207 E; Metropolitan Savgs Bank—
H Ames Budelman et al; A S & W Hutchins
(A).

(A). 112TH ST, ss, 73 w Lexington av, 27x100.11; Emigrant Industrial Savgs Bank—Agnes M Brooker et al; amended; R & E J O'Gorman

(A).

114TH ST, ns, 100 w 1 av, 25x100.11; Stephen
O Lockwood—Angelo Di Benedetto et al;
Lockwood & Lockwood (A).

121ST ST, 356 E; Addie B Seligman et al—
Louis Benner et al; E Hurley (A).

142D ST, ss, 100 w 8 av, 25x99.11; Mattle C
Raynolds—Marie Loos; W H Sage (A).

RIVERSIDE DR, es, 166.3 n 116th, 58.9x135.6;
Bklyn Savgs Bank—Paterno Bros et al;
Schenck & Punnett (A).

JUNE 30. 69TH ST, ss, 200 w 11 av, 25x100.5; Walther Luttgen—Rose Seiniger et al; amended; C S

Luttgen—Rose Seiniger et al, america, Davison (A).

90TH ST, ns, 291 w Central Park West, 17x 100.8; Julius Oppenheimer—Monterey Prop Co et al; J J Frank (A).

103D ST, 218 E; Rector Church Wardens & Vestrymen of Calvary Church of the City of N Y—Jas Powers et al; H M Bellinger, Jr

(A).

114TH ST, 413-15 E; Annie Hayes—Louis Mazzola et al; Gettner, Simon & Asher (A).

141ST ST, ss, 400 w 7 av, 62.6x99.11; Citizens'
Savgs Bank—Edw Greenberg et al; J A Bell

(A).
ST NICHOLAS AV, 364; Chas G Koss—Nellis Sandy et al; F G Warren, Jr (A).
2D AV, 2291½; Addie De W Seligman et al—Giza Schwartz et al; E Hurley (A).

JULY 1.

17TH ST, 347 E; Sam Etlinger—Chaskel Pines et al; L Livingston (A).

56TH ST, 244 W; Christian J Moller et al—Patk J McMahon et al; J T Fenlon (A).

1ST AV, 695; Henrietta Steinberger—Agnes M Ryan et al; Epstein, Weinstein & Epstein (A).

(Å).

JULY 2.

HUDSON ST, 546; Domestic & Foreign Missionary Society of the Protestant Episcopal Church of the U S of America—Ellen Shepard et al; Davies, Auerbach & Cornell (A).

WALKER ST, 81½; American Mtg Co—Elias J Marsh et al; Bowers & Sands (A).

25TH ST, 313 W; Charlotte M Leleu—Ethel V Sullivan et al; Wells & Snedeker (A).

79TH ST, ss, 51 w Park av, 17x92.2; Elizabeth A Benedict—Cath W Sellewet et al; N A Donelly (A).

91ST ST, 151 E; Barbara Feigert—Wm J Becker et al; Amend & Amend (A).

107TH ST, ns, 360 w 2 av, 25x100.11; Caroline E Heath-Jos Isear et al; Warner & Korb

(A). 139TH ST, ns, 200 w Amsterdam av, 50x99.11; Lilly Kilcoyne—Mary A Dempsey et al; E G

Lilly Kilcoyne—Mary A Dempsey et al; E G Davis (A).

142D ST, ns, 275 w Lenox av, 40x99.11; Manhattan Eye, Ear & Throat Hospital—Margt E Weill et al; Cary & Carroll (A).

BROADWAY, swc 133d, 74.11x125; Sumner Gerard as trste—Geo Daily et al; H M Bellinger, Jr (A).

3D AV, es. 50 n 57th, 25x90; Mary L Fraser—Stevenson Towle et al; Eastman & Eastman (A).

AV, 692; Sarah Follis—Louise Eckhardt; G McCrea (A).

Bronx.

Bronx.

JUNE 25.

1.07H ST, ss, 358.5 e Anthony av, 21.8x112.7; National Surety Co—Carolina Wenninger et al; W R Page (A).

241ST ST, nwc Martha av, 100x100; Stephen H Jackson—Germansky Contsn Co et al; Johnston & Messler (A).

FOREST AV, 955-7; Edw Bechtholdt—Jno Werle et al; C A Steinmuller (A).

LOTS 89, 90 & 91, map of New Village of Jerome; Dollar Savgs Bank of the City of N Y—Caterina Russo et al; Mackellar & Gebrecht (A).

(A).

LOT 153, amended map of prop belonging Hudson P Rose, known as Mapes Estat Morris A Rabinovitch—Jno Neilson et al; Gordon (A).

JUNE 26.
BROOK AV, ws, 184.9 s Westchester av, 27.8x 68.5; American Baptist Homs Mission Society—Saml Brener et al; Perkins & Butler (A).

(A).

JUNE 28.

HOFF'MAN ST, ses, 309.8 ne 184th, 90x119.1;
Geo H Vause—Angiolina Cannizzaro et al;
J J Vause (A).

AMUNDSON AV, ws, 325 s Nelson av, 25x
100; Eastchester Savgs Bank—Johanna Paulson et al; J M Bell (A).

UNION AV, ws, 266.1 s 165th, 45.6x164.4; Wm
L Condit—David Israel et al; Elkus, Gleason & Proskauer (A).

LOT 166, map of Van Nest Pk, 24th Ward;
Janet Muller—Maria Ferago Ciambrone et al;
H P Botty (A).

JUNE 29.

PROSPECT AV, 630-32; Edw Rubin—Prospect Av Realty Co et al; A Cohen (A).
PROSPECT AV, 634-36; Edw Rubin—Prospect Av Realty Co et al; A Cohen (A).

Av Realty Co et al; A Cohen (A).

JUNE 30.

BASSFORD AV, es, 229.1 n 182d, 35.1x73.8;
Emil Winter et al—Jno Drakard et al; B F
Gerding (A).

BROOK AV, 300-2; Isaac Haft—Rebecca Wolkenberg et al; Borowsky & Borowsky (A).

HULL AV, ses, 132.3 ne 205th, 25x100; Adolf
Schulze et al—Patk J Cussen et al; M F
Johnson (A).

GDEN AV, ws, 367.5 nw 167th, 27.2x95; Grace
Solomon—Ida E Stinsen et al; H M Bellinger,
Jr (A).

ROAD leading from village of West Farms to
Hunt's Point, ws, beg at southerly corner of
tot belonging to Wm Smith—Emilie Barbier—
Edw T Mulligan et al; O E Davis (A).

3D AV, 4072; Regina Hyman—Field Realty
Co et al; Strassbourger & Schallek (A).

JULY 1.

JULY 1. 180TH ST, nwc Ryer av, 25x91.1; American Savgs Bank—Jno A Baldwin et al; J V

Savgs Bank—Jno A Baldwin et al; J V Irwin (A).

ANTHONY AV, es, 151 n 176th, 33x85; Aug Ganzenmuller—176th St & Anthony Av Improvement Co et al; F H Schwegler (A).

ANTHONY AV, es, 151 n 176th, 33x85; Emilie S Schillinger—176th St & Anthony Av Improvement Co et al; F H Schwegler (A).

PROSPECT AV, 2350; Beatrice S B Ziegel—Allen Constn Co et al; E Hurley (A).

3D AV, ws, 50 n 173d, 50.7x116.5; Edgar S Appleby—Sarah Greenbaum et al; Cannon & Cannon (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JUNE 26.
No Judgments in Foreclosure Suits filed this day.

Bronx.

JUNE 25.

LOT 14, blk 2950, sec 11; W Stebbins Smith—Thos Mead et al; W S Smith (A); J P Van Kirk (R); due.....

LOT 15, blk 2950, sec 11; W Stebbins Smith—Wm Lord et al; W S Smith (A); J P Van Kirk (R); due..... 1.238.16

JUNE 26.
No Judgments of Foreclosure Suits filed this day.

JUNE 28. SETON AV, es, 100 s Randall av, 50x 100; Annie Anderson—Augusta Nel-son et al; F Carlson (A); H Bell (R); due 1.215.59

JUNE 29.
LOT 11, blk 2846, sec 11; Elliott L
Brown—Wm Seitz et al; H Swain
(A); J J Silver (R); due......
LOT 62, blk 2846, sec 11; Anna R
Crossin—Wm Seitz et al; H Swain
(A); R N Soufront (R); due..... 368.43

361.00 JUNE 30.

LOT 79, part of, map of Village of Morrisania; Wm A Patton et al, trstes—
Mary A Nolan et al; C Norwood
(A); M J McCarthy (R); due......

JULY 1.

MARMION AV, 1984; Sarah Ella Furnald as extrx—Katanah Constn Co et al; R Kelly (A); J B Harrison (R);

18,635.00

LIS PENDENS.

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

Manhattan.

JUNE 26. EAST END AV, ss, 51.4 w 83d, 25.4x82; Louis L Richman—Noah Kaufman; specific per-formance; A S Galitzka (A).

formance; A S Gailerka (A).

JUNE 28.

WASHINGTON ST, 143, and prop in Kings Co;
Wm F' Hickey et al—Mary Porter et al; partition; J F O'Neil (A).

129TH ST, 165 W; 124TH ST, 41 W; 124TH ST 1 E; ST GEORGE'S CRESCENT, es, 283.

In Grenada pl. 26.5x103.6; M Frances Megargee—Franklin Megargee et al; admeasurement of dower, &c; Cravath & Henderson (A).

183D ST, ss, bet St Nicholas & Audubon avs, lot 47½; Rudolph Wallach Co—E Osborne Smith et al; foreclosure of transfer of tax lien; A Weymann (A).

JUNE 29.

so, lot 47½; Rudolph Wallach Co—E Osborne Smith et al; foreclosure of transfer of tax lien; A Weymann (A).

JUNE 29.

ALLEN ST. 104; Manhattan Ry Co—Morris Lipschitz et al; action acquire title; J L Quackenbush (A).

2D AV, 804; same—Sarah Spring et al; action acquire title; J L Quackenbush (A).

2D AV, 824; same—Sarah Spring et al; action acquire title; J L Quackenbush (A).

2D AV, 934-940; same—Rose Levy et al; action acquire title; J L Quackenbush (A).

2D AV, 1028; same—Fannie Mainzer et al; action acquire title; J L Quackenbush (A).

2D AV, 1056; same—Lillie Loerscher et al; action acquire title; J L Quackenbush (A).

2D AV, 1129; same—Martha L Schneider et al; action acquire title; J L Quackenbush (A).

2D AV, 1601-17; same—Frank P Sheehy et al; action acquire title; J L Quackenbush (A).

2D AV, 1601-17; same—Mardia Engel et al; action acquire title; J L Quackenbush (A).

2D AV, 1610; same—Magdalena Hammel et al; action acquire title; J L Quackenbush (A).

2D AV, 1614; same—Pauline Nussbaum et al; action acquire title; J L Quackenbush (A).

2D AV, 1619; same—Jay J Larkin et al; action acquire title; J L Quackenbush (A).

2D AV, 1621; same—Alfred Edelmuth et al; action acquire title; J L Quackenbush (A).

2D AV, 1630; same—Edw L Coster et al; action acquire title; J L Quackenbush (A).

2D AV, 1633; same—Edw L Coster et al; action acquire title; J L Quackenbush (A).

2D AV, 1633; same—Herned Edelmuth et al; action acquire title; J L Quackenbush (A).

2D AV, 1636; same—Herned Edelmuth et al; action acquire title; J L Quackenbush (A).

2D AV, 1636; same—Hernen Ballmann et al; action acquire title; J L Quackenbush (A).

2D AV, 1644; same—Patk H Comerford et al; action acquire title; J L Quackenbush (A).

2D AV, 1648; same—Hernen Ballmann et al; action acquire title; J L Quackenbush (A).

2D AV, 1648; same—Hernan Ballmann et al; action acquire title; J L Quackenbush (A).

2D AV, 1648; same—Hernan Ballmann et al; action acquire title; J L Quackenbush (A).

2D AV, 1648; same—Hernan Ballmann et al; action acquire

al; action acquire title; J L Quackenbush
(A).

2D AV, 1689; same—Geo G Uthe et al; action
acquire title; J L Quackenbush (A).

2D AV, 1691; same—Elisa Kalbert et al; action
acquire title; J L Quackenbush (A).

2D AV, 1692; same—Jos Heilbrunn et al; action acquire title; J L Quackenbush (A).

2D AV, 1694; same—August Kellerman et al;
action acquire title; J L Quackenbush (A).

2D AV, 1694; same—August Kellerman et al;
action acquire title; J L Quackenbush (A).

2D AV, 1695; same—Fredk Heumann et al; action acquire title; J L Quackenbush (A).

2D AV, 1698; same—Fredk Heumann et al;
action acquire title; J L Quackenbush (A).

2D AV, 1698; same—Fredk Holson et al;
action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

2D AV, 1701; same—Herman Bracker et al; action acquire title; J L Quackenbush (A).
2D AV, 1702; same—Borthea Bauer et al; action acquire title; J L Quackenbush (A).
2D AV, 1702; same—Josephine Keber et al; action acquire title; J L Quackenbush (A).
2D AV, 1703; same—same; action acquire title; J L Quackenbush (A).
2D AV, 1708; same—Jno Bach et al; action acquire title; J L Quackenbush (A).
2D AV, 1709-11; same—Felix Rieger et al; action acquire title; J L Quackenbush (A).
2D AV, 1726; same—Jno F Scheuerer et al; action acquire title; J L Quackenbush (A).
1NTERIOR GORE lot, beg at a point 402 e 6 av and 71 n of 12th, —x—; Livia Realty Co, Inc—Margt V Kieley et al; amended action to recover possession; Gettner, Simon & Asher (A).

JUNE 30. WEST BROADWAY, 135; Henry H Goodwin— Cecelia Bishop et al; amended; partition; T J Curran (A).

No Lis Pendens filed this day.

No Lis Pendens filed this day.

JULY 2.

BEEKMAN ST, 46; also PDOP in Nasasu Co; Valentine P Travers—Adelaide Van Zandt et al; amended partition; Douglas, Armitage & McCann (A).

MONTGOMERY ST, 59-61; also ELIZABETH ST, 88; Jos Gabrilowitz—Tillie Gabrilowitz et al; partition; H M Flateau (A).

7TH ST, ns, 80 w Lewis, 20,9x73.2; also 8TH ST, 384 E; also AV D, 137; also 9TH ST, ns, 163 w Av A, 25x92.3; also 10TH ST, ns, 373 e Av B, 20x-; also STH ST, ss, 402.5 e Av C, 24,7x97.6; also STH ST, 369 E; also 13TH ST, 644 E; also 9TH ST, 740 E; Leopold Octtinger et al—Saml Rhonheimer et al; partition; Kurzman & Frankenheimer (A).

106TH ST, 232-4 W; also AMSTERDAM AV, 1050; also 108TH ST, 51 E; Jefferson Bank—Fanny Jaffer et al; action to set aside conveyance, &c; Strasbourger & Schallek (A).

Bronx.

JUNE 25.

MORRIS AV, es, 180 s 179th, 20x100; also LOTS 625, 626 & 627, map of Estate of Eliz R B King, at City Island; Lena Stern et al—Minnie Ludwig et al; partition suit; J C Stein (A).

JUNE 26. No Lis Pendens filed this day.

JUNE 28.
ST GEORGE'S CRESCENT, ws, 28.7 n Grenada pl, 26.4x103.6; M Frances Megargee—Franklin Megargee et al; partition suit; Cravath & Henderson (A).

lin Megargee et al; partition suit; Cravath & Henderson (A).

JUNE 29.

ODELL ST, ws, bet Archer av & Railroad av,—x— (known as Lot 61, Block 3946, Sec 15); Henry Isaacs—Henry Rudolph et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

OAKES AV, ws, bet Jefferson av & Kingsbridge rd,—x— (known as Lot 13, Block 5009, Sec 17); Henry Isaacs—Land Co B of Edenwald et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

STEBBINS AV, ns, 1284 ne Lyman pl, 44.1x 69.4; Angelo Altieri & Co, Inc—Lysteb Realty Holding Co, Inc, et al; action to foreclose mechanic's lien; H Robitzek (A).

STORY AV, ns, bet Castle Hill av & Havemeyer av,—x— (known as Block 3693, Sec 14); Henry Isaacs—Elsie A Dusenbury; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

UNION AV, 1185-87; Paul A Zache—Anna M Lehmann; action to recover money due; S Goodman (A).

LOTS, 1 & 2, map of lots being a portion of Hyatt Farm; VALENTINE AV, ws, 36.6 n 197th, 54x54.9; LOTS 16 & 17, map of prop belonging to J Romaine Brown & Jas A Deering; BUSH ST, ns, 134 e Creston av, 24.3x 91.4; 237TH ST, ss, 240 e Kepler av, 20x100; 240TH ST, ss, 116.7 e Mt Vernon av, 20x100; North American Advertising Co—Geo E Buckbee et al; action to set aside transfers; I E Miller (A).

JUNE 30.

TREMONT AV, ss, bet Sedgwick av & Mont-

JUNE 30.

TREMONT AV, ss, bet Sedgwick av & Montgomery av, —x— (known as Lot 522, Block 2877, Sec 11); Land & Lien Co—Francis J Mulgannon et al; action to foreclose transfer of tax lien; M Frank (A).

LOT 30, Block 3270, Sec 12; Clarence C Ferris—N Y Cen & Harlem Riv R R Co; action to foreclose transfer of tax lien; C C Ferris (A).

JULY 1. LOT 37, blk 4825, sec 17, on land map; Leodegar Siebers-Jno E Ryan et al; action to foreclose transfer of tax lien; G A Moses (A).

Brooklyn.

Brooklyn.

JUNE 24.
FROST ST, ns, 100 e Leonard, \$3.4x100; Saml Henkin—Abr Weinstein; foreclosure of mechanic's lien; N Timkin (A).

MADISON ST, see Patchen av, 100x100; Kelman Sachs—Oscar Eissman; foreclosure mechanic's lien; Levy, Gutman & G (A).

9TH ST, ns, 235.9 w 8 av, 19.8x80; Leon Birner—Wm J Cox et al; J L Danzilo (A).

59TH ST, ss, 280 w 4 av, 20x100.2; Allen M Suydam—Arcadia Realty Co et al; W H Good (A).

BEDFORD AV, 1456; Floria Realty Co—Robt McKenzie et al; specific performance; G Moscowitz (A).

BLAKE AV, nec Van Sinderen av, 200x100; Betsy Spiero—Morris Neufeld et al; Cook & Benjamin (A).

GREENE AV, ns, 180 w Throop av, 20x100; Geo G Vincent—Ann Caveny et al; L Harrison (A).

HAMILTON AV, nes, 10 n Court, 33.3x31.4x 33.3x31.8; GARNET ST, ss, 53.2 e Hamilton av, runs e40xs47.8xsw31.6xnw40.11xne14xn32.6

to beg; COURT ST, ws, 45.9 s Garnet, runs s25.10xw50xnw16.8xn—xe62 to beg; Flora Fields—Jane Whelan et al; S Klein (A). HOWARD AV, es, 25 s St Mark's av, 50x100; Emma Moss—Benj Jablons et al; J A Kohn

Emma Moss—Benj Jadions et al; J A Rohn (A).

PUTNAM AV, 354; U S Trust Co—Adolph Chaut et al; W M Powell (A).

THATFORD AV, ws, 100 n Pitkin av, 50x100; Eastern N Y Marble Co—Jacob Solonei & ano; foreclosure mechanic's lien; I Solomon (A).

LOTS 27 & 28; map bldg lots in Canarsie prop of Henry Conklin; Eliz B Pearse—Julia A A Abrams & ano; Kiendl, Smyth & G (A).

PROP begins es public walk from Van Siclen's Hotel to Oceanic Hotel at int ws land of Mr Wheatley (decd), runs nw56xse232.3xsw50.2x nw203.3 to beg; W 6TH ST, nwc Neptune av, runs w196xn77.9xe226.3xs52 to beg; Pillsbury Flour Mills Co—Isidor Segall et al; H Swain (A).

JUNE 25. DEAN ST, swc Nostrand av, 22x95; Emma L Bray—Minnie E Ryan et al; T F Redmond

Bray—Minnie E Ryan et al; T F Redmond (A).

JORALEMON ST, 118, 120 & 124; also HENRY ST, 228; also FLATBUSH AV, 234-6; also 3D PL, 86, 86A & 88; also Flatbush av, 226-8; Henry D Chauncey—Harry S Fitch et al; partition; D Welch (A).

PRESIDENT ST, swc Utica av, runs s100.7x w104xs40xw32xn140xe124.10 to beg; Gerston Jochnowitz—A Koeppel Inc et al; E Amsel (A).

Jochnowitz—A Koeppel Inc et al; E Amsei (A).

PRESIDENT ST, ns, 160 e Albany av, 20x 100; Board Foreign Mission of M E Church—
P F Emmet Co et al; T F Redmond (A).

PRESIDENT ST, ss, 124.10 w Utica av, runs w4.6xs100.7xe24.8xn102.7 to beg; also PROP 100 n Carroll & 129.4 w Utica av, runs n40 xe24.8xs40xw32.8 to beg; also UTICA AV, swc President, runs s100.7xw104xnw—xnw 101xe124.10 to beg; also PRESIDENT ST, 249.4 w Utica av, runs s—xw9.2xe58 to beg; Trstes N Y Annual Conference—A Koeppel Inc et al; T F Redmond (A).

WARWICK ST, es, 90 n Dumont av, 20x90; Auguste Knoepo—Abr Lenkowsky et al; T F Redmond (A).

WATKINS ST, ws, 281 s Livonia av, 20x100; Abr Kempinsky—Moses Kaufman; S Orlinger (A).

Abr Kempinsky—Moses Kaufman; S Orlinger (A).

W 2D ST, es, 107.4 n Neptune av, 20x100x20x 100.1; N J Title G & T Co—Sacharo Rubens et al; H L Thompson (A).

20TH ST, ss, 175 e 4 av, 35x100; Geo Ihuken —Fannie Cohen et al; J Kinkel (A).

W 36TH ST, es, 140 n Canal av, 40x118.10; Charlotte J King—Robt O'Grady et al; Somerville & Somerville (A).

41ST ST, swc 4 av, 140x100.2; Realty Associates —Wayfourth Constn Co et al; H L Thompson (A).

41ST ST, swc 4 av, 140x100.2; Realty Associates—Wayfourth Constn Co et al; H L Thompson (A).

76TH ST, nes, 100 se 13 av, 160x200; Louis Miller—Alice V McCormack as admr; specific performance; A Sachs (A).

ALBANY AV, es, 260 s Snyder av, 40x100; Alice Dorland—Danl T Webster et al; G Boochever (A).

ATLANTIC AV, ss, 287.3 w Classon av, 25x 120; Essex & Lee Co—Danl O Sanders et al; G Elliott (A).

ATLANTIC AV, ss, 262.3 w Classon av, 25x 120; same—same; same (A).

CATON AV, ss, 50 e land of Brooklyn & Brighton Beach R R, runs s147xw108.6xn162.3xe—to beg; Title Guar & Trust Co—Helen Schneider et al; T F Redmond (A).

GREENE AV, ss, 20 e Lewis av, 18x79.9; Brooklyn Savgs Bank—Sophie Wilhelms et al; Snedeker & Snedeker (A).

GREENE AV, ss, 38 e Lewis av, 18x79.9; Brooklyn Savgs Bank—Sophie Wilhelms et al; Snedeker & Snedeker (A).

KENT AV, es, 49.10 s Willoughby av, 49.10x 100; Rosie Cohn—Domenico Manzolillo et al; J Danzilo (A).

NEW JERSEY AV, ws, 120.1 s Sutter av, 20.1x

100; Rosie Coan J Danzilo (A). NEW JERSEY AV, ws. 120.1 s Sutter av, 20.1x 100; Emma Moss—Saml Malafsky et al; J

100; Emma Moss—Sain America, Kohn (A). PITKIN AV, ss. 243.7 e Eastern pkway extň, 20x148.8x24.1x162.1; Bond & Mtg Guar Co— Jas Powers et al; T F Redmond (A).

JUNE 26.
BERKELEY PL, ss, 135 w 7 av, 18.4x100;
Chas A Moran—Arcadia Realty Co et al; L

Chas A Moran—Arcadia Realty Co et al; L Karasik (A).

DELAMERE PL, es, 290 s Farragut rd, 40x100;
Rosamond Roberts—Edw F James et al; H J
Davenport (A).

HUMBOLDT ST, 32-4; Louis Tow—Harris Meyer; specific performance; M Shapiro (A).

PACIFIC ST, ns, 262 e Albany av, —x—; Wm
P Trotman—Laura C Giles et al; F Ahren
(A).

P Trotman—Laura C Giles et al; F Ahren (A).

P Trotman—Laura C Giles et al; F Ahren (A).

E 12TH ST, es, 380 s Av N, 40x100; Bklyn Trust Co—Jno W Tuttle et al; G B Davenport (A).

E 18TH ST, ws, 340 s Av K, 20x100; Mary A Schrempf—Fredk M Seila; McDonald, Koesch & Mc (A).

CONEY ISLAND AV, es, 500.4 n Av S, 120x 100; Jos Brewster—Wm F Stimpson & ano; G B Davenport (A).

NAUTILUS AV, sec Highland av, runs e120xs 114.7xnw141.6xn39.6 to beg; Mary Rowland—Mark Reardon, Jr, et al; H L Thompson (A).

NEWKIRK AV, sec Ocean av, runs s124.11xe 106.2xn157.5xw45.11 to beg; Modern Holding Co—Kirknew Realty Corpn et al; H Gottlieb (A).

(A).
SHEPHERD AV, ws, 425 s Blake av, 25x100;
Louis Cohen—Saml Dietz; to create a lien; I
Solomon (A).
LOTS 366-7, map 455 lots in Sheepshead Bay;
Chas Gilbert—Agnew Constn Co et al;
Siegeltvet & Silverman (A).
LOTS 342, 343, 346 to 349, above map; Harry
T Murray—same; same (A).

JUNE 28, CHESTNUT ST, ws, 750 n 4th, 25x150; Title G & T Co-Mary E Connelly et al; T F Red-mond (A). DEGRAW ST, ss, 143 e 4 av, 16.4x100; Mabel J Geis-Frank S Giugliano; Cary & Carroll

(A). HOPKINS ST, 165; Norman Grokow—Harry Swirsky; to create a lien; Smith & Prensky

PINEAPPLE ST, ns, 26.7 w Henry, 25x58; Henry Titus—Alfred Mettler et al; T F Réd-mond (A). ST JOHN'S PL, ns, 179 w Schenectady av, 26.4x 120.3; Leopold Rothschild—Ella A Timony et al; T F Redmond (A). WEST ST, es, 420 n Av D, 60x100; Andrew Gray—Martin J Dolan et al; F W Marquard (A)

(A).

S 2D ST, wc Marcy av, 75x80; Newburgh Savgs Bank—Geo G Segal Realty Corpn et al; T F Redmond (A).

E 14TH ST, ws, 260 s Av I, 40x100; Lillie C Hang—Marta Trieb et al; T F Redmond (A).

E 37TH ST, ws, 107.6 n Av H, 40x100; Title G & T Co—Margt Murray et al; T F Redmond (A).

45TH ST, sws, 80 nw 17 av, runs sw200.4xnw 100xnel00.2xnel00.2xsel80 to beg; J Edwin Lathrop—Andrew Luby et al; H L Thompson (A).

45TH ST, sws, 80 nw 17 av, runs sw200.4xnw 100xne100.2xne100.2xse180 to beg; J Edwin Lathrop—Andrew Luby et al; H L Thompson (A).

BEVERLY RD, ns, 50.9 e E 21st, runs n100xe 67.4xs64.8xw12.1xs35.6xw50 to beg; Yale University—Clinton-Hedden Co et al; H L Thompson (A).

BROADWAY, ss, 40 w Havemeyer, runs w81.8xs 127.2xe50.10xn113.2 to beg; Millie Goldberg—Jacob Goldberg; to create a title; Wahle & Kringel (A).

EASTERN PKWAY, ns, 300 n Schenectady av, 53.3x110.3; Parkvale Realty Co—Theo E Auerbach et al; R R Rasquin (A).

GLENMORE AV, ns, 139.9 e Thatford av, 14.9x 100x14.10x100; Abram S Underhill—Asher Piniaker et al; L W Searle (A).

GLENMORE AV, ns, 125 e Thatford av, 14.9x 100x14.10x100; same—same; same (A).

N PORTLAND AV, 22-8; Title G & T Co—Jos N Calderazzo et al; T F Redmond (A).

RIVERDALE AV, nwc Christopher av, 20x90; Title G & T Co—Rose Bernstein et al; T F Redmond (A).

RIVERDALE AV, ss, 40 w Rockaway av, 20x 80; Emma Behman—Ida Greenbaum et al; T F Redmond (A).

ROCKAWAY AV, ws, 650.6 s Pitkin av, 20x100; Poughkeepsis Savgs Bank—Ida Rappel et al; T F Redmond (A).

STH AV, es, 120 s 62d, 20x100; Alonzo B See—J B Silman Realty Co et al; Perkins & Butler (A).

JUNE 29.

FULTON ST, nwc S Oxford, runs nw48.5xne57.5

(A).

JUNE 29.

FULTON ST, nwc S Oxford, runs nw48.5xne57.5

xe4.11xs74.11 to beg; East River Savgs Instn

—Geo L Warren et al; O F Hibbard (A).

PROSPECT PL, ns, 67 e Nostrand av, 33x104;

Bklyn Savgs Bank—Bernhard A Buge et al;

H V Thompson (A).

UNION ST, ss, 40 w Smith, 20x100; Norman

MacLeod—Mary C McMahon et al; A F

Tuozzo (A).

UNION ST, ss, 40 w Smith, 20x100; Norman MacLeod—Mary C McMahon et al; A F Tuozzo (A).

WASHINGTON ST, es, bet 143 & 145 Washington, 15.10x55x18.9x53; E 2D ST, es, 200 s Av D, 40x100; LOTS 257 & 258, map "The Lindens"; Wm F Hickey—Mary Porter et al; partition; J F O'Neil (A).

E 13TH ST, ws, 260 n Av K, 40x100; Germania Savgs Bank—L I Inv & Impt Co et al; Carv & Carroll (A).

E 13TH ST, ws, 300 n Av K, 40x100; same—same; same (A).

E 13TH ST, ws, 180 n Av K, 40x100; same—same; same (A).

E 13TH ST, ws, 180 n Av K, 40x100; same—same; same (A).

E 13TH ST, ws, 220 n Av K, 40x100; same—same; same (A).

E 13TH ST, ws, 140 n Av K, 40x100; same—same; same (A).

E 13TH ST, ws, 140 n Av K, 40x100; same—same; same (A).

E 34TH ST, es, 230 n Av D, 30x100; Manley A Raymond—Tessie Westendorf et al; H L Thompson (A).

E 34TH ST, es, 230 n Av D, 30x100; Manley A Raymond—Tessie Westendorf et al; H L Thompson (A).

73D ST, ns, 118.8 w 18 av, 40x100; N Y Investors' Corpn—Chas L Smith et al; T F Redmond (A).

74TH ST, ss, 320 w 10 av, 40x100; Dime Savgs bank—Sophie Carlson et al; Clarke & Frost (A).

75TH ST, nes, 300 nw 14 av, 40x100; L I Hissorical Soc—Nellie Durlach et al; T F Redmond (A).

DeKALB AV, sec S Oxford, 33.10x99.2x13.6x 103.11; Jno Bosert—Annie E Drucker et al; Ross & Ross (A).

NOSTRAND AV, es, 160 s Av F, 20x100; Warren N Lorp—Wilhelmina C Geiger et al; H L Thompson (A).

OCEAN AV, es, 150 s Albermarle rd, 49x110; Sarah F Fabbucotti—Virginia L Egbert et al; H L Thompson (A).

PITKIN AV, ss, 83.7 e Eastern Pkway Extn, 20x116.4x22.1x125.9; Oswego City Savgs Bank—Eisik Lieberman et al; T F Redmond (A).

PITKIN AV, ss, 203.7 e Eastern Pkway Extn, 20x1167; same—Alex Sabsevitz et al; same (A).

RIVERDALE AV, ns, 40 w Christopher av, 20x

20x107; same—Alex Sabsevitz et al; same (A).

RIVERDALE AV, ns, 40 w Christopher av, 20x 90; Bond & Mtg Guar Co—Katie Stutzky et al; T F Redmond (A).

RIVERDALE AV, ss, 100 e Vesta av, 100x100; Hollis-Bellaire R E Co—Isidor Weissman & ano; Carter, Ledyard & M (A).

VANDERBILT AV, sec Washington av, 81x90.1x 73.4x82.8; WALWORTH ST, ws, 432.9 n Myrtle av, 25x100; LOTS 1, 2, 3, 101, 103 & 105, map Wallabout Market Lands, e Washington av; also PROP in Sullivan Co; Edw J Schroeder—Wm Smith et al; partition; G Parr (A).

3D AV, ses, 25 sw 21 av, 28x75; Maroia K Ditmas—Georges Realty Co et al; H J Davenport (A).

21ST AV, wc 73d, 200x700; N Y Title Ins Co—Milton S Kistler et al; G B Davenport (A).

JUNE 30.

JUNE 30.

DEGRAW ST, ns, 173 e Ralph av, 19.6x120;
Title G & T Co—Sassie Weiss et al; T F
Redmond (A).

FLOYD ST, ns, 85 e Nostrand av, 26x100; Sidney H Weinberg—Minnie Lippman et al; I

ney H Weinberg—Minnie Lippman et al; I Niner (A).
GRAFTON ST, es, 400.5 s Pitkin av, 20x100;
Title G & T Co—Isidor Serota et al; T F Redmond (A).
HALSEY ST, ns, 193.9 e Marcy av, 18.9x100;
Wm E Magie—Mary Quick et al; H L Thompson (A)

son (A).

HART ST, ns, 66 W Tompkins av, 14x55; Title
G & T Co—Sophie Bennett et al; T F Redmond (A).

	TELECOTED AND GUIDE	
HENRY ST, 690; NELSON ST, 68; Thomas J Caulfield—Annie M Caufield et al; partition;	KINSELLA ST, 827; Patk J Twomey —Michl Brennan, Inc; Michl J Bren-	JUNE 29. BROADWAY. 2182-86: also 77TH ST
L O'Reilly (A). HULL ST, ss, 150 w Hopkinson av, 18.10x81.11x	nan (40)	BROADWAY, 2182-86; also 77TH ST, 225-31 W; Carroll Mulliken—Eva J Coe et al; May11'15
18.9x84; Mary C Reynolds—Kath Murphy et al; W L Durack (A).	179TH ST, ns, 20 e Bathgate av, 50x 100; Alfio Mosimeci—Burnett Weil Constn Co; P Trotta & Thompson	SAME PROP; Willis E Roys—same; May5'15
MONROE ST, ns, 143.9 w Ralph av, 18.9x100; Kate M Fitsharris—Mary Drew et al; T F Redmond (A).	Bros (44)	SAME PROP; Superior Cornice & Sky-
PARK PL, ss, 198.9 w Bedford av, 19.9x131; Marine Soc City N Y—Sena Hart et al; T F	Frank J Johnson—Jno Doe; Raphael Kurzrock; renewal (45)	SAME PROP; Edw J Richards—same;
Redmond (A). PROSPECT PL, ns, 34 e Nostrand av, 33x104;	TREMONT AV, 531 to 535; Abr Sonken —Jas Friedhoff; Jerre T Sullivan;	SAME PROP; Marks Bros—same; June
Bklyn Trust Co—Bernhard A Buge et al; H L Thompson (A).	Stravoula G Morgan (46)	SAME PROP; Empire City Iron Works same; May6'15
REMSEN ST, ns, 99 e Clinton, 49x100; Peo- ple's Trust Co—Jno E Sullivan Co & ano;	3D AV, 4413; Louis Leon—Alfreda Mc- Clinchie (1)	SAME PROP; National Firebroof Sash
Wingate & Cullen (A). TEN EYCK ST, ss, 150 e Manbattan av, 25x 100; Title G & T Co—Amalie Sundguest et	JUNE 24.	SAME PROP: Geo H Storm & Co
al; T F Redmond (A).	ST JOHNS PL, ss, 200 e Underhill av,	same; May8'15
4TH ST, wc 5 av, 79x97.10; Saml Levy—Wm Garbart et al; J N Helfat (A). E 34TH ST, ws, 161.8 s Linden av, 22.10x100;	W 6TH ST, es, 380 n Av U, 20x100; J	May10'15 Kirchner—same;
Jno Molander—Jno Reilly et al; J J Hood (A). E 34TH ST, ws, 184.6 s Linden av, 22.10x100;	DREW AV, ws, 221.11 s Pitkin av, 40x 100; A Rennivitch—Louis Larsen 78.25	SAME PROP; Chas Grosskurth—same; May8'15
Jno Molander—Jno Reilly et al; J J Hood (A).	FT' HAMILTON AV, 3106; L Pearson— Frances Rosenberger 61.00	SAME PROP; Frank Seery—same; May
60TH ST, ns, 100 e 3 av, 20x100.2; Chauncey P Watson, Jr—Julia D McGowan et al; A Des-	LEFFERTS AV, 304; J Rudin—Addie Tingley & J J Bennett	28'15
sion (A). 84TH ST, nes, 380 se 20 av, 20x100; Hannah K Van Vrankin—Jacob Kaiser et al; Dau-	LEONARD AV, ws, extending from ss Emmons av to high water line Sheeps-	same; June 3'15 886.17 SAME PROP; M Byrne Co—same; June 1'15
son & Underhill (A). BAY RIDGE AV, ns, 260 w 10 av, 20x90; Asa	head Bay, 225x120; E Zuckerman— Mary Williams & Harriet Cohen 30.80	May11'15 McGill—same;
A Spear—Sabbatia Chart et al; C A Spear (A). GREENE AV, nwc Franklin av, 25x75; Chris-	JUNE 25. AMHERST ST, 30; C Clarke—Gussie	Van & Storage Co—same: June 125 00
tian Sompert—Myron C Rush et al; Watson & Kristeller (A).	DEAN ST, 1192; A Donnelly—Minnie	122D ST, 242 W; Harry Jaffe—Lizzie Haderman et al; Junel'15 61.00 JUNE 30.
LEFFERTS AV, ss, 607 w Rogers av, 33x102.6; Alwinia C Spiess—Jessie F' Thorn et al; Coombs & Wilson (A).	RYERSON ST, 256; L Tow—Louis	No Satisfied Mechanics' Liens filed this day.
VANDERBILT AV, ws, 137.7 s Fulton, 20x100; Anna M Everit—Cath White et al; G W	41ST ST, swc 4 av, runs s 60xw100xs	JULY 1. 72D ST, 118 W; Bernard Greenwood
Pearsall (A). 15TH AV, nws, 58.2 ne 65th, 20.11x100; Glen	40xw100xn100xe140 to beg; G A Johnson—Wayfourth Constin Co 500.00	Co—Edw W Browning et al; May 22'15
Falls Trust Co—Elisabeth Walther et al; E Angell (A).	NOSTRAND AV, 806; E Lindroth— Arthur Hannsler	104TH ST. 535-37 E: Northern Corpice
MECHANICS' LIENS.	LORIMER ST, 940-4; M Moshenberg— Geo Hammond	& Roofing Co, Inc—Edwin Shuttle- worth et al; Nov25'14
First name is that of the Lienor, the second that of the Owner or Lessee, and the third	STERLING PL, 26; C Rueger—Mary A McKeon. 21.15	Bruhns—Thos Healy et al; June30'15 97.89 JULY 2.
that of the Contractor or Sub-Contractor.	BAY RIDGE AV, ns, 100.4 e 3 av, 93x 100; J Shanker—Upton Realty Corpn 50.00	PARK AV, nec 49th; Geo F Root Co-N Y C & H R R R Co et al. Mar
Manhattan, JUNE 26.	MANHATTAN AV, 663-7; M Moshen- berg—Geo Hammond 245.00	2,019.04
7TH ST, 31 E; Morris Hochberg—Michl Pasvolsky & S Amchanitzky (87) LEXINGTON AV, 163; Delaney & Ruth	JUNE 28. BAINBRIDGE ST, 613; P J Murphy—	JUNE 25. No Satisfied Mechanics Liens filed this
- Michele Dinincasa & Dusiness Men s	Rebecca & Henry Kutzman 12.00 UNION ST, 351; L Kleitman—Jno Dorr	day. JUNE 26.
Hotel Co (86)	& Robert Corsini, doing bus R Corsini & Co	No Satisfied Mechanics Liens filed this day.
tin; Benj B Davenport (89)	N Carullero—Martha & Wm Wingerath 85.00	JUNE 28. No Satisfied Mechanics' Liens filed this
hattan & 129th, 132.9xirreg; Larkin Lumber Co-Mary G Pinkney; Ft Lee Ferry Public Market Co (90) 457.69	av, 200x132; M Fox—Wilson Holding	JUNE 29.
PARK ROW, 168; Edw Segal—Estate of	Co	KINGSBRIDGE TER, es, 1508.4 n Kingsbridge rd, 75x100; Glokner & Blue Co-Arlington Constn Co et al;
Eugene Hoffman; Morris Goldstein (88) 25.00 JUNE 29.	BARRETT' ST, ws, 300 n Sutter av, 99.11x159.6; Hyman Heckler—Wick-	Apr28'15
PROSPECT AV, ws, 60 s 180th, 247x 100; Frank J Johnson—Jno Doe;	ham Realty Corpn, Nathan Topol & I & J Inc	Constit Co et al : April 59775
JUNE 30.	F Friedman—Knickerbocker Ice Co & Frank S De Ronde	KINGSBRIDGE TER, es, 103 n 229th, 75x100; Victor Zambetti & Bros—Arlington Constn Co, Inc, et al;
BROOME ST, 368; D Friedman & Son —S & H Realties Inc; Nevens Perel- man Co, Inc (99)	MANSFIELD PL, es 100 s Av K, 37.6x	JUNE 30. 375.00
CHARLES ST, 28 to 32; Thos Galligan, Inc—Margt M Fritz: renewal (94)	E 15TH ST. es. 600 n Av N 29 10 75:	156TH ST, ss, 100 w Elton av, 45x100; Pheon Cont Co—Blanche D Taylor
Salvatore Naccarato—Defender Constn	Gowanus Wrecking Co—Annie Thomas 262.26 E 22D ST, es, 99.11 S Newkirk av, 60x	et al; May12'15
13TH ST 512 E . Chag Wiseman Diana	Co 1 924 96	BARTOW MANSION, Pelham Bay Pk:
Mary S Donnelly, trste: Wm C Links	DEKALB AV, swc Ryerson, 80x20; I Fader Louis Deutscher 1,888.00	New Rochelle Coal & Lumber Co—City of N Y et al; June24'15
agent (92)	OCEAN AV, sec Newkirk av, —x—; General Gas Appliance Co—Kirknew Realty Corpn & Gottlieb M Karpes,	No Satisfied Mechanics Liens filed this day.
182 10x212 to Daly ov v Salvatan	SURF AV ss 2024 w W 5th 274 200.	Brooklyn.
Naroroth Constn Co; Kramer Cont	& C I R R Co. Stephen E. Jacobsky	JUNE 24. EAST NEW YORK AV. swe Douglass
JULY 1. 85TH ST. 234-36 E: Sam Silz—Amelia	& Theo Carves	132x123.4; Max J Perlman—Saml Katz; May11'15
110TH ST 158 E: Abr Poisson et al	CARROLL ST ss 20 e Albany av 140v	E 14TH ST, ws, 100 n Av I, 80x100; Jno Colvin—Geo H Mahland: June
(correction) 21.00	Wm H Fleming	E 39TH ST, 221-3; Jacob W Silberlicht 50.00
JULY 2. CHAMBERS ST, 123; O Friedman & Son—Higgins Estates, Inc. Jos Wein-	E 23D ST, ws, 189.6 s Newkirk av, 60x 200; L Soloninsky—Dragone Constr	Jas A & Louis Grisler; Mar3'15 13.00 SUTTER AV, ss, 60 e Snediker av, 20x 92.6; Levin Kronenberg Co-Nathan
(3) & Perelman Co, Inc	BEDFORD AV. 2294: I Rendelman	Arluch, Frank Wiener & Jonah Krandel; June14'15 239.36
LUDLOW ST, 5; also CANAL ST, 41; Manhattan Office Partition Co—Max Kobre & Progressive School of Com-	Nathan Salsky	JUNE 26. 57TH ST, ns, 240 e 15 av. 40x100:
merce (2) 212.50	son & Abr Rose 576 29	Nicola Pasquarello—Richard P Mur- phy; May29'15
JUNE 25.	WILLIAMS AV, es, 100 n Livonia av,	phy & Annie E Murphy; June3'15 425.00
169TH ST, 918-20 E; Morris & Louis Marks—May Holding Co (37) 101.48 179TH ST, nec Walton av, 75x100; Wm	Hollman, Sami Abramson & Jos Rose. 1,861.67	JUNE 28. BAY 17TH ST, ws. 50 n Benson av. 50
JUNE 26.	SATISFIED MECHANICS' LIENS.	x96.8; Shostack Bros—Chas Askin & Wm C Ritter; Jan9'15
BROOK AV, 1531; Saml Horwitz— Mary Levy as admtrx (39) 35.50	First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor	Nathan & Julius Shostack; Nov6'14. 220.00 SAME PROP; L La Via—Chas Askin
CLAY AV, 1300; Louis Wiener—Isidore	that of Contractor or Sub-Contractor,	SAME PROP; M Alkoff—Chas Askin &
ST LAWRENCE AV, 1518; Frank	JUNE 26.	JUNE 29. E 15TH ST, es, 108 s Elm av, —x—;
-Robt M Goldsten & Lyston Bealty	No Satisfied Mechanics Liens filed this day. JUNE 28.	June8'15
& Holding Co, Inc; Robt M Gold- sten (43)	116TH ST, 7-9 E; Pinkas Klahr—Ben- kay Realty Co et al: June4'15 63.60	E 23D ST, ws. 188 s Newkirk av, —x —; Levin Weisfield et al—Dragone
	00,00	Constn Co; June25'15 275.00

E 22D ST, es, 99 s Newkirk av, -x-;	
Metropolitan Painting & Decorating Co (Inc)—same; June 26'15	381.00
E 23D ST, ws, 180 s Newkirk av, —x —; same—same; June26'15 E 23D ST, ws. 189 s Newkirk av, 60x	381.00
220 Dellon Watnik Co—same; June 26'15	,000.00
220X100.2; Jno Bontein-Michael Las- queiello, Hamilton Builders (Inc) & Gold & Kreshner; June22'15 2AV U, ss, bet E 13th & E 14th, 100 x120: Atkins Structural Engineering	95.75
Co (Inc)—Homecrest Bldg Co (Inc); June18'15 3D AV, ws, 50 n 48th, 25x80; Isidor	625.00
Shkolnik—David Feinberg & Saml Glickman; Apr16'15	487.00
JUNE 30. 18 4TH ST, sec Hooper, 25x93; Saml Lucks & ano—Jos Fuchs & Jno Mendler et al; June10'15 E 39TH ST, es, 360 s Linden av, 40x 100; Saul Rendelstein—Herman Tor-	125.00
jesen & Langsam & Schwartz Plumbing & Heating Co; Aug21'14	56.00
¹ Discharged by deposit. ² Discharged by bond.	

ATTACHMENTS.

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

Manhattan.

JUNE 24. No Attachments filed this day.

NO Attachments
JUNE 25.
LEHMANN, Anna M; Paul A Zache; \$8,717.38;
S Goodman.
WOBURN DEGREASING CO; Morita Eichner,
\$6,001.71; M C Ansorge.

JUNE 26. VOOLEVER, Geo C; Albert E Smith; \$648.80; G H Jamison.

JUNE 28. No Attachments filed this day.

JUNE 29. HODGENS, Thos M; Ben Blossom; \$10,500; Fletcher, McCutchen & Brown. JUNE 30.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 25, 26, 28, 29, 30 & JULY 1. JUNE 25, 26, 28, 29, 30 & JULY 1
ay, 277 Bill of sale restaurant....
Meryash, Louis. 156th st, 533 W...
Rothberg & Rosenbliett. Electrical
Fix.
Vincignerra, Andrea. 3d av, 1517..E
Esposito. Barber Fix.
Vondrann, Paul. Morningside Inn,
Manhattan av, 363..Rothberg & Rosenbliett. Electrical Fix.... 145.00 195.00 280.00 550.00

Bronz.

JUNE 24, 25, 26, 28, 29, 30.

Brooklyn.

JUNE 24, 25, 26, 28, 29, 30.

Milford Constn Co. Dumont av, nr
Elton st. Columbia Gas Fix Co. (R) 107.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

Bronx.

JUNE 28.
GRAND BLVD & CONCOURSE, WS,
232.3 n 184th, 50x78.6; Title G & T
Co loans Nista Constn Co, Inc, to
erect -sty apartment; 5 payments25,000.00
INTERVALE AV, es, 250.8 n Westches-
ter av, 50x100; Manhattan Mtg Co
loans Daveck Bldg Co, Inc, to erect
5-sty apartment; 5 payments35,000.00
JUNE 29.
182D ST, swc Creston av, 52.8x100;
City Mtg Co loans Paltz Realty Co,
Inc. to erect 5-sty apartment; 11
payments
RANDALL AV, ss, 50 w Seton av, 50x
100; Eastchester Savgs Bank loans
Troed Person to erect 1-sty apart-
ment; 3 payments 4,000.00
JUNE 30.
MONTGOMERY AV, nwc Popham av,
18.1x118.7; Van Dyck Estate loans
Mellwin Realty & Constn Co to erect
5-sty apartment; 13 payments40,000.00
POPHAM AV, ns. 18.1 w Montgomery
av, 43x100; Van Dyck Estate loans
Mellwin Realty & Constn Co to erect
расть за принатиральний принатиральной принатирання принатиранна принатирання принатирання принатирання принатирання принатирання принатирання принатирання принатирання принатирання прина

ORDERS

Brooklyn.

UNE 29, 40TH ST, es, 120 s Overbaugh pl, 40x 100; Getabone Bldg Co on Home Title Ins Co to pay Geo J Kay..... 580.00

DEPARTMENTAL RULINGS.

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, Combusti-bles in Places of Public Assembly.

....Interior Alarm System,Locked Doors,Electrical Equipment. DL Locked Doors.

El. Electrical Equipment.

Ex. Exits.

FA Fire Appliances, Miscellaneous.

FD Fire Drills.

*FE Fire Escapes.

*FP Fire proofing.

Rec. Fireproof Receptacles.

GE Gas Equipment and Appliances.

DC Heating or Power Plants (Dangerous conditions of)

O Obstructions.

Rub Rubbish.

Ex S. Exit Signs.

NO S. No Smoking Signs.

*Spr. Sprinkler System.

*St. Stairways.

*St. Stairways.

*St. Stairways.

*St. Stairways.

*St. Stairways.

*St. Stairways.

*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.

*Fill Sy. Approved Filtering and Distilling Systems.

*OS. Oil Separator.

RQ. Reduce Quantities.

*St Sys. Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension repair to an existing installation. When potso 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 26.

Named Streets.

Attorney st, 54—A Pomerantz & Bros....

Attorney St, of A Tomeration to Don ED
Beekman st, 92—Dr Philip Chapelle. D&R-FP
Bond et 43-Louis WeintraubFF
Centre st. 255—Royal Polishing Works, 244
Contro
Chambers st 88-United Auto Supply CoFA
Cherry st. 360—Barnet GoldbergFF
Church st, 327-Monarch Leather Goods Co El
Columbia st 81—May Speiser 68 W 1170
Duane st, 44-46—Est Michael H Lane, care
Chas A Ridgewood, N JFP-WSS(R)
East Broadway, 53-Est Robert R Crosby,
care 160 BwayWSS(R)
East Broadway, 146—S RubinFA-Rec
Elizabeth st, 124—Lauria BrosFA-Rub
Elizabeth st, 304-312—George A Lippman,
FP-D&R-Rec
Ferry st, 30-Montross & Clarke CoFA
The state of the s
Fulton st, 75-79—Louisville Varnish Co,
380 Pearl stNoS-FA
Gansevoort st, 86-88-James B. Woltman
ExS-FA-FP-D&R
Goerck st, 35-H F & H Cloak CoFD
Goerck st, 35-Samuel FreemanFD
Goerck st, 35-Goodman BrosFD
Goerck st, 35-Harris SchainmanFD
Goerck st, 35-Bernstein & RoofFD
Goerck st, 35-Herman GoldmanFD
Goerck st, 35-Louis GreenFD
Goerck st, 35-Feur & HassmanFD
Goerck st, 35-Abraham StrasburgFD
Goerck st. 35-Drier Iron WorksFD

Goerck st, 35—Roff & MarcusFD Goerck st, 35—Rubin CohenFD Greene st, 57—Veit Son & Co, 48 W 38 DEP-CE
Henry st, 197—Congregation Toris Chresed FA-ExS-Ex
Henry st, 197—Ben Soc of Sons of Aaron FA-ExS-Ex Henry st, 336—Ida BergerFA-WSS-GE Houston st, 123 W—Charles Schoener & Co
John st, 95—J & H BergeNoS-FA
John st, 95—J & H Berge
Lewis st, 11—B KaplanEx-NoS-F'A-FP Madison st, 176—Borenstein & Mochan D&R-FA-Rec-GE
Mercer st, 229—Louis KarlinFA New Chambers st, 68—Max Zinkeisen, 135 WilliamFA
William .FA Pearl st, 259—John Maxwell's Son . Rec Pearl st, 296—Rodier & Fitzgerald . D&R Pearl st, 306—Cook & Cokefair Rec Pearl st, 327-335—Harper & Bros, 325 Pearl st, 327-335—Harper & Bros, 325 Pearl st, 327-335—Harper & Bros, 325
Pearl st, 361-363—Kress & Owen CoFA Pearl st, 409-415—Est Samuel W Bowne,
Care Mrs S W, 35 W 57FP Pitt st, 24-26—Jay J Ballin, 25 BroadWSS Rose st, 17-23—Charles BladesRec-FA
Pearl st, 361-363—Harper & Bios, 323 Pearl st, 361-363—Kress & Owen Co FA Pearl st, 409-415—Est Samuel W Bowne, Care Mrs S W, 35 W 57 FP Pitt st, 24-26—Jay J Ballin, 25 Broad WSS Rose st, 17-23—Charles Blades Rec-FA Rose st, 45-51—Thomas E Greacen, 200 Bway A-FD South st, 68—Hicks & Bell Nos South st, 70—Edward S Savage, 10 Wall FE(R)-Ex
South st, 70—Edward S Savage, 10 Wall FE(R)-Ex South st, 280—Est of Mary Bell, 7 W 73FP Stanton st, 188—Joseph SternRec-FP-FA Stanton st, 188—Bernard KleinmanGE Stanton st, 188—Bernard KleinmanGE Stanton st, 188—Wolf SinglerFP-FA Vesey st, 30-32—Metropolitan Hardware Co, Rec(R)
Stanton st, 188—Pshendzer & Schwartz.GE-Rec Stanton st, 188—Bernard KleinmanGE Stanton st, 188—Phillip A EtelsteinRec-GE Stanton st, 188—Walf Singler FP-FA
Vesey st, 30-32—Metropolitan Hardware Co, Rec(R) Washington st, 316—Samuel L Laderer Est.
Washington st, 316—Samuel L Laderer Est, Care Eugene S L Moses, 105 W 40SA Washington st, 373—C Rosenstein CoFP-Rec Water st, 740-744—Crane Co, 490 Cherry FP-NoS-FA-Rec-D&R-EL Waverly pl, 28-30. Greenwich Savings Bank 246 6 avStp West st, 383—Welch, Hohme & Clark Co, 381 WestFA West Broadway, 232—Michael Pascarella Nos-FA-RQ-Ex
FP-NoS-FA-Rec-D&R-EL Waverly pl. 28-30. Greenwich Savings Bank 246 6 av
West st, 383—Weich, Hohme & Clark Co, 381 West
William st, 170-172—Schieffelin & Co. CF-FA Wooster st, 115-117—Frank & Lambert, Inc. Rec Wooster st, 199-133—N. V. Public Library, A-FD
Numbered Streets. 4 st, 25 E—Biggart Solar Print CoRec-F'A 5 st, 810 E—Isidor SauerFA-Rec
7 st, 127—Nathan PlotkinFA-Rec 8 st, 16 E—Sailors Snug Harbor, 61 Bway, SA 8 st, 62 E—Isaac WeinbergFP
Numbered Streets. 4 st, 25 E—Biggart Solar Print Co Rec-F'A 5 st, 810 E—Isidor Sauer FA-Rec 7 st, 127—Nathan Plotkin FA-Rec 8 st, 16 E—Sailors Snug Harbor, 61 Bway.SA 8 st, 62 E—Isaac Weinberg FP 8 st, 337 E—A Epstein & Son D&R 9 st, 234 E—Fred Dohrmann D&R 10 st, 1 E—W Starr Miller, 141 E 40
Place, 16 8 avFP-Rub
14 st, 8 E—Moskowitz Bros
14 st, 210 W—Charles Rubinger, 220 Bway.FP 15 st, 31-35 W—Augusta Katz, 655 Bway, Paterson, N JWSS(R)
17 st, 230-234 W—Drug Products CoRec-FA 17 st, 227-239 W—West Side Trucking CoFD 17 st, 227-239 W—Jos L Rossman & CoFD
18 st, 154-158 W—Pahlow Reed & Willow Mfg Co
20 st, 221-229 E—Mason-Seaman Trans Co, 622 W 57
23 st, 131 E—Dow & SmithNos-F-Rec 23 st, 235-243 E—Kranich & BachFP 24 st, 117-119 E—117 East 24th St CoStp(R)
24 st, 324 E—J M Horton Ice Cream Co EL-OS(R) 26 st, 48 W—Appelbaum Cloak HouseFD
26 st, 48 W—Louis Brimberg FD 26 st, 48 W—Kramer Bros FD 26 st, 48 W—Julius Leifer FD 96 st 48 W—Spactor & Lighter
27 st, 34-48 W—Lutz & HorwitzFP 28 st, 36 E—Eliza D Pfender, 140 E 9, Plainfield, N. JFP
EL-OS(R) 26 st, 48 W—Appelbaum Cloak House
36 st, 19-21 W—William M Sperry, 2 W 45 A-FD 37 st, 222-224 E—F Vogel & Co, 214 E 37 Rēc-FP 43 st, 305-309 E—Friedman BrosFA-Rec 43 st, 354 W—Rabinowitz CoNos-FA 49 st, 142-146 W—Catherine Ahearn, 371 Edgecombe avStp(R) 49 st, 244 W—Robert W PostFP 53 st, 141 W—Metropolitan Life Insurance Co, 1 Madison avFP-Nos-Rec 57 st, 103 W—Herts Bros Co, 20 W 57 st, 224 W—Columbia Weighing Machine CoFP 58 st, 44 E—Mrs C Vanderbilt, Care Cor-
43 st, 305-309 E—Friedman BrosFA-Rec 43 st, 354 W—Rabinowitz CoNos-FA 49 st, 142-146 W—Catherine Ahearn, 371
Edgecombe av
Co, 1 Madison av
57 st, 224 W—Columbia Weighing Machine Co FP 58 st, 44 E—Mrs C Vanderbilt, Care Cornelius Est, Grand Central Terminal
nelius Est, Grand Central Terminal
59 st, 437 W—College of Physicians & Surgeons, 435 W 59. Nos-FA 60 st, 20 W—Hotchkiss Garage Co. OS 60 st, 22 W—Samuel R West. EL-Rub-ExS-FA-TD
61 st, 3 W—Marmon N Y Co Nos-FA-WSS 62 st, 252 W—William Baxton D&R 66 st, 40 W—West Side Y M C A School. D&R
67 st, 21 W—Theodore M Leonard.D&R-FA-Rec 72 st, 503-507 E—Godfrey Knoche, 516 E 72.Stp 74 st, 345 E—Mollie MahlersNoS-FA-Rec
EL-Rub-ExS-FA-TD 61 st, 3 W—Marmon N Y CoNos-FA-WSS 62 st, 252 W—William BaxtonD&R 66 st, 40 W—West Side Y M C A School. D&R 67 st, 21 W—Theodore M Leonard D&R-FA-Rec 72 st, 503-507 E—Godfrey Knoche, 516 E 72. Stp 74 st, 345 E—Mollie MahlersNoS-FA-Rec 74 st, 352 E—Mrs Elizabeth Fries, 356 E 69. A 74 st, 354 W—Mrs Elizabeth Fries, 356 E 69 A-FP-Ex-WSS(R) 74 st, 40146 E—William Kouba-FA-Rec-D&R-FA
74 st, 401½ E—William Kouba.FA-Rec-D&R-FA 75 st, 170 E—Felix F Warburg, 52 William D&R

	11200112 11112 00122	
77 st, 217 E—Belwood Realty Co, Care Fredk Lese, 35 NassauO	Bathgate av, 1786—John H. Oberle, M D NoS-FA-Rec	39 st, 355—N Y Municipal Railway Corp, 85 Clinton stD&R
Fredk Lese, 35 Nassau O	Bronx blyd & Post st—General Baking Co, 45 E 17 st	50 st, 1440—Philip CedarFP-El-D&R Named Avenues.
78 st, 264 E—John RosthecherRub 82 st, 228 E—Emma J Story, 12 S Portland	Frisby av, 2286—Albert Kuhnemath, 2574 Frisby avRec	Atlantic av, 433-5—A Busch Bottling Co, FP-Rec Atlantic av, 3995—Cono LiquoriNoS-FA
ave, Bklyn	Garrison av. 1106—Abraham FaginRub Hoe av. 1217—James Hogan. NoS-FA-Rec-D&R Independence av & 254 st—Moritz Rosen-	Baltic av, 5939—Cono ElquoriNos-FA Baltic av, 280-2—Geo A Stevenot & CoCF Bedford av & Clarkson st—Frank M Powell,
84 st, 22 E—Frederick R UnigEx 101 st. 102 W—Multiphone Operating Co	thal, 25 Broad stNoS-E1-Rec(R) Morris av, 528-30—Bronx Garage Co	2038 Bedford av
Nos-Rec-FA 114 st, 56 W—Est George Erff, 352 W 46 Tel-FP-Ex	CF-F'A-OS-Rec-Rub Morris av, 736—Morris Gitelson. FA-D&R-Rec Morris Park av, 839—Wm Wetzel, NoS-FA-Rec	Church av, 319—Chas F Maynard Classon av, 399—David F Shea
116 st, 7 W—Mrs. Mary SlerdikoffRec-FA Arthur W, 429 E 24Stp(R)	Mott av, 306—Victor K RafkeVac Ogden av, 900—Edward J. GantzRec-D&R	Classon & St Marks avs—Jewish Hospital
116 st, 304 W—Sam ElkindNos-Rec-FA 119 st, 86 W—Chester Court Corp. FA-Spr(RP) 121 st, 519 E—William Levine & Co, 514	Ogden av, 1019—Josephine W Slack Rec-FA-El-FP Ogden av, 1070—Wm SchlichterFA-Rec-Rub	of Brooklyn, Prospect pl StSys(R) Crooke av, 34—Rev. Townsend Glover Jackson, 68 St Pauls pl FP DeKalb Ave, 379-85—S Weil & Co, Inc Rec
E 121Nos-Rec-FP	Park av, 4242—Chas Zinck.Rec-GE-El-WSS(R) Park av, 4266—Elmer E BullFA-Rec	Driggs av, 500—Champlain Silk Mills.Rec-D&R Flatbush av, 1001—Peter HansenD&R
E 15 124 st, 307 E—Grace S Floy, 129 W Grand st, Elizabeth N J	Prospect av, 1304—Kuplif & Heller NoS-Rec-FP-RQ So Blvd, 1311—Louis W MillerFA-Rec	Flatbush av, 1391—Franklin StanleyRub Flatbush av, 1397—J DamesRub Flushing av, 148—Raffaelo CasconeFA-NoS
125 st, 314 E—Rapid Cleaners & Dyers, 312 E 125OS(R)-FA-D&R-NoS	So Blvd, 1600—Abraham Rann, 1606 So BlvdFA-NoS-Rec	Flushing av, 470—Sam'l Greenstein & Sons.Rec Ft Hamilton av, 3819—Wm P RexEl
125 st, 332 E—N FinkelNoS-FA-Rec-D&R 125 st, 123-125 W—I DavegaRec 128 st, 74 E—Evang Luth Church of the	Spuyten Duyvil pkway & 231 st—John Ewen NoS-FA-Rec-D&R St Ann's av, 731—Max Rodgers	Gates av, 975—S Levin, 615 Gates av. FA-Rec Glenmore av, 25—F WiesenFA-Rec-Rub Graham av, 196—Isaac D RichterD&R
Epiphany	FA-Rub-Rec-D&R Throgg's Neck—A D Huntington	Greene av, 242-8—Martrich, Byre & Co, Inc
Co	NoS-FA-E1-Rec(R) University av, 2158—Herman F Bindseil FA-Rec	H Banks, 116 Monroe stFP-El-CF
59 9 avDL 135 st, 183 W—Frieda Levin, Care Alfred,	Walker av, 1119—Israel Bornstein NoS-FA-Rec-El	Johnson av. 28—Empire Plating WorksEl Meeker av. 79—Dept of Education, 500 Park av. Manhattan
2130 7 av	Wallace av, 1811—Jacob SchneiderFA-Rec Wadnut av & 139 st—Central Union Gas Co, Courtland av & 148Rec-FA-NoS	Myrtle av, 60—Isidor Gusstein, 358 Jay st.FA Myrtle av, 60—Morris Friedman, 358 Jay st.FA Myrtle av, 667—Samuel MartinRQ
Named Anguage	Washington av, 1332—John Lamborghini D&R-NoS-FA-Rec	Nostrand av, 60-68—Dunlap & Co, Park av.Rec Nostrand av, 128—John Hess, 130 Nostrand.RQ Park av, 4-8—Archangelo DeAngelis
Amsterdam av & 60 st—College of Physicians & Surgeons, 435 W 59	Webster av, 2324—The Fleischmann Co, 701 Washington av	FP-EX(R)-NoS-RG-FA Prospect av, 261—Rev Henry C Wasmund,
Audubon av, 335—Alexander Peterson. FA-Rec	Westchester av, 785—Jackson BrosFA-WSS White Plains av, 4433—Jacob H BauerFA-Rec	Prospect Pk Plaza—Riding & Driving Club
Bowery, 171—Est Ann L Underhill, Care Geo F, Produce ExchangeEx Bowery, 209—Scharf BrosRub	Whitlock & Leggett avs—Jacob FroelichFA Woodycrest av & 162 st—Louis Mecker NoS-FA-Rec	of Bklyn, N Y, Vanderbilt avCF Rockaway av, 604—Harry FeinbergRec Rogers av, 1345-7—Flatbush Auto Service
Bowery, 249—Traiger & LickerCF Bowery, 311—Joseph CohenNoS-FA	Numbered Avenues. 3 av, 3639—Bronx Drug CoCF-Rub-FA-Ex	Rogers av. 1345-7—Flatbush Auto Service Co., 1347 Rogers av
Broadway, 302-304—Shoverling, Daly & Gales RQ Broadway, 473—Est Joseph J Little, Care	3 av, 3716—Wm SalmansohnNoS-FA-Rec 3 av, 4547—Klarman BrosNoS-FA-Rec	St Marks avOS(R) Sheffield av, 245—J OunitzFA So Portland av, 190—Edison Elec III Co
Broadway, 935-939—Stein, Doblin & CoFD Broadway, 935-939—Rosenthal & GrottaFD	3 av & 140 st—A P Dienst CoFA-Rec-Rub BROOKLYN ORDERS SERVED.	of Bklyn, 360 PearlFP Sumner av. 12—Samuel LevittRec-D&R
Broadway, 935-939—Est Richard Mortimer, 11 WallF'D-A Broadway, 1612—Akron Tire CoFA-Rec-FP	Named Streets.	Sweickerts Walk, nwc Beach (Coney Island)—Alexander Eprosko
Broadway, 1751—Studebaker Corp of America, 1757 BwayRec-Rub-CF-D&R	Ashford st, 387—Kupple MelzerRec Carroll st, 17—Marie DonderoCF Conover st, 151-57—Department of Educa-	Throop av, 355 Eagle Oil & Supply CoRQ Troy av, 146—Peter DeJulio, 145 Troy av
Broadway, 1926—Broadway Auto Body Co FA-Rec Broadway, 2104—Prest-O-Lite CoNoS-FA	tion, 500 Park av, ManhattanFA-FP Dean st, 636—Peter F Reilly, 618 Dean st	Utica av, 160—Abraham KursRec Washington av, 64—A Blum,
Broadway, 5586—John BurfeindtRec Av D, 155-163—Avenue D & 11th Street	NoS-FA-Rec-FP Degraw st, 178-88—Department of Education, Park av, ManhattanFP-SA-A	Williams av, 306—L JaffeRec-D&R
Realty CorpA	Degraw st, 424—George DalySA	Numbered Avenues.
Lexington av, 1833—Abe Lifschen, 342 E	Dwight st, 74-78-Atlantic Life Boat Co,	3 av, 301-3-Lorenzo ApuzzoNoS-FA-FP
Nagle av. 8-10—Rosenbaum & Co. 3852 10	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermer- horn st
58 NoS-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3852 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av. 49—James Draghorn, 309 Schermer- horn st
Nagle av, 8-10—Rosenbaum & Co, 3852 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermer- horn st
58. NoS-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av. 49—James Draghorn, 309 Schermer- horn st
58	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermer- horn st
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58	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermer- horn st
58 Nagle av, 8-10—Rosenbaum & Co, 3852 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av. 49—James Draghorn, 309 Schermer- horn st
58. Nos-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts. FA Dwight st, 80—Chas Detlefsen, 6 Sullivan st FA Eagle st, 176—Wm Mayer, 174 Eagle st.NoS-FA Forrest st, 36—S Liebmann's Sons Brewing Co	4 av, 49—James Draghorn, 309 Schermer- horn st
58. NoS-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	t av, 49—James Draghorn, 309 Schermer- horn st
58. Nos-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	t av, 49—James Draghorn, 309 Schermer- horn st
58. NoS-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tav, 49—James Draghorn, 309 Schermerhorn st
Nagle av. 8-10—Rosenbaum & Co. 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermer- horn st
58. NoS-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tav, 49—James Draghorn, 309 Schermerhorn st
58 Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tav, 49—James Draghorn, 309 Schermerhorn st
58. Nos-FA-Rec Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tav, 49—James Draghorn, 309 Schermer- horn st
Nos. FA-Rec	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermerhorn st
Nos. FA-Rec	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	av, 49—James Draghorn, 309 Schermer- horn st
Nos. FA-Rec	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermer- horn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermer- horn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermer- horn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermer- horn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermerhorn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermerhorn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermerhorn st
Nagle av, 8-10—Rosenbaum & Co, 3552 10 av	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	4 av, 49—James Draghorn, 309 Schermerhorn st
Nos. FA.Rec	Dwight st, 74-78—Atlantic Life Boat Co, King & Dwight sts	tay, 49—James Draghorn, 309 Schermerhorn st

BUILDING MANAGEMENT

PLAYING FAIR WITH THE TENANT

By EDWIN S. JEWELL

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

THERE are two schools in the building management profession. One school bases all its actions on the principle that title to a building gives the ciple that title to a building gives the owner and the manager the legal right to squeeze money out of the pockets of such members of the community as may innocently or ignorantly accept its hospitality. The other school regards a building in the nature of a privately owned public service institution whose function is to provide safe habitation, comfortable environment and painstaking personal service.

It is not necessary to go to the trouble

It is not necessary to go to the trouble of conducting a question and answer campaign among managers to determine the classification of each individual manager. The physical condition of the building and the spirit that pervades the building is the answer.

Two Schools.

A building, plus its contents, plus its inhabitants, is the realized ideal of the owner and the architect and the builder and the manager. The institution as a owner and the architect and the builder and the manager. The institution as a whole is the fruitage of the best endeavor of one or more persons and is the key to the private mind of its creators. The general public is not yet fully conscious of the difference that exists in buildings and building management, but it is slowly learning the difference through observation and from experience.

ference through observation and from experience.

The renting public ordinarily thinks of a building in the terms of a framework of steel covered with masonry and glass, containing elevators, corridors, toilets and rooms for living or business purposes, with free heat and free service, and in some instances, free light.

The renting public has reached a point where it is willing to compare relative locations, lobby embellishments, elevator service and price per room or per square foot, but the public still believes that all buildings are about alike in other respects and refuses to take time for the consideration of many items of equal or greater importance.

of the renting public may be due to the fact that buildings are given to basing their claim for patronage on such things as a circulating ice-water system or a room set aside as an emergency hospital

their claim for patronage on such things as a circulating ice-water system or a room set aside as an emergency hospital, or an observation tower. Perhaps it is not strange that the public is not more discriminating since pamphlets issued by new buildings do not put forth any more important reason for people renting than the fact that the building is of great height or peculiar in shape or enormous in size. It will be necessary to travel far and look closely to find a building that is making safety a feature. It would be a noteworthy event if some building manager should point out the fire-escapes or exhibit the fire-fighting apparatus or ask the privilege of demonstrating a fire drill. The building that is making comfort a feature is almost as rare as Diogenes' honest man. The buildings that would be willing and eager to be examined for cleanliness could be counted on the fingers of a man who had lost one arm in the war. Very few buildings are specializing on light and air and good ventilation and sweet smells. How many buildings can you name that consider the interest of tenants to the extent of providing space free from interruption by janitors sixteen consecutive hours of each business day? How many building managers have you visited who urged you to examine the storage and working managers have you visited who urged you to examine the storage and working quarters of the building and opened

every closet and out of the way place for your inspection as a demonstration of the fact that the building is kept clean

The building manager who sees his duty and derives satisfaction in the use of the power to assess rents for the pro-duction of abnormal profits is certain to regard tenants in the nature of necessary nuisances who never pay quite enough and always want altogether too much. He will be inclined to feel it his duty to administer some lessons in proper sub-mission to the tenants under his charge through the practice of studied indiffer-ence and the promotion of occasional

Must Give Full Value.

Victims of injustice eventually acquire Victims of injustice eventually acquire knowledge from some source and when tenants wake up to the fact that they are being cheated or mistreated they do not fight back, but quietly slip away, and the space that they vacate must be filled by others who are ignorant or indifferent. Any building that accepts money from tenants or accepts service from from tenants or accepts service from employees without giving full value in return simply because it has the power to do so, or because people do not know what is their due, is headed toward certain degeneracy.

tain degeneracy.

The opportunities for improvement and competition that I refer to belong under the general heading of "service." When referring to service I do not limit myself to heat, elevators, sweeping, dusting, decorating, etc., but have in mind a hundred thoughtful things that some managers do for tenants just because they enjoy seeing the expression of appreciation break out on the human counte-nance, and because they derive more sat-

nance, and because they derive more satisfaction when the measure is heaping full and running over than when the scales exactly balance.

The kind of service I am talking about seldom costs much money. In the main, it merely requires thought and takes a little time. The kind of service that I refer to is the thing that produces a pleasing atmosphere and a rich flavor throughout a structure. The kind of service I am hinting at develops what is throughout a structure. The kind of service I am hinting at develops what is sometimes called "a fine spirit."

Unity Necessary.

Some of the evidences that a fine spirit exists in a building will be absence of irritation, absence of discord, absence of hatred, absence of dirt, absence of discorder, and just smiles and smiles all the time and everywhere that seem to bubble from an ocean of satisfaction and contentment contentment.

There is another class of buildings that reminds us of the man who selects readyreminds us of the man who selects ready-made clothing because it has the appear-ance of being good and does not cost much. In this class of buildings, cheap marble is ordinarily installed in the pub-lic places and the woodwork is nearly always stained to represent something which it is not.

The owners of buildings of this class

which it is not.

The owners of buildings of this class are frequently so greedy that they insist upon covering the entire ground area, which makes it necessary to construct dark and court rooms that appeal only to the grade of tenants who are flirting with the jails and the prisons. The "box stall" arrangement of this class of buildings permits of their being converted into lodging houses or storage warehouses on short notice with practically no expense.

no expense.

There is another class of buildings which corresponds to the individual who insists upon having tailor-made garments at any cost. Buildings of this class radi-

ate quality, comfort, character. as refinement. Instead of deteriorat-ing they seem to grow richer in atmos-phere and more dignified in appearance with age.

with age.

They stand out prominently and command respect and admiration as does a thoroughbred. This is the class of building that refuses to permit makeshifts and shoddy construction.

This is the class of building that soon passes beyond competition with other buildings and becomes the standard by which the imperfections of other buildings are recognized and measured.

It makes little difference who holds title to a building, but it makes a tremendous lot of difference who manages the building.

the building.

the building.

The manager may not de'ermine the policy of the building, but he can at least influence it; therefore he has within his power the lifting or the pu'ling down of the quality of the building. It is the manager who is responsible for the physical condition of the premises. It is the manager who selects the inhabitants of the building. It is the manager who sets the standards for those who render service. It is the manager who generates

sets the standards for those who render service. It is the manager who generates the spirit that pervades the building.

When all the facts are known it will probably be discovered that the big things in building management are achieved in the same way that big things are achieved in other lines. When responsibility is placed with individuals who, besides having legs and arms, possess a deep philosophy of life and see things from a broad point of view, something unusual is certain to happen and a new standard will inevitably result.

A Remarkable Transformation.

A Remarkable Transformation.

There is a story told of an artist who painted a picture of a pair of cows that were feeding in an ordinary pasture under trees such as are common everywhere, and beside a brook that would not attract special attention. At the time the picture was painted the cows would sell in the market for about \$75.00. After the picture was completed it sold After the picture was completed, it sold in the market for \$75,000.00

A few recent achievements in building A few recent achievements in building management lead us to believe that men are being drawn into this new profession who possess some of the secrets that entered into the transformation of \$75.00 worth of real cows to \$75,000.00 worth of cow picture. The time has arrived when building managers are discovering that pay envelopes which come from building owners are filled by building tenants, and that is equivalent to saying that building managers are beginning to realize that

owners are filled by building tenants, and that is equivalent to saying that building managers are beginning to realize that they are employees of the tenants as well as the employees of the owners.

The time has arrived when building managers are beginning to wake up to the fact that the way to develop the interest of the employees in their work and in the building is for the manager to develop a very sincere and a very real interest in the employes under his charge.

In the building management of the future, greater skill will be required in the selection and grouping of tenants, and the quality of service rendered must rise to the level of the service rendered in the best homes and in the best clubs. The most successful building managers of the future will be the ones who have an appreciation of beauty, who can generate enough loving kindness to go around, and who radiate optimism and good cheer as the sun radiates light and heat.

In the building management of the future will be provided that the sun radiates light and heat.

heat.
In the building management of the future all rules must square with the Golden Rule.

USEFUL APPLIANCES

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

Lining Pipe with Cement.

Lining Pipe with Cement.

THERE was recently described in the Engineering News a new system for lining pipe already laid with cement. The cement lining cannot corrode and microisms cannot retain as destructive a grip upon a concrete surface as upon a metal one. The process of doing this work is as follows:

A screw-piston press 5 inches in diameter and about 18 long, mounted on one end of a 19-foot plank, is used to force the mortar into the pipe. The forward head of the press cylinder is hinged to swing open; it has a central hole threaded for 2-inch pipe, and other sizes are accommodated by use of bushings. The cylinder head is swung open, the cylinder filled with mortar, and the head closed and locked. The pipe to be lined is then screwed into the hole in the cylinder head, and by forcing the piston forward the pipe is filled with cement. After this the pipe is unscrewed and moved ahead into a vise at the front end of the plank. A coupling is set up on

the mass, and makes it possible to drive nails into it and attach other work more readily. Mixed with concrete in floors, it makes it easier to attach a covering of heavy linoleum. It is not good to mix sawdust and concrete for factory floors, because sawdust will take in moisture. Its main use is where the floor is to be finished with a top covering.

the near future.

Lamp Cord Cannot Kink.

A MONG the latest novelties to be introduced in this market is one manufactured by a local concern that has sought to cure the many inconveniences attendant upon the cord connecting the table lamp with the source of supply.

up will always remain stationary, while pulling out the length of cord desired for connecting onto the lamp socket.

The lamp shade with its patented clamp attachment, which fits snug on any size bulb, is made of four point spring, which prevents the shade after being put into one position from falling back into another position, which over-Its main use is where the floor is to be finished with a top covering.

In making hollow clay tile for partitions there is a porous and semi-porous product made by mixing sawdust with the clay, 20 per cent. of sawdust being used in the semi-porous and 25 per cent. to 35 per cent. in the porous. The sawdust burns out in the process of burning the clay, and this leaves a product that can be cut with a saw and into which nails can be driven.

It can be mixed with gypsum, and with concrete for the same purpose in the making of composition tile for partitions. Most of these efforts are still in a somewhat experimental stage, but they are being spoken of with enough favor to suggest considerable development in the near future.

comes the alleged faults of many shades

on the market.

This lamp is equipped with a quarter turn attachment plug, which prevents the cord from twisting while inserting into the socket, and also a C. H. pushbutton socket. The lamp itself stands 11½ inches high. It can be folded into a 5-inch source box a 5-inch square box.

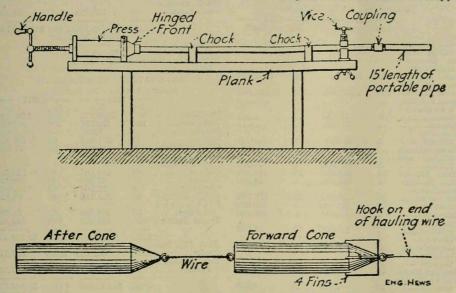
Double Heating Grate.

THERE is being introduced into this market a double heating grate that has especial merits. In principle it is a combination of the open fireplace or grate, and the modern hot air furnace. In practical application it burns and heats by radiation just as the old style grate on the front side; but on the back of superheated purified air like a furnace. This air is taken from out doors, pure and fresh, heated to any degree desired, and is then poured continuously into the house

desired, and is then poured continuously into the house.

The principle also involves the application of enforced circulation, so that the air in the rooms where this fireplace is installed never becomes stale or impregnated with impure germs. The grate itself is of unique design, scientifically constructed to generate and disseminate the largest possible volume of hygienic heat. It contains about five times the heating surface usually found in the old style grate, consequently it will generate about five times as much heat.

It is estimated that the ordinary grate loses about 90 per cent of the heat it generates. It goes up the chimney without warming the room. For every \$10



the forward end, with a portable length of pipe about 15 inches long screwed into it as far as another pipe would be fitted, usually about six threads; this keeps the threads clear of mortar for connecting the pipe to another length.

A stiff wire is now pushed through the cement in the pipe, from the front end, and a pair of tapered mandrels pulled through the pipe by this wire, to core out the bore of the pipe. The mandrels are short lengths of brass pipe with tapered front ends, fastened together with a loose wire. The outside diameter of the mandrels is one-quarter inch less than the inside diameter of the pipe. The forward mandrel has four longitudinal fins, at 90-degree intervals, to center it in the pipe, while the rear mandrel is smooth and, following through the bore made by the first mandrel, finishes it to shape and surface. The result is a smooth one-eighth inch lining of cement mortar. After inspection the pipe is laid away for the mortar to of cement mortar. After inspection the pipe is laid away for the mortar to harden. The short length of pipe at the point is unscrewed, but the coupling is

All tees, elbows and other fittings are also lined with cement mortar, so applied as to give an interior surface continuous with that of the lined pipe and minimum friction at the joints.

Sawdust in New Uses.

Some new ways of using sawdust are explained in the Woodworker that may interest the building manager who has particular problems to solve in putting up partitions or in relaying floors. In concrete walls, and with the harder material for partition walls, it softens

There are two illustrations shown re-vealing the universitality of this portable lamp.

It stands, clamps or hangs anywhere. There is no cord visible when the lamp itself is not in actual use and this is made possible by the employment of a self winding coil situated within its base that permits only as much cord as actually required to be withdrawn from the lamp, thus preventing accidents arising from having the

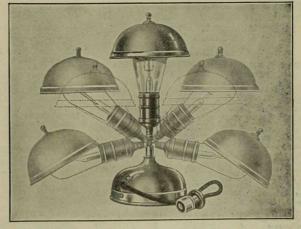
venting accidents arising from having the cord laying loose about the floor.

Ten feet of extension cord is provided under normal circumstances. This cord can be pulled out to its full length, or if only two feet of connecting line is needed, the remainder is conveniently tucked away out of sight in the self coiling apparatus within the base. The touch of a finger on the rewinding button on the base takes care of the slack.

The clamp that hold

The clamp that holds the lamp to any surface is made of piano wire, rubber covered, and the base itself is highly polished to prevent scratching of the most delicate surfaces.

The main patented feature provides for swinging the lamp in any direction and on its pivot at will, but it is impossible to twist the cord, no matter in which position the lamp is turned. The base and section from the swing joint



worth of coal used only \$1 worth is utilized in giving comfort. The remainder is pure waste. The grate is complete with an ash dump that releases the ashes into the cellar, thus doing away with dirt and dust in cleaning the grate. There is no external appearance in the grate other than that of an ordinary fireplace, the heat distributing feature being contained in the chimney, where in ordinary grates the heat escapes. where in ordinary grates the heat escapes.

CURRENT BUILDING OPERATIONS

Comparative Table of Plans Filed in Five Boroughs Since January 1—Greater City Shows Increase of 235 Buildings

HE record of building operations, according to the revised figures of the Building Superintendents of the five boroughs, from January 1, 1915, up to and including June 30, closed with \$86,027,961 to be expended, as compared with \$71,379,408 for the corresponding six months of 1914, an increase in the amount of \$14,648,553.

months of 1914, an increase in the amount of \$14,648,553.

The number of building projects filed during the same period of 1915 was 6,073 as compared with 5,838 for the same six months of 1914, showing that there was an increase of 235 buildings.

In Manhattan the increased specified cost over last year was \$13,361,780, but the total number of buildings scheduled during this period was 258, as compared with 259 in 1914.

There was an increase in tenement house construction, stores, offices and lofts costing over \$30,000, and stores and lofts costing less than \$15,000, office buildings, churches, hospitals, stables and garages, but this increase was offset by a decrease in manufactories and workshops, public buildings (places of amusement), and other miscellaneous structures.

The Borough of Brooklyn shows an

The Borough of Brooklyn shows an increase of 103 more buildings to be erected at a decreased cost of \$3,496,225 in the amount to be expended. The gain is due to a larger number of tenement houses costing less than \$20,000, stores under \$15,000, stores and two-family, structures, churches, stolker, and structures, churches, stables and

stores under \$15,000, stores and two-tamily structures, churches, stables and brick sundries.

In The Bronx, there was an increase of 100 buildings, costing \$5,894,358 more than during last year, showing that there is a larger number of brick tenements to be constructed, totaling 303 in number, costing \$13,590,500, as compared to 163 tenements to cost \$7,438,000 for the corresponding six months of 1914. There is also an increase in structures such as public buildings (Municipal) and stables and garages, while there is a falling off in stores, offices and lofts, and not as many brick dwellings.

In Richmond there is also a substantial increase over last year by 28 more projects in the amount to cost \$257,970, chiefly due to the growing demand for dwellings, as well as a larger number of alteration projects.

of alteration projects.

The Borough of Queens shows an increase of five buildings, but \$1,369,331 less in the amount to be expended.

Manhattan

PLANS FILED FOR NEW BUILDINGS
January 1, to June 30, Inclusive

		_1914		- 1915
	No.	Cost.	No.	Cost.
Dwellings,				
over \$50,000	5	\$850,000	4	\$355,000
Betw'n \$20,000				TO 000
and \$50,000	2	90,000	1	50,000
Under \$20,000.	5	37,000		
Tenements	80	9,686,000	98	9,982,500
Hotels	6	425,000	5	1,128,000
Stores, lofts etc.				
over \$30.000.	22	6,273,000	29	10,310,000
Betw'n\$15,000.				
and \$30,000.	12	262,000	4	103,000
Under \$15,000.	5	39,000	10	60,500
Office buildings	. 8	4,380,000	11	3,625,000
Manufactories	40	1,000,000	,	
andWorkshops	19	1,477,950	. 11	1,437,000
Schoolhouses		201,600	1	75,000
Churches	4 2	235,000	9	672,500
	2	200,000		012,000
Public Build'gs	4	522,000	3	10,062,000
Municipal	*	022,000	0	10,002,000
Places of				
A m u sement,	00	770 000	15	960,250
etc	22	770 000	10	900,200
Stables and	00	000 000	-	FC0 000
Garages	23	829,600	5	560,000
Other Struct-	00	10 700	- 00	000 177
ures	39	48.790	29	236,475
Hospitals	1	150,000	23	21,495
	1			
Totals	259	\$26,276,940	258	\$39.638,720
	258			26,276,940
Decrease No.				
bldgs 1915	1			
Increase cost 6	mo. 1	915		\$13,361,780

ALTERATIONS IN MANHATTAN				
January 1	1 to June 30,	Inclusiv	e	
	-1914		1915	
No	. Cost	No.	Cost	
Dwelling houses 394	\$777,251	246	\$765,745	
Tenements 663	752,483	390	469,742	
Stores, lofts, etc. 700	2,375,461	44	626,795	
Office buildings 234	1,236,039	495	1,144,933	
Manufactories				
and workshops 208	440,614	121	549,805	
Schoolhouses 14	145,600	141	323,755	
Churches 18	283,450	17	109,100	
Public Build'gs				
Municipal 7	63,100	22	68,750	
Places of	- tour		~	
amusement, etc. 223	622,868	8	21,975	
Hotels 97	148,015	114	825,240	
Stables and 84			.=0.4=0	
Garages	329,430	59	176,450	
m. 1 2 242	07.17.011		25 000 000	
Totals2,642	\$7,174,311	1,657	\$5,082,290	
1,657	5,082,290			
Decrease 6 mo.	00 000 001			
1915 985	\$2,092,021			

PLANS FILED FOR NEW BUILDINGS January 1 to June 30, Inclusive

——————————————————————————————————————				
	No.		No.	Cost.
Dwell'gs Brick				
over \$50,000				
Dwell'gs, brick				
Bet \$50,000				
and \$20,000				
Under \$20,000	52	\$292,500	44	\$242,850
Tenem'ts, brick				
over \$15.000.	163	7,438,000	303	13,590,500
Under \$15,000.			11.5	
Tenements				
frame	3	15,000		
Hotels	3	33,000		
Stores over				
\$30,000	2	65,000		
Stores, between				
\$30,000 and				0,5,000
\$15,000	3	50,000	2	35,000
Under \$15,000	24	109,300	24	153,300
Office Build'gs.	7	100,950	3	61,200
Manufactories		000 000		170 700
and workshops	28	320,092	23	176,700
Schoolhouses	8	446,000	1 3	275,000
Churches	2	45,000	3	195,000
Public Build'gs	-	070.007	177	54 200
-Municipal.	7	270,825	17	54,300
Places of	17	715 200	13	793,400
Amuse'nt,etc.	17	515,300	10	795,400
Stables and	20	44,625	29	156,675
Garages	70	249,975	53	156,675
Dwell'gs, frame	10	249,970	99	100,010
Other Struct-	26	7,575	20	6,900
ures	20	7,575		0,500
Totals	435	\$10,003,142	535\$	15,897,500
100015	100	410,000,112	435	10,003,142
			230	,0,112

100 \$5.894.358 January 1 to June 30, Inclusive

ALCOHOL: NOTE !		1914		1915
	No.	Cost.	No.	Cost.
Dwellings, brick	26	\$20,365	21	\$21,175
Dwellings, frame	163	172,685	140	123,100
Ten'm'nts, brick	81	86,400	34	25,775
Ten'm'nts,frame	9	3,450	16	16,185
Hotels	5	5,425	1	2,000
Stores	38	52,075	22	29,900
Office buildings	6	8,630	1	1,500
Manufactories		100.015	0.1	04.050
and Workshops	22	123,915	21	64,650
Schools	6	93,400	2	7,300
Churches	6	98,500	7	16,580
Public Buildings	20	28,230	14	110,200
Stables and Gar-				
ages	5	5,100	10	27,750
Miscellaneous 1	,246	166,756	1,268	164,616
Totals	1.633	\$864,936	1.557	\$610,731
	1,557	610,731		
Desmana Sir				

Months, 1915... 76 \$254,205

Brooklyn

PLANS FILED FOR NEW BUILDINGS

January 1 to June 30, Inclusive				
	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, 1				
family, over				
\$50,000				
Dwellings, 1				
family, btwn.				
\$20.000 and				
\$50 000				
Dwellings, 1				
family, under				
\$20.000	441	\$1,809,900	402	\$1,505,950
Dwellings, 2				
family, under				
\$20,000	373	1,533,100	352	1,348,950
Tenements.	0.0	-101		
Bet. \$20,000				
and \$50,000	343	11.299,500	226	7,551,000
Tenements	0.10			
under \$20,000	79	691,900	208	1,926,100
Stores, over	1000			
\$30,000	1	95,000		
Stores	100		-	
Bet. \$15,000				
and \$30.000			2	50,000
and \$50.000	2/2			

				mention manufactures.
Stores, under				
\$15,000	17	33,350	00	
Stores and two	11	33,330	29	149,550
families	132	761.200	0.00	1 700 070
Office buildings	6		258	1,503,650
Factories and	0	114,700	3	28,500
Workshops,				
brick	35	1 277 100	00	1 000 000
Factories and	99	1,377,100	39	1,069,850
Workshops,				
frame	4	E 100	0	1 400
Schoolhouses	3	5,100	2	1,400
Churches	4	215,000	::	*******
Public build'gs,	4	215,500	14	562,000
Municipal	6	457 000	-	070 000
Places of Amuse-	0	457,300	7	278,000
ment, etc	32	000 000	- 00	040.000
Stables and	04	869,250	22	843,800
Garages	73	000 000		010 770
Warehouses		228,350	171	319,750
Brick sundries.	39	960,000	3	82,000
Dwellings, frame	39	198,925	59	206,425
1 & 2 families	518	1 257 000	100	1 400 00=
Tenements,	919	1,357,900	463	1,463,335
frame	16	102 000	0	22.000
Stores, frame,	10	103,200	8	32,000
two family .	4	0.000		0.000
Other frame	4	9,900	1	3,000
structures	168	179 010	101	00 500
structures	108	173,810	131	88,500
Totals	2.297	222 500 005	9 400	010 012 700
Locals	2,231	\$22,509,985		\$19,013,760
D 0		19,013,760	4,201	

Decrease Cost, Six | 13,013,700 2,297 | Months, 1915 | \$3,496,225 | Increase No. Buildings, Six Months, 1915 | 103

ALTERATIONS IN BROOKLYN

Dwellings.....
Tenements....
Hotels.... $\substack{251,603\\42,760\\12,700\\202,315}$ 169,125 102,860 84,825 106,895 405,663 56,940 442,890 \$1,576,401 1,780 \$1,751,437 352,530 2,626 871,178 3,475 366 21,959 3,669 \$1,932,406

\$712,368 Increase, 6 Months, 1915...... 1,105 Queens PLANS FILED FOR NEW BUILDINGS.
January 1 to June 30, Inclusive.
(The classifications have not been complete... at this writing.)

ALTERATIONS IN QUEENS.
January 1 to June 30, Inclusive

No. Cost No. Cost 1,487 \$709,290 1,557 \$498,036 1,487 Cost \$498,036

Decrease Cost, Six 498,036
Months, 1915 ... \$211,254
Increased No; Buildings, Altered, 1915 ...

Real estate and improvements, including public property, constituted \$110,677,000,000, or 59 per cent. of the total wealth of the country. The next greatest item, \$16,149,000,000, was contributed by the railroads, and the third, \$14,694,000,000, represented the value of manufactured products.

Carpenters' Delegates Summoned.

Isaac W. Stock, fifty-two years old, of 312 Eighth avenue, Long Island City, and John Quinn, forty-five years old, of 54 Seventh avenue, Whitestone, have been summoned in Brooklyn with two other alleged agents of the United Brotherhood of Carpenters and Joiners of America on the charge of having threatened builders.

The complaintant is John Bossert.

threatened builders.

The complaintant is John Bossert, representing a lumber firm at 1335 Grand street, Brooklyn, who charges that the men "unlawfully conspired" to restrain competition and trade by trying to prevent the employment of non-union carpenters by the firm.

The other men charged with Quinn and Stock are Charles H. Bauscher, of the Bronx, and William O'Grady, of Brooklyn.

Brooklyn.

Two hundred pages of evidence and charges took up the complaint filed by

the company.

It was alleged that the agents tried to stop the use of open shop window sashes in the construction of buildings, that they tried to keep non-union workmen from being employed by the company, and that they threatened the

The result, according to the complaint, was that the erection of the buildings was delayed, at a loss to the companies connected with their con-

Two Contracts for Whitney Company.
Two building contracts of considerable importance were recently awarded to the Whitney Company, general contractor, I Liberty street. Both projects are owned by the Young Women's Christian Association. The Central Club for Nurses to be erected at 132-138 East Forty-fifth street costing about \$400,000, has been planned by Parish & Schroeder, architects, 12 West Thirty-first street. The Central Y. W. C. A. Building, to be located at the southwest corner of Lexington avenue and Fifty-third street, has been designed by Donn Barber, architect, of 101 Park avenue. This structure will be ten stories in height, 100x103 feet, and will cost about \$350,000.

Proposed Brooklyn Elevator Apartment.

Proposed Brooklyn Elevator Apartment.

Clarence L. Seifert, architect, of 110
West Fortieth street, Manhattan, has
been retained by the Taggart Building
Company, care of George W. Martin, of
1405 Carroll street, Brooklyn, to prepare
the plans for a six-story elevator apartment to be erected on the north side of
Eastern Parkway, opposite the museum
of the Brooklyn Institute of Arts and
Sciences. The property upon which this
building will be erected has a frontage
on the Parkway of 79 feet and is 225 feet
deep, running through to Lincoln place.
While Eastern Parkway has lately been
the scene of much high-class apartment
house construction, this project is the
first elevator apartment to be erected on
this thoroughfare.

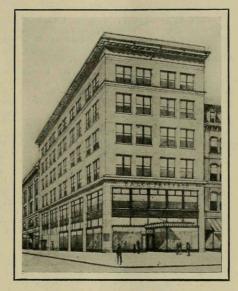
Strauss Square Apartment.

Plans are being prepared in the office of Schwartz, Gross & Marcus, architects, 347 Fifth avenue, for a twelve-story apartment house to be erected on a plot 75x100 feet on West End avenue between 106th and 107th streets. The structure will occupy the site of the old Bloomingdale Reformed Church. The owner of this project is the Schuyler Bloomingdale Reformed Church. The owner of this project is the Schuyler Square Realty Co., Inc., Harry Schiff, president, 355 West End avenue. According to present plans the building will be modern in every respect, absolutely fireproof, and will have floors divided into three and four suites. Further details will be appounced later details will be announced later.

Pending Building Code Ordinances.

The Building Committee of the Board of Aldermen reported at this week's meeting of the board in favor of adoptmeeting of the board in tayor of adopting three substitute ordinances to form part of the Building Code. The ordinances are printed in full in the City Record of Thursday, July 1. They are relative to Masonry Construction, Fire-proof Construction and Reinforced Concrete Construction. The next week the three will come up for final passage. crete Construction. The next week three will come up for final passage.

New Building for Balch, Price & Co. A T the southwest corner of Full and Smith streets, Brooklyn, modern store and factory building v soon be started, which, on completion, will be occupied by Balch Price & Co., will be occupied by Balch Price & Co., furriers and clothiers, now located at 376 Fulton street. The plans for the new project, which will cost in the neighborhood of \$150,000, have been prepared by Seymour & Schoenwald, architects, Grand Central Terminal, Manhattan. The building will be a fireproof structure, six stories in height, with walls of



Seymour & Schoenwald, Arch'ts. 380-382 FULTON STREET

with limestone trimmings, and construction of reinforced con-The first two floors will be utilfloor crete. The first two floors will be utilized as sales and showrooms, and the upper floors as workrooms and storage rooms. The new structure will have a frontage in Fulton street of 50 feet, occupying numbers 380 and 382 Fulton street, and will be 125 feet deep. The building will be completely equipped with a sprinkler system and other modern fire protective appliances. Estimates for the construction of this building under a general contract are now ing under a general contract are now being taken.

NO ARCHITECTS SELECTED.

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

WHITE PLAINS, N. Y.—Asa Young, 78 Croton av, Mt. Kisco, contemplates the erection of a 2½-sty frame residence on North Broadway, to cost about \$15,000. No architect selected.

BUFFALO, N. Y.—The Bank of Buffalo, Elliott C. McDougal, president, contemplates the erection of a 3-sty bank here. No site or architect have been selected.

RENSSELAER, N. Y.—The Board of Education of the City of Rensselaer, Arthur Lucas, president, contemplates the erection of an addition and alterations to School No. 1, at Washington st and 3d av. Cost, about \$40,000.

ROCHESTER, N. Y.—St. Andrews R. C. Church, Rev. Father George Eckle, Portland av, contemplates the erection of a 2-sty brick parish house and convent on Portland av, No architect selected.

TRIBES HILL, N. Y.—The Village of Tribes Hill contemplates the erection of a 2-sty brick school to cost about \$15,000. P. J. Gordon, James McKibbon, John Going, John Curry, all of Tribes Hill, trustees, are considering architects' sketches.

ALLEGHANY, N. Y.—H. Bonaventure College, Rev. Father Fidelis, at site, in charge, is receiving competitive sketches for a college building here. Project will probably go ahead in the fall. Cost, about

CORNING, N. Y.—The German Order of Harguari, Garfield Lodge No. 450, D. O. H., Otto F. Vollgraf, interested, contemplates the erection of a lodge building here. No architect selected.

PLANS FIGURING.

DWELLINGS.
STAMFORD, CONN.—Bids will close
July 6 for the 2½-sty hollow tile and
stucco residence for Louis H. Porter, 140

Nassau st, Manhattan. Aymar Embury, 2nd, 132 Madison av, Manhattan, architect. Cost, \$25,000 to \$30,000.

MUNICIPAL WORK.

BROOKLYN.—Bids close at 2 P. M., July 12, for alterations and improvements at New Utrecht pumping station, converting same into a distribution station at the northeast corner of Av V and East 14th st, for the Department of Water Supply, Gas & Electricity. The work will include mason work, steel and iron, sheet metal, carpenter work, roofing, painting, glazing and electrical work, plumbing and gas fittings and steam heating work.

PUBLIC BUILDINGS.

public Buildings and steam heating work.

PUBLIC BUILDINGS.

TOMPKINSVILLE, S. I.—The U. S. Government, J. T. Yates, Lighthouse Inspector, is taking bids to close July 9 at 2 P. M., for the 2-sty reinforced concrete carpenter shop here, to cost about \$23,000

TOMS RIVER, N. J.—The Board of Chosen Freeholders of Ocean County is taking bids to close July 6 at 12 M., for the 1-sty hollow tile and stucco county building, 40x60 ft, from plans by J. C. & G. A. Delatush, 70 Broad st, Red Bank, N. J. Cost, about \$30,000.

ALBANY, N. Y.—The State of New York, Trustees of Public Buildings, is taking bids to close July 27 at 12 M., for remodelling the State House, in Eagle st, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$350,000.

SCHOOLS AND COLLEGES.

Albany. Cost, about \$350,000.

SCHOOLS AND COLLEGES.

HARRIMAN, N. Y.—The Board of Education of the Village of Harriman is taking bids to close July 10 at 3 p. m., for the high and grade school in the south side of Macon st, west of the railroad station, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan, Louis E. Eden, 1 Madison av, Manhattan, electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, Manhattan, steam and ventilating engineers. Bids call for general construction, plumbing, wiring, heating and ventilating equipment. Cost, about \$40,000.

UTICA, N. Y.—The Board of Education, Frank P. Winant, president, is taking bids to close at 8 P. M., July 13, for a 2-sty brick and stone grade school, 200x128 ft, at Warren and Court sts, from plans by Gouge & Ames, 70 Genessee st. Cost, about \$120,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
5TH AV.—J. F. Mussellman, 101 Park av, has been selected as steam and electrical engineer for the 12-sty apartment house, 115x115 ft, at the southeast corner of 5th av and 72d st, for the 907 Fifth Av Co., Robert B. Knowles, president, 165 Broadway. J. E. R. Carpenter, 66 East 66th st, architect. Wells Bros. Co., 53 West Jackson st, Chicago, Ill., and 366 5th av, Manhattan, general contractor. Cost, about \$1,500,000.

PARK AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment at the southwest corner of Park av and 81st st, for Edgar A. Levy, 505 5th av, owner and builder. Cost, about \$500,000.

PARK AV.—Warren & Wetmore, Grand Central Terminal, are preparing plans for a 17-sty apartment on the west side of Park av, 55th to 56th sts, for S. Fullerton Weaver Co., 30 East 42d st. Figures will be received about August 5th.

ST. NICHOLAS AV.—Gronenberg & Leuchtag. 303 5th av, have completed

ST. NICHOLAS AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment at the southwest corner of St. Nicholas av and 157th st, for the Lehigh Building Corp., Irving Judis, 7 East 42d st, president. Cost, about \$250,000.

WEST END AV.—Paul J. Piatti, 47
West 34th st, has been selected steam engineer for the 12-sty apartment house, 105x142 ft, at 321-329 West End av, for the Charmion Construction Co., 2309
Broadway, owner and builder. Neville & Bagge, 105 West 40th st, architects. Robert E. Moss, 126 Liberty st, steel engineer. Cost, about \$500,000.

Cost, about \$500,000.

SEAMAN AV.—Plans have been prepared by Samuel Katz, 405 Lexington av, for two 5-sty apartments on the south side of Seaman av, 100 ft east of Academy st, for the Frank Wilson Con. Co., 405 Lexington av. Cost, about \$70,000.

188TH ST.—George F. Pelham, 30 East 42d st, has completed plans for two 6-sty apartments at 552-8 West 188th st, for the Moses Goodman Corp., 117 West 119th st. Cost, about \$90,000.

19TH ST.—Samuel K. Hasbrouck, 345-7 West 18th st, has completed plans for the 6-sty apartment at 264-8 West 19th st, for the Rehcansie Realty Co., 245-7 West 18th st. Cost, about \$55,000.

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Plans Figuring-Continued.

11TH ST.—Plans have been prepared by Gronenberg & Leuchtag, 303 5th av, for the 6-sty apartment at the southeast corner of 11th st and 6th av, for the Leonard Weill Construction Co., 128 Broadway. Cost, about \$35,000.

EDGECOMBE AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for the 5-sty apartment on the east side of Edgecombe av, 18.11 ft north of 138th st, for the 114th St & 7th Av Construction Co., 1884 7th av. Cost, about \$65,000. Also for a 5-sty apartment at the southeast corner of 139th st and Edgecombe av, to cost about \$60,000, for same owner.

28TH ST—Herbert M. Baer and Eugene

cost about \$60,000, for same owner.

28TH ST.—Herbert M. Baer and Eugene H. Klaber, 665 5th av, have completed plans for a 6-sty apartment at 441-3 West 28th st, for the Chelsea Homes Corp., 119 West 40th st. Cost, about \$30,000.

2D AV.—Chas. B. Meyers, 1 Union Square West, has prepared plans for alterations to the 4-sty tenement at 2218 2d av, for Samuel Behrman, 503 5th av. Cost, about \$6,000.

BROADWAY—Plans by

about \$6,000.

BROADWAY.—Plans have been prepared by Robert J. Reiley, 477 5th av, for alterations to the 6-sty apartment at 1736-48 Broadway, for A. J. Shipman and E. L. Mooney, 37 Wall st. Cost, about \$18,000.

FACTORIES & WAREHOUSES.
PLEASANT AV.—Alfred Freeman, 29 West 34th st, has completed plans for a 3-sty brick stable, garage and factory, 40x85 ft, at 371½ to 373 Pleasant av, for Morris Weinstein, care of architect, who will soon take bids from a selected list of contractors.

STORES, OFFICES & LOFTS. STORES, OFFICES & LOFTE, 38TH ST.—Herman Lee Meader, 2 West 33d st, is preparing plans for a 12-sty store, office and loft building at 7 East 38th st, for a syndicate, of which Leslie R. Palmer, 68 William st, is interested. Architect is ready for bids on steel work.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
207TH ST.—John Hauser, 360 West
125th st, has completed plans for two 5sty 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.

POPHAM AV.—Neville & Bagge, 105 West 40th st, are preparing plans for two 5-sty apartments at the northwest corner of Popham and Montgomery av, for the Mellwin Realty & Construction Co., 1680 Clay av, owner and builder. Cost, about \$100,000

WEEKS AV.—C. B. Meyers, 1 Union sq. has been commissioned to prepare plans for a 5-sty apartment, 84x95 ft, at the southwest corner of Weeks av and 173d st, for Adelstein & Avrutine, 71 Nassau st.

CROTONA PARK EAST.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for a 5-sty apartment on the east side of Crotona Park East, 450 ft north of 174th st, for Louis E. Kleban, 1714 Crotona Park East. Cost, East, 450 ft in E. Kleban, 177 about \$60,000.

CRESTON AV.—Andrew J. Thomas, 2526 Webster av, has been commissioned to prepare plans for a 6-sty apartment at the southeast corner of Creston av and 188th st, for William H. Picken, 457 West 144th st.

CHURCHES.

COSTER ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing preliminary plans for a brick church, 50x90 ft, at the corner of Coster st and Spoffard av, for the Church Extension Society, 156 5th av. Cost, about \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
MONTROSE AV.—Shampan & Shampan,
772 Broadway, have completed plans for a
6-sty tenement on the north side of Montrose av, 79 ft west of South 5th st, for
the Montrose Av Co., Inc., Ralph J. F.
Gerstle, 103 Park av, Manhattan, owner
and builder. Cost, about \$50,000.

AV T.—Dorfmann & Norelli, Orange National Bank Building, Orange, are preparing plans for a 4-sty apartment, 80x 88 ft, on Av T, for Waldema Dorfmann, 69 West 113th st, Manhattan. Architects will have entire charge and will take bids on subs from local contractors. Cost, about \$50,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x88 ft, on Saratoga av, near Sutter av, for the Export Building Co., Max Neufel, 1476 Pitkin av, owner and builder. Cost, about \$25,000.

FLATBUSH AV.—William H. Ludwig, 801 Eastern Parkway, has completed plans for a 4-sty brick tenement, 20x61 ft, at the northeast corner of Flatbush av

and Av D, for Michael M. Nolan, 113 Ken-ilworth pl, owner and builder. Cost, about \$10,000.

\$10,000.

BEDFORD AV.—Young & Wagner, Inc., 347 5th av, Manhattan, have completed plans for three 4-sty apartments at the northwest corner of Bedford av and Lenox rd, for the Fort Realty Co., Inc., 35 Nassau st, Manhattan, owner and builder. Cost, about \$145,000. Tar and gravel roofing, steam heating, electric wiring.

DWELLINGS.

AMBOY ST.—S. Millman & Son, 1780

Pitkin av, are preparing plans for a 3sty brick residence and store, 25x50 ft,
in the west side of Amboy st, 140 ft south
of Pitkin av, for Sam Meisler, 1614 Pitkin
av, owner and builder. Cost, about \$10,-

HENDRIX ST.—Joseph W. Weiss, 16 Court st, is preparing plans for two 2-sty brick residences, 24x60 ft, in the west side of Hendrix st, between Fulton st and Atlantic av, for A. Feinstein, 16 Court st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile work, dumbwaiters. Cost, about \$15,000.

10TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 2-sty brick residence, 20x55 ft, on the east side of 10th av, 20 ft north of 58th st, for the Carwood Building Co., 1011 58th st, owner and builder. Cost, about \$12,000.

SHEEPSHEAD BAY.—Laspia & Salvati, 525 Grand st, are preparing plans for two 2½-sty frame and stucco residences at Sheepshead Bay, for Joseph Gritto, Sea Gate Inn Hotel, 37th st, owner and builder. Total cost, about \$7,000.

HINSDALE ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for six 2-sty residences with stores, 20x52 ft, in the west side of Hinsdale st, north of Hegeman av, for Max Rosenberg and Isadore Rosenstein, 645 Hinsdale st, owners and builders. Cost, about \$25,000.

FACTORIES & WAREHOUSES.
STEINWAY AV.—Dodge & Morrison,
135 Front st, Manhattan, have nearly completed plans for additions and alterations
to the factory at 501-503 Steinway av,
for Richard Hellman, premises. Cost,
about \$10,000.

BRIDGE ST.—G. A. Moore, care of owners, is preparing plans for a 7-sty storage, 75x100 ft, at Bridge and Plymouth sts, for Kirkman & Son, 215 Water st. Bids will be received about July 10. Cost, about \$100,000.

Queens.

APARTMENTS, FLATS & TENEMENTS. WHITESTONE, L. I.—J. Peter Hansen, this place, is preparing plans for a 3-sty apartment at 18th st near 8th av, for M. Blum, this place. Cost, about \$18,000. Owner is ready to take bids.

RIDGEWOOD, L. I.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for a 3-sty tenement, 28x85 ft, at the southeast corner of Forest and Woodbine sts, for Mrs. K. Eisenhauer, on premises, owner and builder. Cost, about \$10,000.

WOODHAVEN, L. I.—Jas. D. Geddes, 4 Lexington st, Richmond Hill, L. I., has completed plans for a 4-sty tenement on the west side of Woodland av, 90 ft south of Jamaica av, for Michael Lummo, Rus-sell st, owner and builder. Cost, about \$22,000.

GLENDALE, L. I.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for eighteen 3-sty tenements, 27x68 ft, in the east and west sides of Richard st, corner of Central av, for Fred Thompson, 2 Folsom av, owner and builder. Cost, about \$108,000.

DWELLINGS.

CORONA, L. I.—A. DeBlasi, Jackson av, has completed plans for a 2-sty brick residence, 18x53 ft, in the east side of 47th st, 299 ft north of Jackson av, for Frank Pagano, 107 48th st. Cost, about \$4,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, this place, has completed plans for twenty 2-sty frame and brick residences, 20x51 ft, in North, Fulton, Market, Pulaski and Hinman sts, for the Morton Park Realty Co., 464 Grand st, Brooklyn, owner and builder. Cost, about \$50,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for twenty-six 2-sty brick residences, 20x55 ft, at the southwest corner of Gates av and Doubleday st, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about \$109,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for fourteen 2-sty brick residences, 20x55 ft, on the north sides of Gates av, 84 ft east of Fresh Pond rd, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about \$52,000.

RICHMOND HILL, Is. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for six 3-sty brick stores and residences, 20x55 ft, at the northwest corner of Jamaica av and Waverly pl, for Rosario Lucia & Bro., 759 Woodward av, Brooklyn. Cost, about \$22,500.

BAYSIDE, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 24x37 ft, at the northwest corner of Bayside rd and Maxwell av, for Stephen Maxon, 59 26th st, Elmhurst, owner and builder. Cost, about \$8,000.

CORONA, L. I.—A. De Blasi, Jackson av,

CORONA, L. I.—A. De Blasi, Jackson av, has completed plans for several 3-sty brick residences, 22x55 ft, on the west side of National av, 150 ft north of Poplar st, for Peter Cash, Cedarhurst, L. I. Cost, about \$6,000.

lar st, for Peter Cash, Cedarhurst, L. I. Cost, about \$6,000.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for two 2-sty brick residences, 19x44 ft, on the west side of Randall av, 220 ft south of Smith av, for S. Reherne, Jackson av, owner and builder. Cost, about \$5,000.

WOODHAVEN, L. I.—W. Woodin, Maple av, Richmond Hill, has completed plans for a 2½-sty frame residence, 17x38 ft, at the southwest corner of Ferris st and Dennington av, for Mary E. Haffner, 6 Dennington av. Cost, about \$5,000.

KEW, L. I.—Harry C. Rossell, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame residence, 40x20 ft, on the north side of Mowbray pl, 101 ft east of Austin st, for David Driscoll, 120 Broadway, Manhattan. Cost, about \$7,500.

LONG ISLAND CITY.—Jos. Geiser, 561 11th av, has completed plans for a 2-sty brick residence, 23x60 ft, on the west side of 1st av, 275 ft north of Graham av, for George Lehnert, 444 Academy st. Architect builds. Cost, about \$6,500.

Richmond.

APARTMENTS, FLATS & TENEMENTS.
WEST NEW BRIGHTON, S. I.—Emil
Guhl, 19 Charles st, Jersey City, N. J., has
completed plans for a 2-sty tenement at
77 Broadway, for Harry Scherling, 246
Hancock av, Jersey City. Cost, about

Nassau.

DWELLINGS.

KENSINGTON, L. I.—Patterson & Dula,
15 East 40th st, Manhattan, have completed plans for a 2½-sty frame residence
for Mr. McShane, care of architects.

Suffolk.

BANKS.

HUNTINGTON, L. I.—Dennison & Hirons, 475 5th av, Manhattan, have been commissioned to prepare plans for a 2-sty bank building, 51x85 ft, in Main st, for the Bank of Huntington, W. N. Baylis, 141 Broadway, Manhattan, chairman building committee.

DWELLINGS.
BRIGHTWATERS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2½-sty residence, 45x35 ft, for John Schefer, owner and builder. Cost, about \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, 244 Huguenot st, has completed plans for a 1-sty store and apartment house, 37x81 ft, in the north side of Main st, 100 ft west of Beechwood av, for the New Rochelle Realty Co. Cost, about \$6,000

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 3-sty apartment on South Lexington av, for M. L. Conlan, 75 South Lexington av. Jerry Sullivan, Odell av, general contractor. Cost, about \$10,000.

DWELLINGS.

MT. VERNON, N. Y.—A. Murray Jenks,
11 South 14th av, has completed plans for
a 2½-sty frame and shingle residence, 29
x40 ft, in the north side of 5th st, 400 ft
east of Union av, for F. Cooper. Shingle
roofing, hot water heating, electric wiring.
Cost, about \$5,000.

Cost, about \$5,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame and shingle residence at Concord av and South Wayne av, for Conklin & Hill, 43 Oakwood av, owners and builders. Shingle roofing, hot water heating, electric wiring, city sewage and water. Cost, about \$6,000.

NEW ROCHELLE, N. Y .- Jos. V. Gahan,

NEW ROCHELLE, N. Y.—Jos. V. Gahan, Huguenot st, has completed plans for a 2½-sty frame residence on Davis av, for Danjel Noonan, Sycamore Park. John P. Donohue, this place, general contractor. SCARSDALE, N. Y.—B. A. Blous, care of D. E. Waid, 1 Madison av, Manhattan, is preparing plans for a 2½-sty frame residence on Elmdorf Drive, for George

T. Reynolds, 2 Rector st, Manhattan. Cost, about \$12,000.

about \$12,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 24 x34 ft, at 81-83 Landscape av, for Herbert W. Heath, 7 Wells av. A. Salvatore, 42 Portland pl, mason. A. Miller, 10 Bainton rd, carpenter. Shingle roofing, hot water heating, electric wiring. Cost, about \$5.000.

New Jersey.

APARTMENTS, FLATS & DWELLINGS.
NEWARK, N. J.—R. Bottelli, 207 Market
st, has completed plans for a 3-sty flat, 25
x84 ft, at the northwest corner of 16th av
and 16th st, for Heller & Belerkofsky, 119
Monmouth st, owners and builders. Slag
roofing, electric wiring, metal ceilings, tiling; no heating, no dumbwaiters. Cost,
about \$10,000. about \$10,000.

NUTLEY, N. J.—Fred Pierson, 162 Bloomfield av, Bloomfield, has completed plans for three 3-sty hollow tile and brick veneer store and apartments, 46x60 ft, at Franklin av and New st, for Joseph Pignataro, corner of Centre and John sts. Cost, about \$16,000.

BLOOMFIELD, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 2-sty store with apartments, 40x70 ft, in Washington st, near Bloomfield av, for F. B. Mitchell, Glenwood av. Slag roofing, steam heating, electric wiring, metal ceiling. Cost, about \$8,000.

CHURCHES.

PATERSON, N. J.—Lee & Hewitt, 1123
Broadway, Manhattan, have been commissioned to prepare plans for a church and chapel at the southeast corner of East 27th st and Broadway, for the Church of the Covenant. Cost, about \$20,000.

DWELLINGS.

JERSEY CITY, N. J.—Plans have been prepared privately for two 2-sty brick residences, 21x49 ft, in the south side of Stegman st, between Boulevard and Bergen av, for Joseph Bloch, 71 Andrew st, Bayonne, N. J., owner and builder. Cost, about \$5,000 each.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing plans for a 2½-sty frame residence, 38x30 ft, for Ira C. Smock, 723 Mattison av. Cost, about

JERSEY CITY, N. J.—Chris H. Ziegler,



James McCreery and Company

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Contemplated Construction-New Jersey-Cont.

75 Montgomery st, is preparing plans for a $2\frac{1}{2}$ -sty hollow tile and stucco residence on Kensington av, near the Boulevard, to cost about \$10,000. Slate roofing, steam heating, electric wiring, tile floors, hardwood floors.

wood floors.

HOSPITALS & ASYLUMS.
PASSAIC, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have been retained to prepare plans for a hospital here for the Passaic General Hospital. Wm. L. Lyal, Lafayette av, chairman building committee.

MUNICIPAL WORK.
MAYWOOD, N. J.—The Borough of Maywood, N. B. Beam, chairman of building committee will call for bids about July 10 for the gravity system of sewage system here. Alex Potter, 50 Church st, Manhattan, engineer. Cost, about \$25,000.

EDGEWATER, N. J.—Henry Bauman, Jr., 2549 Decatur av, Manhattan, has completed plans for a 2-sty firehouse, 35x50 ft, for the Borough of Edgewater. Bids will be received until July 6 at 8:15. Cost, about \$12,000.

SCHOOLS & COLLEGES.
ELIZABETH, N. J.—C. Godfrey Poggi,
2 Julian pl, has completed plans for the
Elmora Public School in Magie st, for the
Board of Education. Runyon & Carey, 845
Broad st, Newark, steam and electrical
engineers. Cost, about \$52,000.

RIDGEWOOD, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has been commissioned to prepare plans for a 1-sty hollow tile and stucco public school for the Board of Education. Cost, about \$17,-

STABLES & GARAGES.
PERTH AMBOY, N. J.—Goldberger &
Greisen, Angle building, are preparing
plans for a 2-sty stable and garage, 50x
100 ft, on Bushwick av, for Polkowitz
Bros., Maple st. Cost, about \$20,000.

Other Cities.

CHURCHES.

CHURCHES.

LOCKPORT, N. Y.—Albert Hart Hoppins, German Insurance Building, Buffalo, is preparing preliminary plans for a 2-stychurch on East av, near Elm st, for the Second Christian Science Church. Cost, \$10,000 to \$12,000.

DWELLINGS.
SUFFERN, N. Y.—Tooker & Marsh, 101
Park av, Manhattan, are preparing plans
for a 2½-sty frame residence, 25x56 ft, for
Ralph W. Hench, care of architects, who
will take bids on general contract about
July 15. Cost, \$10,000 to \$12,000.

STORES, OFFICES & LOFTS.
ROCHESTER, N. Y.—John Naja, 62
Laser st, has completed plans for a 2-sty
brick store and flat building, 33x51 ft, at
North and Durnan sts, for Frank Mietus,
1260 North st. C. Datz, 183 1st st, mason.
Cost, about \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS. ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, has received the general contract to erect a 4-sty brick apartment at East Jersey st and Jefferson av, for Mrs. Mary Martin, premises. Shull & Berry, Bartlett Building, Atlantic City, architects. John Lammerding Co., 1182 Magnolia av, mason. Cost, about \$150,000.

Magnolia av, mason. Cost, about \$150,000. DWELLINGS.

HARTSDALE, N. Y.—Adam Kirchhoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty residence, 25x50 ft, at the southeast corner of Greenacres av and Colvin pl, for Charles Deshler, 986 Intervale av, Bronx. W. Standwood Phillips, 103 Park av, Manhattan, architect. Cost, about \$9,000.

FLUSHING, L.—J. W. Reed, 170 Frantonia av, has received the general contract to erect a 2½-sty residence for Mrs. Edith Long, care of architects, Dillon, McClellan & Beadle, 3 West 29th st, Manhattan. Cost, about \$12,000.

HUNTINGTON, L. I.—Bingham & Camp-

HUNTINGTON, L. I.—Bingham & Campbel, Cold Spring Harbor, have received the general contract to erect a 2½-sty brick and stucco residence, 40x150 ft, on Lloyds Harbor rd, for W. G. Millbank, 49 Wall st, Manhattan. Cost, about \$60,000.

st, Manhattan. Cost, about \$60,000.

SOUTH AMBOY, N. J.—Lambertson & Reese, this place, have received the general contract to erect a 2-sty frame residence in Main st, for Robert John Buchanan, this place. North Bangor slate roofing, steam heating, electric wiring. Cost, about \$5,000.

FACTORIES AND WAREHOUSES. BROOKLYN.—The contract for Dugan Bros.' bakery building, 90-92 South 1st st,

has been awarded to John J. Moran, 113 Broadway. L. S. Beardsley, architect. Cost, about \$35,000.

BROOKLYN.—John J. Moran, 113 Broadway, has received the contract to erect the 1-sty factory on Greenpoint av, 76 ft west of Russell st, for Jas. Kelly, 117 Milton st, and is ready for bids on subs.

west of Russell st, for Jas. Kelly, 117
Milton st, and is ready for bids on subs.

BROOKLYN.—The Turner Construction
Co., 11 Broadway, Manhattan, has received
the general contract to erect a 3-sty warehouse, 60x200 ft, at East 83d st and Ditmas av, for Becker's Analine & Chemical
Works, premises. Benjamin Driesler, 153
Remsen st, architect. Cost, about \$40,000.

LONG ISLAND CITY.—The American
Concrete Steel Co., Essex Building, Newark, N. J., has received the general contract to erect the 4-sty service building,
160x80 ft, on the west side of Anabell av,
140 ft south of Meadow st, for the Degnon
Realty Co. and Terminal Improvement
Co., 30 East 42d st, Manhattan. Studebacker Corp. of America, lessee. Wm. Higginson, 13 Park Row, Manhattan, architect. Cost, about \$90,000.

FORT LEE, N. J. (sub.)—Martin &
Young, Leonia, N. J., have received the
foundation contract for the studio and
administration building for the Paragon
Film Co., Inc., 31 East 27th st, Manhattan, Ernest Flagg, 109 Broad st, Manhattan, architect.

HALLS & CLUBS.

MANHATTAN.—Chris Campbell Co., 286
5th av, has received the general contract
to erect a 5-sty settlement house, 40x60
ft, in the north side of 69th st, 175 ft east
of Av A, for the Lenox Hill House, 446
East 72d st. Frederick P. Kelley, 437 5th
av, architect.

av, architect.

STAPLETON, S. I.—Joseph P. Thompson, 28 Cedar st, has received the mason work, and H. J. Langworthy, 309 Broad st, carpentry, for the 2-sty hall and club house in Broad st, 104 ft west of Bay st, for the Veteran Fireman's Association. Grunert & Pneuman, 2409 Richmond rd, New Dorp, architects. Cost, about \$17,500.

HOSPITALS & ASYLUMS.

HOSPITALS & ASYLUMS.

MANHATTAN.—Greenwald & Pollak, 30
East 42d st, have received the general contract to erect a 3-sty brick sanitarium, 26
tract to Audubon Sanitarium, Dr. Henry W. Lloyd, 8 St. Nicholas pl. George H. Hardway, 345 5th av, architect. Cost, about \$15,000.

\$15,000.

BLACKWELLS ISLAND.—Chas. Meads Co., 38 Park Row, Manhattan, has received the general contract to alter the central dome at the City Hospital, opposite 53d st, from plans by Chas B. Meyers, 1 Union sq. Manhattan. Jos. D. Duffy, 315 East 23d st, Manhattan, plumbing, and Jas. Curren Mfg. Co., 512 West 36th st, Manhattan, heating. Cost, about \$50,000.

FORT TERRY, N. Y.—The Connecticut Engineering & Contracting Co., Norwich, Conn., has received the general contract to erect an addition to the hospital here for the U. S. Government. J. A. Wetmore, Treasury Department, Washington, D. C., architect. Cost, about \$25,000.

PUBLIC BUILDINGS.

architect. Cost, about \$25,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—(sub.)—Harry R. Jackson, 325 Prudential Building, has received the electrical work; Jas. McCullagh, 218 West 36th st, Manhattan, plumbing, and A. M. Pearson, 834 Sumner av, heating, for the 3-sty administration building, 54x120 ft, at Branch Brook Park, for the Essex County Park Commission. Alonzo Church, 810 Broad st, secretary. H. Van Buren Magonigle, 101 Park av, Manhattan, architect. E. M. Waldron, Inc., 207 Market st, general contractor. Cost, about \$100,000.

SCHOOLS & COLLEGES.

general contractor. Cost, about \$100,000.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Frank Droesch,
Woodhaven, has received the general contract to erect a 2-sty brick parochial
school, 98x59 ft, on the west side of Boyd
av, 55 ft north of Syosset st, for St.
Thomas Apostle R. C. Church, Rev. Father
Andrew Klarmann, 460 Benedict av. Francis J. Berlenbach, 260 Graham av, Brooklyn, architect. Chas. Singer, this place,
carpenter. Cost, about \$30,000.

SCARSDALE, N. Y.—Chas. E. Preston,
Flemington, N. J., has received the general contract to erect a 1-sty brick and
frame grammar school on Huntington av,
for the Board of Education. Guy Lowell,
225 5th av, Manhattan, architect. Cost,
about \$28,000.

STABLES & GARAGES.

STABLES & GARAGES.

PATCHOGUE, L. I.—A. D. Ross & Son, this place, have received the general contract to erect a 1-sty terra cotta block garage, 50x100 ft, in the south side of Main st, opposite the Congregational Church, for Arthur Shelbourne and Samuel T. Tuttle, this place. Claude Conklin, this place, architect. Cost, about \$5,000.

BROOKLYN.—Almion Engineering & Contracting Co., 27 East 22d st, Manhattan, has received the general contract to

erect a 1 and 2-sty brick garage, 75x100 ft, in Hancock st, between Reid and Stuyvesant avs, for George B. Schwalb, 604 Bushwick av. Harry L. Kohl, 210 Hull st, architect. Cost, about \$20,000.

architect. Cost, about \$20,000.

STORES, OFFICES & LOFTS.
MANHATTAN.—J. & W. Robb, 245 West
28th st, have received the general contract to alter the 11-sty store building, 50
x100 ft, at the southwest corner of 5th
av and 47th st, for W. W. Fuller, 1022 5th
av. Hazzard & Erskine, 437 5th av, architects. The alteration consists of new
mezzanine balcony in store, fireproof door
construction, terra cotta blocks, steel
beams, two bronze show windows, etc.,
electric wiring, plastering, painting and
cabinet work. Cost, about \$30,000.

MANHATTAN—Rheinstein & Haas. 101

MANHATTAN.-Rheinstein & Haas, MANHATTAN.—Rheinstein & Haas, 101 Park av, have received the general contract to erect an addition to the 17-sty store and office building, 101 Park av, northeast corner of 40th st, for the Architects' Offices, Inc., 101 Park av. Chas. A. Platt, 11 East 24th st, lessee. Ewing & Chappell and LaFarge & Morris, 101 Park av, architects. Cost, about \$25,000.

BRONX.—(sub.).—David Brandt, 467 East 155th st, has received the plumbing contract for the taxpayer at 161st st and St. Ann's av, for the Louis C. Frees Construction Co., 3029 3d av.

BROOKLYN.—(sub.).—Jac. Abrams &

BROOKLYN.—(sub.).—Jac. Abrams & Bro., Inc., 166 West 99th st, Manhattan, have received the plumbing contract for the new Liggett's drug store at Hoyt and

MISCELLANEOUS.

NEWARK, N. J.—(sub.).—Levering & Garrigues Co., 552 W. 23d st, Manhattan, have received the steel contract for the grand stand at Weequahic Park, for the Essex County Park Commission, Olonzo Church, 810 Broad st. William F. Field, 763 Broad st, engineer. Cost, about \$68,000.

\$68,000.

FEKTS MILLS, N. Y.—The Stewart Engineering Corp., 17 Battery pl, Manhattan, has received the general contract to erect a gravity section concrete dam here, which will impound the waters of the Black River, generating power to operate the pulp and paper mill of the Taggart Paper Co.

RIDGEWOOD, N. J.—Arthur McMullen, 149 Broadway, and the Corning Building & Construction Co., Corning, have received the general contract to erect a railroad station and grade crossing on Ridgewood av, for the Town of Ridgewood. M. King, care of Erie R. R. Co., 50 Church av, Manhattan. Cost, about \$160,000.

BROOKLYN.—The American Seating Co., 15 East 32d st, Manhattan, has received the contract to supply 30,000 seats for the grand and field stand now under construction for the Sheepshead Bay motordrome. Koehler, Spyr & Farington, 489 5th av, Manhattan, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
207TH ST, w s, 100 n of Broadway, one brick
tenement, 21 families, 50x94; cost, \$55,000; owner, Seeman Const. Co., 612 West 207th st, Gaetano Jalardi, Pres.; architects, Moore & Landsiedel, 148th st, cor 3d av. Plan No. 223.

WEST END AV, n w cor 75th st, 12-sty brick
tenement (4 families on each floor), 105.1x
131.6; cost, \$600,000; owner, Charmion Const.
Co., Henry Mayer, Pres., 2309 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan
No. 225.

19TH ST, 264-68 West, 6-sty brick tenement, 54.11x79.2, 31 families; cost, \$55,000; owner, Rekcansie Realty Co., 245-7 West 18th st; architect, Sam K. Hasbrouck, 245-7 West 18th st. Plan No. 85.

11TH ST, s e cor of 6th av, 6-sty brick tenement, 43.5x irreg, 23 families; cost, \$35,000; owner, Leonard Weill Const. Co., 128 Broadway; architects, Gronenberg & Leuchtag, 3035th av. Plan No. 86.

way; architects, Gronenberg & Leuchtag, 505 5th av. Plan No. 86.

EDGECOMBE AV, e s, 18.11 n 138th st, 5-sty brick tenement, 90x85, 31 families; cost, 865,000; owner, 114th St, & 7th Av. Const. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 87.

139TH ST, s e cor of Edgecombe av, 5-sty brick tenement, 72.11x76.5, 30 families; cost, 860,000; owner, 114th St. & 7th Av. Const. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 88.

28TH ST, 441-43 West, n s, 225 e of 10th av, 6-sty brick tenement, 50x85.8, 35 families; cost, \$30,000; owner, Chelsea Homes Corp., 119 West 40th st; architects, H. N. Barr & E. H. Kalber, 665 5th av. Plan No. 89.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

106TH ST, 429-43 East, n s, 41 e 1st av, 1sty brick storage, 50x100.11; cost, \$5,000; owners, Salvatore Imperate & Louis Camera, 2107
1st av; architect, Matthew Del Gaudio, 401
East Tremont av. Plan No. 227.

STABLES AND GARAGES.
65TH ST, 226-28 East, s s, 185 w 2d av, 2sty brick garage and office building, 50x100.4;
cost, \$9,000; owners, Maurice Croppi & Henry

DeForris, 226-28 East 65th st; architect, Nathan Langer, 81 East 125th st. Plan No. 224. AV D, 83-89, w s, 25 s of 7th st, 1-sty brick garage, 84.10x93; cost, \$8,000; owner, Michael Morrissey, 81 Av D; architects, Glueroft & Glu-eroft, 671 Broadway, Brooklyn. Plan No. 226.

Bronx

APARTMENTS, FLATS AND TENEMENTS. 180TH ST, n w cor Clinton av, two 5-sty brick tenements, slag roof, 70x107.2, 65.21x94.8; cost, \$135.000; owner, Adavine Const. Corp., Hyman Adelstine 71 Nassau st Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 358.

WOODYCREST AV, e s, 25 n 165th st, two 5-sty brick tenements, slag roof, 50x88.5; cost, \$50 000; owner, Woodycrest Bldg. Corp., John J. Harrigan, 985 Woodycrest av, Pres.; archi-tect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 357.

184TH ST, s w cor Valentine av, 5-sty brick tenement, tin roof, 76.6x91.12; cost, \$75,000; owner, Nista Const. Co., Giovanni Nista, 2434 Cambreling av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 360.

HULL AV, w s, 229.60 n 205th st, 5-sty brick tenement, slag roof, 50x88; cost, \$45,000; own-

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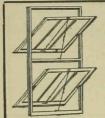
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Contemplated Construction-Continued.

er, W. A. J. Bldg. Corp., Wm. Janota, 1841 Marmion av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 363.

MORRIS PARK AV, s w cor Mulford av, 2-sty frame dwelling, tin roof, 19.6x31; cost, \$3,-200; owner, John Bentz Const. Co., John Bentz, 2362 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 366.

MORRIS PARK AV, s w cor Mulford av, rear 2-sty frame dwelling, tin roof, 19.6x31; cost, \$3,200; owner, John Bentz, Const. Co., John Bentz, 2362 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 369.

Anton Pirner, 2009 Westchester av. Pian No. 369.

221ST ST, n s, 205 w White Plains av, 1-sty frame dwelling, rubberoid roof, 17.6x30; cost, \$1,500; owner, Jos. Ruppel, 362 East 145th st; architects, Ebbinghaus & Irving, 752 East 220th st. Plan No. 371.

BRONXWOOD AV, w s, 589.22 n 216th st, 3-sty brick store and dwelling, slag roof, 22x45; cost, \$5.000; owner and architect, Alfonso Rosati, 570 East 141st st. Plan No. 367.

PUGSLEY AV, s e cor McGraw av, five 2-sty and attic frame dwellings, shingle roof, 18.8x 35.6, 16.6x34.0; cost, \$15,000; owner, Chris Nally, 710 Columbus av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 372.

FACTORIES AND WAREHOUSES.
140TH ST, s s, 28.5 e Morris av, 6-sty brick storage, tar roof, 50x89.12; cost, \$30,000; owner, Ellen N. Duncan Smith, 268 East 140th st; architect, The Architects & Builders' Co., Inc., 38 Marble Hill av. Plan No. 361.

STABLES AND GARAGES.

SEDGWICK AV, w s, 192.3 n 176th st, 1-sty brick garage, slag roof, 12.4x20; cost, \$375; owner, Chas. Knapp, 1737 Sedgwick av; architect, Wm. R. Crump, 3711 Olinville av. Plan No. 359.

DOCK ST, w s. 525 s Westchester av, 1-sty brick garage, tar and gravel roof, 50.9x48; cost, \$2,000; owner, The Westchester Dock & Land Corp., Thos. B. Watson, on premises, Pres.; ar-chitect, L. P. Fries, 1617 Overing st. Plan No, 356.

chitect, L. P. Fries, 1617 Overing st. Plan No. 356.

213TH ST. n s, 220 e Holland av, 1-sty brick stable, 25x10: cost, \$250; owner, Frank Scoppelliti, 437 East 12th st; architects, Katz & Feiner, 505 5th av. Plan No. 365.

BAILEY AV, w s, 335.11% n 231st st, 1-sty stone garage, slag roof, 25x50; cost, \$750; owner, Jas, Whelan 3131 Bailey av; architect, Alfred C. Wein, 188 West 101st st. Plan No. 368.

MISCELLANEOUS.

HUNTER AV, w s, 175 n Ditmar st, 1-sty frame lockers, 13x177; cost, \$500; owner, Harlem Yacht Club, Harold Krausemann, City Island, Commodore; architects, Seifert & Webb, 104 West 42d st. Plan No. 364.

161ST ST, s s, opposite Sherman av, 1-sty brick boiler house, asbestos roof, 55x39; cost, \$10,000; owners, N. Y. C. & H. R. R. Co., 107 East 45th st; architect, J. C. Bailey, Goldens Bridge, Plan No. 362.

132D ST, n s, 206.7 e Locust av, 1-sty brick tunnel shaft head house, 45.8x40.2; cost, \$3,000; owners, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 102 Franklin pl, Flushing, Plan No. 370.

Brooklyn.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
36TH ST, n s, 549 e Tehama st, three 3-sty brick tenements, 24x67, slag roof, 6 families each; total cost, \$19,500; owner. Culver Bldg.
Co. 50 Court st; architects. S. Millman & Son, 1776 Pitkin av. Plan No. 4638.

BEDFORD AV, w s. 25 s 10th st, 6-sty brick store and tenement, 75x83, slag roof, 41 families; cost, \$65,000; owner. Ross Land Co., 461
Bedford av; architects. Shampan & Shampan, 772 Broadway. Plan No. 4636.

CHURCH AV, n e cor 36th st, 4-sty brick store and tenement, 23.7x105, slag roof, 18 families; cost, \$32.500; owner. Chas. P. Ward, 134
Chester av; architects. S. Millman & Son, 1780
Pitkin av. Plan No. 4652.

WYCKOFF ST, s w cor Bond st, 3-sty brick tenement, 67.2x75, gravel roof, 15 families; cost, \$30.000; owner, Mrs. Orlena Zabiska, 846 Carroll st: architect, B. S. King, 103 Park av, Manhattan. Plan No. 4702.

SOUTH 10TH ST, n s, 96 w Bedford av, 6-sty brick tenement, 50x86.10, slate roof, 35 families; cost, \$40,000; owner, Chas. Mandel, 193 Broadway: architects, Sass & Springsteen, 32 Union sq. Manhattan. Plan No. 4694.

LINCOLN PL, s s. 187 e Troy av, two 4-sty brick tenements, 60x90, gravel roof, 27 families each; total cost, \$30,000; owner, Serota Bros., 1494 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 4708.

TAPSCOTT PL, w s. 114.8 e New York av, 4-sty brick tenement, 50x88.6, slag roof, 23 families

TAPSCOTT PL, w s. 114.8 e New York av, 4-stv brick tenement, 50x88.6, slag roof, 23 families; cost. \$30,000: owner. Tapscott Bldg. Co.. 181 Powell st; architect. E. M. Adelsohn, 1776 Pitkin av. Plan No. 4755.

AV O. n.s. 85 e East 10th st. 3-sty brick tenement, 23x78, slag roof, 6 families; cost, \$10,000; owner, Home Crest Bldg. Co., architect E. M. Adelsohn, 1776 Pitkin av. Plan No. 4754.

DWELLINGS.
BROOKLYN AV. e s, 100 s Av J, two 2-sty brick dwellings, 20x55. gravel roof, 2 families each; total cost, \$7,000; owner, Jacob Meyer, 1471 39th st; architect. Harry Dorf, 614 Kosciusko st. Plan No. 4641.

74TH ST, n s. 90 w 15th av, five 2-sty frame dwellings, 17.6x38, gravel roof, 1 family each; total cost, \$11,000; ewner, Roth Morgen Const. Co., 1540 71st st; architect, C. A. Olsen, 1209 68th st. Plan No. 4646.

74TH ST, n s, 250 w 15th av, two 2-sty frame dwellings, 17.6x38, gravel roof, 1 family each; total cost, \$4,400; owner, Roth Morgen Const. Co., 1540 Tist st; architect, C. A. Olsen, 1209 68th st. Plan No. 4647.

MAPLE AV, n e cor Highland av, 2-sty frame dwelling, 26x41.6, shingle roof, 1 family; cost, \$3,000; owner, Sea Gate Devel. Co., 182 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4693.

EAST 9TH ST, w s, 160 n Av C, two 2-sty frame dwellings, 17x45, gravel roof, 1 family each; total cost, \$6,400; owner, Edw. N. Neilson, East 15th st and Av J; architect, B. F. Hudson, 319 9th st. Plan No. 4696.

27TH AV, w s, 150 n Cropsey av, 1-sty frame dwelling, 20x32, gravel roof, 1 family; cost, \$900; owner, Antonio Perez, 152 Bay 19th st; architect, C. A. Olsen, 1209 68th st. Plan No. 4675.

ASHFORD ST, n e cor Ridgewood av, 2-sty brick dwelling, 24x40, tin roof, 1 family; cost, \$4,000; owner, Wm. H. Hurst, 1193 Halsey st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4724.

HINSDALE ST, w s, 90 n Hegeman av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$12,000; owners, Max Rosenberg & ano, 645 Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4703.

HINSDALE ST, w s, 157.6 n Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$12,000; owners, Max Rosenberg & ano, 645 Hinsdale st; architects, S. Milman & Son, 1780 Pitkin av. Plan No.

HINSDALE ST, w s. 247.6 n Hegeman av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,000; owners, Max Rosenberg & ano, 645 Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4705.

HINSDALE ST, w s, 270 n Hegeman av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$8,000; owners, Max Rosenberg & ano, 645 'Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No.

59TH ST, n s, 420 w 11th av, two 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, \$8,000; owner, A. S. & G. Corp., — Irving av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4707.

75TH ST, n s, 133.8 w 7th av, sixteen 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, \$56,000; owner, H. A. Pinover, 1539 68th st; architect, C. Schubert, 13th av, cor 86th st. Plan No. 4761.

78TH ST, s s, 100 w 12th av, three 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, \$9,000; owner, Mrs. Hilda Nelson, 6911 19th av; architect, C. F. Wigren, 641 49th st. Plan No. 4744,

FACTORIES AND WAREHOUSES.
BUSHWICK AV, s e cor Metropolitan av, 3sty brick stores and factory, 46.10x134.9, slag
roof; cost, \$22,000; owner, Sundel Hyman, 2069
5th av, Manhattan; architect, Lew Koen, 27
Graham av, Plan No. 4680.

DRIGGS AV, s e cor North 11th st, 1-sty brick
storage, 32.10x46, gravel roof; cost, \$3,750;
owner and architect, Linde Products Co., 30
East 42d st, Manhattan, Plan No. 4748.

DRIGGS AV, e s, 30 n North 10th st, 1-sty
brick factory, 10ox76.1, gravel roof; cost, \$15,600; owner, Linde Products Co., 30 East 42d st,
Manhattan; architect, Linde Products Co., 30
East 42d st, Manhattan, Plan No. 4746.

STABLES AND GARAGES.

East 42d st, Manhattan. Plan No. 4746.

STABLES AND GARAGES.
EAST 22D ST, e s. 140 n Av J, 1-sty brick garage. 12x19.8, shingle roof; cost, \$600; owner, John R. Sheffield, 1100 East 22d st; architect, Seth H. Cutting, 1721 Av J. Plan No. 4677.

ATLANTIC AV. s w cor New York av, 1-sty brick garage, 40.6x40, —— roof; cost, \$3,000; owners, Wm. Zinke & ano, on premises; architect, Geo. A. Palcanis, Scotch Plains, N. J. Plan No. 4689.

MAKEN AV.

MAKEN AV, n s, from Manhattan av to Richards st, 1-sty brick garage, 14x51, gravel roof; cost. \$175; owner, John Ottati; architect, Jas. McKillop, Jr., 154 India st. Plan No. 4701.

VAN SICLEN AV, e s, 150 s Belmont av, 2-sty brick garage and dwelling, 17x20, gravel roof, 1 family; cost, \$1,200; owner, Simon Blechman, on premises; architect, Lee Samenfeld, 230 Grand st, Manhattan. Plan No. 4678.

EAST 40TH ST, n, w cor Snyder, av 1-sty

EAST 40TH ST, n w cor Snyder av. 1-sty frame stable. 30x20. tin roof; cost, \$1,500; owner. Rose Moore, 3923 Snyder av; architects, S. Millman & Son, 1780 Pitkin av. Plan No.

46TH ST, n s, 360 e 13th av, 1-sty brick garage, 14x18, tin roof; cost, \$500; owner, Jacob Richman, on premises; architect, Otto L. Spannhake, 233 East 78th st, Manhattan, Plan No. 4621

CONEY ISLAND AV, w s, 440 n Av L, 1-sty brick garage, 22x94, gravel roof; cost, \$1,000; owner, Mrs. Delia Carey, 375 Douglass st; architect, W. J. Conway, 400 Union st, Plan No. 4618.

74TH ST. n s, 90 w 15th av, five 1-sty frame garages, 10x16, gravel roof; total cost, \$750; owner, Roth Morgen Const. Co., 1540 71st st; architect, C. A. Olsen, 1209 68th st. Plan No.

GREENE AV, n s, 260 s Sumner av, 1-sty brick garage, 20x18, shingle roof; cost, \$250; owner, Jas. Jacobs, on premises; architect, Saml, Malkind, on premises, Plan No. 4661.

Saml. Malkind, on premises. Plan No. 4661.

ASHFORD ST, n e cor Ridgewood av, 1-sty brick garage, 20x18. tin roof; cost, \$800; owner, Wm. H. Hurst, 1193 Halsey st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4725.

BEDFORD AV, sw cor Foster av, 1-sty brick garage, 11x18, shingle roof; cost, \$300; owner, A. H. Strong, 585 East 18th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4734.

STEPHEN CT, s s. 91.10 w Flatbush av, 1-sty brick garage, 20x16, gravel roof; cost, \$350; owner, Jos. Bloch, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 4750.

NORTH 5TH ST, n s, 80 e Berry st, 1-sty brick garage, 20x79, gravel roof; cost, \$1,000; owner, Dr. Jas. Slavin, 174 North 5th st; architect, F. I. Stillwagon, 601 Evergreen av. Plan No. 4743.

DRIGGS AV, e s, 35.11 s South 11th st, 1sty brick garage, 33.10x27, gravel roof; cost,
\$2,050; owner and architect, Linde Products
Co., 30 East 42d st, Manhattan. Plan No. 4744.

STORES AND DWELLINGS.
59TH ST, s s, 146.7 w Ft. Hamilton av, 3sty brick store and dwelling, 18x55, slag roof,
2 families; cost, \$6,000; owner, Salvatore Lombardi, 592 6th av; architect, E. M. Adelsohn,
1776 Pitkin av. Plan No. 4637.

FLATBUSH AV, n e cor Av D, 4-sty brick
store and dwelling, 23.1x60.10, slag roof, 3 families; cost, \$10,000; owner, Michael M. Nolan,
—; architect, Wm. H. Ludwig, 801 Eastern
parkway. Plan No. 4739.

NOSTRAND AV, s w cor Sterling pl, 3-sty

parkway. Plan No. 4739.

NOSTRAND AV, s w cor Sterling pl, 3-sty brick store and dwelling, 17x75, gravel roof, 2 families; cost, \$7,000; owner, Greenman Maguire, Inc., 350 Fulton st; architect, A. S. Hedman, 371 Fulton st. Plan No. 4758.

NOSTRAND AV, w s, 17 s Sterling pl, four 3-sty brick stores and dwellings, 17x55, gravel roof, 2 families each; total cost, \$24,000; owner, Greenman Maguire, Inc., 350 Fulton st; architect, A. S. Hedman, 371 Fulton st. Plan No. 4757.

STORES, OFFICES AND LOFTS.
WILLOUGHBY AV, n s, 53 e Tompkins av. 1sty brick store, 32x33, slag roof; cost, \$1,200;
owner, Hy Koch, 642 Greene av; architects,
Cannella & Gallo, 60 Graham av. Plan No.

THEATRES.
SOUTH 4TH ST, s e cor Hooper st, 1-sty brick theatre, 50x92.3, gravel roof; cost, \$10,000; owner, Empire Photoplay Co., 1265 Myrtle av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 4656.

No. 4656.

FLATBUSH AV, s e cor Canarsie av, 1-sty brick theatre, 78.2x146.6, slag roof; cost, \$50,-000; owner, Hertz Const. Co., 239 East 25th st; architect, R. T. Short, 370 Macon st, Manhattan. Plan No. 4651.

MISCELLANEOUS.

OCEAN AV, NECK RD & VOORHIES LANE, 1-sty frame grand stand, 1,875x80.10, —— roof; cost, \$20,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architect, B. H. Miller, on premises. Plan No. 4682.

DITMAS AV. s e cor East 83d st. 1-sty brick

on premises. Plan No. 4682.

DITMAS AV, s e cor East 83d st. 1-sty brick coal pocket, —x—, — roof; cost, \$5,000; owner, Beckers Analine Works, 105 Underhill av; architect, Benj. F. Driesler, 153 Remsen st. Plan No. 4610.

DITMAS AV, s e cor East 83d st. 1-sty brick lavatory, 16.8x17.4, tile roof; cost, \$600; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect. Benj. Dreisler, 153 Remsen st. Plan No. 4736.

OCEAN AV, Neck rd and Voorhies Lane, 1-sty frame gravel stand, 18.75x80.10, — roof; cost, \$20,000; owner, Sheepshead Bay Speedway Corp., 17 Battery p1; architect, B. H. Miller, on premises. Plan No. 4682.

Queens.

APARTMENTS, FLATS AND TENEMENTS. GLENDALE.—Cooper av, n e cor Wilton av, 3-sty brick store and tenement, 29x79, slag roof, 5 families; cost, \$10,000; owner, Wilton Building Co., Inc., 64 McKibben st, Brooklyn; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 2176.

DWELLINGS.

BAYSIDE.—Hurd av, n w cor Higgins av, five 2-sty frame dwellings, 16x26, shingle roof, 1 family; cost, \$4,000; owner and architect, Geo. Harnden, 3d st, Bayside. Plan Nos. 2139 to 2143.

BAYSIDE.—Fairview av, e s, 160 s Palace boulevard, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Adolph Cordozo, Fairview av, Bayside; architect, Geo. Harnden, Bayside, Plan No. 2144.

ELMHURST.—Lewis av, n s, 150 e Toledo av, four 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$10,000; owner, Wm. J. Schwartz, 407 Herold av, Richmond Hill; architect, G. E. Crane, 4710 Jāmaica av, Richmond Hill. Plan Nos. 2165 to 2169.

ROCKAWAY PARK.—Ostend av, w s, 220 n Bayside Drive, 1-sty frame dwelling, 20x24, shingle roof, 1 family; cost, \$1,000; owner, Wm. A. Hogan, Beach 116th st, Rockaway Beach; architect, owner, Plan No. 2208.

JAMAICA—Amherst av, s s, 315 w Victoria

Wm. A. Hogan, Beach 116th st, Rockaway Beach; architect, owner. Plan No. 2208.

JAMAICA.—Amherst av, s s, 315 w Victoria st, 2½-sty frame dwelling, 18x37. shingle roof, 1 family, steam heat; cost, \$3,000; owner, J. Leonardi, 289 Hillside av, Jamaica; architect, owner. Plan No. 2160.

JAMAICA.—Brooklyn av, w s, 100 n Cumberland st, 2½-sty frame dwelling, 18x31, shingle roof, 1 family; cost, \$2,300; owner, A. Stilger, 396 New York av, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2157.

JAMAICA.—Norris av, n e cor Pacific st, 2-sty tile dwelling, 25x55, tile roof, 2 families; cost, \$4,500; owner, Sebastian Ladizo, Cedar Manor; architect, owner. Plan No. 2138.

JAMAICA.—Amherst av, s s, 345 w Victoria st, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. Leonardi, 389 Hillside av, Jamaica. Plan No. 2161.

MASPETH.—Pitkenay st, w s, 125 n Stoutenberg av, 1-sty frame dwelling, 20x48, tin roof, 1 family; cost, \$1,800; owner, S. Berg, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2170.

MIDDLE VILLAGE.—Pulaski st, s s, 75 w Hinman st, 2½-sty frame dwelling, 20x48, shin.

MIDDLE VILLAGE.—Pulaski st, s s, 75 w Hinman st, 2½-sty frame dwelling, 20x48, shingle roof, 2 families; cost, \$3,600; owner, M. Pomerantz, 23 Fulton av, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 2151.

Plan No. 2151.

QUEENS.—Seymour av, n s, 128 e Sherwood av, 2-sty frame dwelling, 15x24, shingle roof, 1 family; cost, \$1,200; owner, Edw. Johnson, 121 14th st, Brooklyn; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2156.

QUEENS.—Golder pl, n s, 220 w Campbell av, 2-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Everett

W. Horton, 1532 Washington av, Ozone Park; architect, Wm. Rapp, Jr., Woodhaven. Plan No. 2162.

RICHMOND HILL.—Oxford av, e s, 140 n Jerome av, 2-sty frame dwelling, 20x42, tin roof, 1 family; cost, \$2,000; owner, Santo Veltri, 1141 Oxford av, Richmond Hill; architect, L. Engelhardt, 424 Willard av, Woodhaven. Plan No. 2148.

RIDGEWOOD.—Doubleday st, n e cor Madison st, ten 4-sty brick dwellings, 20x30, slag roof, 2 families; cost, \$30,000; and Woodbine st, s s, 59 e Doubleday st, two 4-sty brick dwellings, 20x30, slag roof, 2 families; cost, \$6,000; owners, Martin A. & Carl Otto, 1052 Sterling pl, Brooklyn; architect, Carl Otto, same. Plan Nos. 2152-3-4-5.

ELMHURST.—Arlington av, w s, 140 s Kensington terrace, two 2½-sty frame dwellings, 22x54, tin roof, 2 families, steam heat; cost, \$10,000; owners, Moran & Cunningham, 233 8th av, Elmhurst; architect, owner. Plan Nos. 2184-5.

ELMHURST.—Ketcham av, e s, 269 n Warner st, 2½-sty brick dwelling, 21x47, tile roof, 1 family, steam heat; cost, \$4,500; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 2186.

JAMAICA.—Flushing av, e s, 109 s Norwich av, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$33,000; owner, E. L. K. Realty Co., 1467 Myrtle av, Brooklyn; architect, G. E. Steinbach, 15 East 40th st, Manhattan. Plan Nos. 2172-3-4.

JAMAICA.—Quail st, s s, 394 e Garfield st, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$900; owner, Jamaica Park South Realty Co., 236 Fulton st, Jamaica. Plan No. 2171.

KEW.—Mowbray st, e s, 370 n Austin st, 2½-sty frame dwelling, 41x32, shingle roof, 1 family, steam heat; cost. \$7,000; owner, Chapefields Const. Co., Amityville, L. I.; architect, F. G. Lippert, 132 Nassau st, Manhattan. Plan No. 2190.

MIDDLE VILLAGE.—Fulton av, e s, 180 n Cooper av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owner, I. Meisner, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2178.

RICHMOND HILL.—Maure av, w s, 95 n Liberty av, two 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John Erickson, Liberty and Morris av, Richmond Hill. Plan Nos. 2179-80.

WHITESTONE.—14th st, s s, 314 w 8th av, four 2-sty brick dwellings, 17x53, slag roof, 2 families; cost, \$16,000; owner, Geo. Van Arden,

S805 20th av, Brooklyn; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan Nos. 2181-2.

ELMHURST.—Ivy st, s s, 180 w Hanover st, two 2½-sty frame dwellings, 21x45, shingle roof, 1 family, steam heat; cost, \$7,200; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 2192-3.

FLUSHING.—Colden av, e s, 168 s Franklin pl, 2½-sty frame dwelling, 32x51, shingle roof, 1 family, steam heat; cost, \$9,000; owners, Sophie & Elsie Lowden, Flushing Institute, Flushing. Plan No. 2194.

FLUSHING.—Union st, e s, 140 s Sandford

Figure 1. Figure

FOREST HILLS.—Ascan av, w s, 130 n Greenway South, 2-sty tile dwelling, 38x25, tile roof; cost, \$7,800; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2197.

CORONA.—44th st, e s, 340 n Jackson av, three 2-sty brick dwellings, 18x53, slag roof, 2 families; cost, \$11,400; owner, Isabella Stognetto, 88 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2202-03.

FLUSHING.—Amity st, n w cor 12th st, 2½csty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Grace E. Watson, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2205.

LAURELTON.—Essex st, e s, 100 n Laurelton blvd, 2-sty frame dwelling, 16x41, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Laura M. Miles, 222 Henry st, Brooklyn; architect, Wm. Richter, 4411 18th st, Brooklyn. Plan No. 2201.

FACTORIES AND WAREHOUSES.
L. I. CITY.—Buckley st, n e cor Queens boulevard, 1-sty frame storage, 20x35, gravel roof; cost, \$250; owner, E. E. Smith Co., premises. Plan No. 2147.

STABLES AND GARAGES.
FLUSHING.—Percy st, w s, 125 n Sandford av, 2-sty frame garage and studio, 18x26, tin roof; cost, \$2,500; owner, W. H. Walker, 336 Sandford av, Flushing; architect, J. P. Benson, Fox lane, Flushing. Plan No. 2163.

FLUSHING.—Hicks pl, 4, 1-sty steel garage, 10x16; cost, \$130; owner, Miss R. W. Greiger, premises. Plan No. 2158.

JAMAICA.—Lloyd st, s s, 141 w Max Weber av, 1-sty frame garage, 16x20, tin roof; cost, \$160; owner, Jos. Olson, premises. Plan No. 2159.

JAMAICA.—Hilldale av. e s, 220 n Fulton st, 1-sty frame garage, 10x16, tin roof; cost, \$200; owner, F. Webirley, premises. Plan No. 2150.

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Plans Filed, New Buildings, Continued.

JAMAICA.—Madison av, e s, 186 s Handley av, 1-sty brick garage, 100x125, slag roof; cost, \$14,500; owners, Wheeler Bros., 16 Court st, Brooklyn; architect, W. H. Jackson, 320 5th av, Manhattan. Plan No. 2164.

L. I. CITY.—11th av, e s, 175 n Ditmas av, 1-sty concrete garage, 25x16; slag roof; cost, \$150; owner, J. Fiore, 91 Graham av, L. I. City; architect, owner. Plan No. 2149.

FLUSHING.—Murray st, e s, 170 s Bayside av, 1-sty tile garage, 20x18; cost; \$450; owner, W. F. Roden, premises. Plan No. 2145.

BAYSIDE.—1st st, 1-sty frame garage, 10x18, tin roof; cost, \$165; owner, Chas. Von Hagen, premises. Plan No. 2170.

DOUGLASTON.—Alley rd, w s, 150 s Jackson

remises. Plan No. 2170.

DOUGLASTON.—Alley rd, w s, 150 s Jackson v, 1-sty tile garage, 14x21; cost, \$300; owner, L. Kenyon, premises. Plan No. 2188.

FLUSHING.—Ash st, s s, 100 e Wilson av, 1-ty frame garage, 22x18, tin roof; cost, \$200; wner, Elbert W. Hawley, Ash st, Flushing, lan No. 2177. y frame gara vner, Elbert an No. 2177.

Plan No. 2177.

FOREST HILLS.—Ibis st, n s, 100 e Colonial av, 1-sty tile garage, 14x20; cost, \$300; owner, Marie C. Schiffer, premises; architect, R. Bucks, 45 East 42d st, Manhattan, Plan No. 2189.

L. I. CITY.—8th st, n s, 125 e West av, 1-sty brick garage; cost, \$1,500; owners, Toch Bros., premises. Plan No. 2187.

L. I. CITY.—Vernam av, 408, 1-sty frame garage, 10x18, tin roof; cost, \$165; owner, Mrs. L. A. Burden, premises. Plan No. 2175. FLUSHING.—Percy st, 156, 1-sty metal garage, 10x15; cost, \$20; owner, C. F. Watl, premises. Plan No. 2195.

FOREST HILLS.—Greenway South, e s, 213 s Slocum Crescent, 1-sty tile garage, 13x20, shingle roof; cost, \$1,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2196.

RIDGEWOOD.—Metropolitan av, 1448, metal garage, 10x16; cost, \$165; owner, Aug. Bauer, on premises. Plan No. 2200.

RICHMOND HILL.—Hillside av, n s, 50 w Spruce st, 1-sty frame garage, 14x18; cost, \$300; owner, W. A. Knaber, on premises. Plan No. 2209.

FLUSHING.—Elm st, s s, 105 w Murray st, -sty frame garage, 12x14, shingle roof; cost, 160; owner, Mrs. W. Oesterly, 95 Elm st, 7lushing; architect, A. E. Richardson, Flushng. Plan No. 2204.

STORES AND DWELLINGS.
RICHMOND HILL.—Jamaica av, s s, 29 e
Walnut st, 2-sty brick store and dwelling, 14x
70, slag roof, 2 families; cost, \$6,000; owner,
Lillian C. Roedd, 1637 Atfield st, Dunton; architect, H. E. Haugaard, Richmond Hill. Plan No.
2183

JAMAICA.—Forest Parkway, n e cor Jamaica av, 3-sty brick store and dwelling, 25x56, slag roof, 2 families; cost, \$11,000; owner, Sunshine Bidg. Co., 44 Court st, Brooklyn; architect, owners. Plan No. 2206.

MISCELLANEOUS.

RICHMOND HILL.—Herald av, 150 n Atlantic av, 1-sty frame stand, 10x10; cost, \$15; owner, G. H. Townsend, premises. Plan No. 2191.

RAMBLERSVILLE.—Canal av, e s, and Marcella Park, 1-sty frame boat house, 14x30, tin roof; cost, \$600; owners, Brand & Farnswoth, 309 Halsey st, Brooklyn. Plan No. 2146.

WOODHAVEN.—Vandeveer av, 71, frame

WOODHAVEN.—Vandeveer av, 71, fra fence; cost, \$20; owner, M. Richter, premise Plan No. 2199.

Plan No. 2199.

L. I. CITY.—Winthrop av, w s, 510 w Barclay st, 1-sty brick furnace and lead house, 48×58, slag roof; cost, \$3,000; owner, Astoria light, Heat & Power Co. 130 East 15th st, Manhattan. Plan No. 2210.

FLUSLING.—Broadway, 46, frame stand, 60x 14; ccst, \$50; owner, T. A. Halleran, 63 Broadway, Flushing. Plan No. 2207.

Richmond.

CHURCHES.
WEBSTER AV, n e s, 100 s w Brighton av, New Brighton, 1-sty frame church, 19x55; cost, \$1,650; owner, Rev. Louis Ricco; builder, Ducker Co., 277 Broadway, Manhattan. Plan No.

er Co., 277 Broadway, Manhattan. Plan No. 612.

DWELLINGS.

CENTER ST s s, 50 e of Möore st, Richmond Park, 2-sty frame dwelling, 24x27.9; cost, \$1,-800; owner, Rol. Turnbull, 52 Williams st, city; architect, John Schroll, Clark av, Richmond. Plan No. 644.

BRIGHTON TER, w s, 125 n Surf av, Tottenville, 1-sty frame bungalow, 11x22; cost, \$280; owner. E. R. Miller, 144A Mt. Prospect av, Newark, N. J.; architects, Pearson & Nilsen, 280 Broadway, Tottenville, Plan No. 648.

BRIGHTON TER, e s, 100 n Depew av, Tottenville, erect 1-sty frame bungalow, 16x20; cost, \$300; owner, Irwin C. Dakin, 45 11th av, Newark, N. J.; builders, Pearson & Nilsen, 280 Broadway, Tottenville. Plan No. 649.

NEPTUNE ST, s s, 340 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x44; cost, \$660; owner, John Geekie, 503 East 78th. PINE ST, w s, 172 s of Brighton av, New Purishter, 2 sty, bright dwelling, 22x38; cost, \$22-

Pian No. 650.

PINE ST, w s, 172 s of Brighton av, New Brighton, 2-sty brick dwelling, 23x38; cost, \$2,-250; owner, Libro Presutli, New Brighton; architect, Daniel Santoro, Tompkinsville. Plan No. 632.

BRIGHTON AV, s e cor Trunbull pl, New Brighton, two 2-sty brick dwellings and stores, 15x5.5.10; total cost, \$4.800; owner, Geovacchnio Rieceardi, New Brighton; architect, Daniel Santoro, Tompkinsville. Plan No. 633.

BROADWAY, n w cor Elizabeth st, Port Richmond, 2½-sty frame dweling, 22x48; cost, \$3,-700; owner, Mrs. Stanton, Richmond Terrace; architect, O. O. Odegaard, 210 Elm st. Plan No. 657.

CAST AV, n s. 110 e Richmond av, New Brighton, 2-sty frame dwelling, 20.6x74; cost, \$3,200; owner, John O. Johnson, 200 Lafayette av, New Brighton. Plan No. 655.

EGBERT AV, e s, 600 n Richmond rd, Borough of Richmond, 1-sty frame dwelling, 32x 24; cost, \$2,000; owner, Victor Moller, Carey av; architect, T. Wearren, 1111 Castleton av. Plan No. 660.

Plan No. 660. LAFAYETTE AV, w s, 35 n Hatfield pl, Port Richmond, 2½-sty frame dwelling, 19x90; cost, \$3,400; owner, Tellef Tellefsen, 361 Elm st, Perth Amboy; architect, H. Hermanson, 340 Oakland av, West Brighton, Plan No. 656.

Oakland av, West Brighton. Plan No. 656. MAPLE AV, Block 24, Midland Beach, 1-sty frame bungalow, 15x16; cost, \$200; owner, John F. Curley, Hart Park, New Brighton. Plan No.

TOMPKINS AV, n w cor St. Johns, Roseland, 2-sty frame dwelling, 27x24; cost, \$3,100; owner, Louis Larsue, 112 Lexington av, Port Richmond, Plan No. 639.

FACTORIES AND WAREHOUSES.

RAILROAD TRACKS, s s, 157 e Bay av, 1-sty brick storage, 50x125; cost, \$15,000; owner, S. J. Linoleum Co., Elm Park; Pres., Abr. Averett; architect, M. A. Cantor, 373 Fulton st, Lrooklyn. Plan No. 647.

SCHOOLS AND COLLEGES.
RICHMOND TER, s s, 210 e Church st, New Brighton, 4-sty brick school, 197x60; cost, \$100,000; owner, Rev. Chas. A. Cassidy, St. Mark's pl, New Brighton; architect, Walter Schumm, 225 5th av, Manhattan; builder, John Fallon, 255 5th av, Manhattan. Plan No. 637.

STABLES AND GARAGES.
AMBOY RD, n s, 100 w 1st st, New Dorp, 1sty galvanized iron garage, 20x26; cost, \$450;
owner, Geo. Mayer, Amboy rd, New Dorp. Plan
No. 653.

MEDA AV, w s. 196 s of Castleton av, West New Brighton, 1-sty frame garage, 10x18; cost, \$150; owner, H. J. Garrison, Sewel, N. J.; builder, R. H. Leadley, 23 Winant av, Port Rich mond. Plan No. 638.

MISCELLANEOUS.

BELMON TTER, cor Belmont pl, New Brighton, stone retaining wall 159 ft. long; cost, \$1,000; owner, P. G. Elliot; architect, H. Hermanson, 340 Oakland av, West Brighton. Plan No. 659

DAVID ST, n s, 180 w Nelson av, Great Kills, brick cesspool, 8x8; cost, \$50; owner, J. H. Honstan, 221 West 141st st; builder, G. Hoverkamp, Jr., Richmond. Plan No. 652.

HILLCREST ST, s s, 100 w Nelson av, Great Kills, brick cesspool, 7x7; cost, \$30; owner, Wm. Gilby, Pleasant Plains. Plan No. 658.

HILLCREST ST, n s, 384 w Nelson av, Great Kills, brick cesspool, 7x7; cost, \$30; owner, Wm. Gilby, Pleasant Plains. Plan No. 658.

HILLCREST ST, n s, 384 w Nelson av, Great Kills, brick cesspool, 7x7; cost, \$30; owner, H. G. Webster, 488 Amsterdam av; builder, Jerry Doughtery, Amboy rd. Plan No. 643.

NEPTUNE ST, s s, 100 s e Brighton lane, New Dorp, cesspool 7 ft, deep; cost, \$20; owner, 7rancis Maier, 210 Waterside st, New Dorp; builder, H. J. Carrol, 79 Av A, Manhattan. Plan No. 631.

RICHMOND TER, e s, Port Richmond, frame

RICHMOND TER, e s, Port Richmond, frame stand, 19x104x10.9; cost, \$300; owner, Jas. Davidson for Sisco B. B. Club, Port Richmond. Plan No. 645.

VAN DUZER ST, 133, Tompkinsville, 1-sty frame shed, 8x7; cost, \$15; owner, Henry Brown, 133 Van Duzer st, Tompkinsville, Plan No. 646.

WATERSIDE ST, n s, 260 e Cedar Grove av, New Dorp Beach, cesspool, 5x6; cost, \$20; owner, Herb. Freeland, Waterside st; builder, Hugh M. Rae, Waterside st. Plan No. 630.

2D ST, e s, near Oak, Midland Beach, frame cesspool, 4x4; cost, \$20; owner, Miss Burk; builder, M. G. Clarke, Midland Beach. Plan No. 635

CRESCENT AV, e s, 175 n Water st, Crescent Beach, brick cesspool, 6x6; cost, \$35; owner, William Miller, 129 Crescent av. Plan No.

CRESCENT AV, w s, 160 n Water Front, great Kills, brick cesspool, 5x5; cost, \$25; owner, Albert Farne, Crescent av, Great Kills; builder, Frod Buswell, Crescent av, Great Kills. Plan No. 640.

Plan No. 640.

CRESCENT AV, 72, w s, 250 n Ocean av, Great Kills, concrete cesspool, 3x4; cost, \$20; owner, A. Hoffman, 72 Crescent av; builder, F. Buswell, Crescent av, Great Kills. Plan No. 641.

LINCOLN AV, n s, Midland Beach, portable stand, 8x10; cost, \$50; owner, Paul F, Beagan, 89 Harrison st, Stapleton. Plan No. 634.

S. S. RAILROAD CO. RIGHT OF WAY, 125 w Lincoln av, Grant City, 1-sty frame passenger station, 16x30; cost, \$2,200; owner, Staten Island R. R. Co., St. George. Plan No. 636.

PLANS FILED FOR **ALTERATIONS**

Manhattan.

Manhattan.

CANAL ST, 202-04, s e cor Mulberry st, remove partitions, build new partitions and plaster, extend stairs, new bulkhead, new s. c. f. p. doors to halls, galv. iron skylights over bulkhead to 6-sty brick loft; cost, \$1,500; owner, Ella V. Conn. 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1523.

DIVISION ST, s s, 261-3 e Catherine st, remove stone columns, set in new c. i. columns with steel beams, lower 1st sty beams to sidewalk level and remove portion of rear wall to 2-sty brick store; cost, \$2,000; owner, Saml. Miller, 21 Catherine st; architect, Louis A. S-einart, 194 Bowery. Plan No. 1526.

DIVISION ST, S8, n e cor Eldridge st, remove show window and set flush with building line, remove front wall and stairs, partitions, new 6-in. c. i. columns, stairs build up openings, new partitions for w. c. compartments to 6-sty brick stores and tenement; cost, \$1,200; owner, Rachel Bernstein, 76 West 119th st; architect, Max Muller, 115 Nassau st. Plan No. 1506.

GRAND ST, 349, s s, 66.6 w Essex st, remove columns, and niers set in now iron solume.

GRAND ST, 349, s s, 66.6 w Essex st, remove columns and piers, set in new iron columns, erect new show window with wood metal covered to 3-sty brick store; cost, \$400; owner,

Fred Siegler estate, 398 Bainbridge st, Brod lyn; administrator, Pauline Siegler; archite Louis Sheinart, 194 Eowery. Plan No. 1550.

Louis Sheinart, 194 Eowery. Plan No. 1550.
HOUSTON ST, 451 East, s s, 50 e Cannon st, remove stoop, store fronts and reconstruct flush with building, new partitions, new studs, remove partitions to 6-sty brick tenement and store; cost, \$1,000; owner, Herman Beck, 451 East Houston st; architect, Jacob Fisher, 25 Ave A. Plan No. 1536.

East Houston st; architect, Jacob Fisher, 25 Ave A. Plan No. 1536.

HUDSON ST, 544, to add 1-sty addition on rear, same to be supported by two S-in. brick walls 10 ft. high and covered with tar roof, skyight in roof to 2-sty brick workshop; cost, 82-00; owner, Mrs. Frances M. Horton, 62 West 127th st; architect, R. I. Markwith, 111 5th av. Plan No. 1514.

MAIDEN LANE, 59-61, new standpipe and 3,500-gal, tank supported by 16-in. brick walls to 7-sty brick offices; cost, \$2,000; owner, Seabury Estate, 59-61 Maiden lane, Henry C. Lovis, trustee; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 1501.

MANGIN ST, 64, e s, 100 n Delancey st, erect brick extension at front to 2-sty brick factory; cost, \$6,000; owner, James Lissner, 62 Mangin st; architect, Jacob Fisher, 25 Av A. Plan No. 1498.

MANHATTAN ST, 114-18, 597 w 127th st, in-

MANHATTAN ST, 114-18, 597 w 127th st, install balcony, construct stairs, rearrange toilet rooms and present offices on second floor, raise roof over same to 2-sty brick stores, offices and picture theater; cost, \$2,000 · owner, Christian Smith, 114 Manhattan st; architects, William L. Rouse & L. A. Goldstone, 38 West 32d st. Plan No. 1509.

MERCER ST, 123-25, w s, 151 s Prince st, cut window, put in skylight, new tail beam, same covered with concrete, to 13-sty fireproof warehouse; cost, \$400; owner, Peter W. Rouss, 549 Broadway; architect, Wilfred Reid, 1023 Summit av. Plan No. 1537.

MURRAY ST, 47, 175.5 w of Church st, new partitions, new skylight to 5-sty brick store and manufactury; cost, \$500; owner, Dr. Walter T. Slevin, 390 Union st; architect, Joseph Ciaccia, 206 Hamilton av, Brooklyn. Plan No. 1548.

NORFOLK ST, 32, remove brick piers and

and manufactury; cost, \$500; owner, Dr. Walter T. Slevin, 390 Union st; architect, Joseph Ciaccia, 206 Hamilton av, Brooklyn. Plan No. 1548.

NORFOLK ST, 32, remove brick piers and windows, install iron beams and new extension (rear of 1st sty) to 6-sty brick stores and tenement; cost, \$700; owner, Walter Realty Co., 133 Suffolk st, Morris Krietman, Pres., 38 Osborn st, Brooklyn; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1500.

RIVINGTON ST, 125, s. s., 75.5 w Norfolk st, remove balcony and build new with fire escapes, lower floor beams on 1st story, erect irreproof stairs, new operator's booth, cover ceiling with plaster board, cut exit door, reset partition to 5-sty brick picture theatre and lodge rooms; cost, \$5.500; owner, Issac Suchman, 125 Rivington st; architect, Louis Sheinart, 194 Bowery. Plan No. 1557.

SOUTH ST, 46, w s, 49 s corner formed by South st and Gouverneur lane, remove steps and platform, enlarge windows, new steps and cut door sills to 4-sty brick salesrooms and storage; cost, \$750; owner, Trustees Sailors Snug Harbor, 61 Broadway, James Henry, comptroller; architect, Frederich Putnam Platt, 1123 Broadway. Plan No. 1505.

SPRING ST, 361-73; 137-41 Varick st, construct steel beams to support two 6,000-gal. pressure tanks to 8-sty fireproof factory; cost, \$2,500; owner, Trinity Church Corp., 187 Fulton st; architect, the Rusling. Plan No. 1521.

WILLETT ST, 58, e s, 150 n Delancey st, erect new windows and door, lower brick arches of windows, new stud, lath and plaster partitions for w. c. compartments, continue rear floor of 2d story to level and metal ceiling to 4-sty brick store, meeting rooms and 1 family; cost, \$500; owner, Helman Stern, 1102 Union av, Broux; architect, Morris Schwartz, 194 Bowery. Plan No. 1502.

17TH ST, 3-37; 18th st, 38-46 East, construct steel trusses to carry one 20,000-gal. gravity tank and two 7,500-gal. pressure tanks to 6-sty brick store and lofts; cost, \$5,000; owner, Ed. W. C. Arnold, West Islip, N. Y.; architect, Rusling Co., 39 Cortlandt st; Pres.

architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1554.

33D ST, 150 East, s s, 170 e Lexington av, build passage to 5-sty brick dwelling and storage; cost, \$500 owner, P. T. Walsh, 76 Edge-combe av; architect, John H. Knubel, 305 West 43d st. Plan No. 1535.

36TH ST, 8-10 West, to build a fire passage of 6-in. t. c. blocks from rear to front stairs to 9-sty fireproof loft and store; cost, \$100; owner, William M. Walker, Bayville, Nassau county, N. Y.; architect, same. Plan No. 1525.

39TH ST, 13 West, n s, 214 w 5th av, panel walls of library, build book case, decorate celling, remove partitions to 4-sty brick residence; cost, \$1,500; owner, Anna D. Atterbury, 13 West 49th st; architect, Ernest Flagg, 109 Eroad st. Plan No. 1530.

42D ST, 220 West, n s, 291 w 7th av, remove present wooden stairs and enclosure and provide new iron ones to 1-sty brick picture theatre; cost, \$900; owner, Israel Fortgang, 223 West 42d st; architect, Saml. Levingson, 101 West 42d st. Plan No. 1512.

42D ST, 145 West, n s, 185.6 e Broadway, to creet new extension, remove 2 windows and cut brick parapet level with basement floor to

4-sty brick store and furnished rooms; cost, \$300 owner, Henry P. Wall, 200 5th av; archi-tect, Morris Schwartz, 194 Bowery. Plan No. 1511.

46TH ST, 535 West, n s, 175 e 40th av, remove and erect stud, lath and plaster partitions forming w. c. compartments to 4-sty brick stores and tenement; cost, \$1,000; owner, Charles Kass, 535 West 46th st; architect, Jacob Fisher, 25 Av A. Plan No. 1508.

Jacob Fisher, 25 Av A. Plan No. 1508.

46TH ST, 4 East, construct a new skylight in the roof to 5-sty brick tailor shop; cost, \$65; owner, H. Shreve, 69 Wall st; architect, Lucian E. Smith, 2 West 47th st; builder, Geo. Chrsomales, 695 6th av. Plan No. 1552.

53D ST, 518-26 West, s s, 275 e of 10th av, construct balcony on 5th floor, install toilets to 5-sty brick lofts; cost, \$1,500; owner, Jacob Hew & Co., 358 West 58th st; architect, Sam Levingson, 101 West 42d st. Plan No. 1541.

55TH ST, 43 West, add 2-sty extension, change stairs to 4-sty brick dwelling; cost, \$1,000; owner, James Punnett, 43 West 55th st; architect, H. Brooks Price, 105 West 40th st. Plan No. 1558.

56TH ST, 216 West, s e cor Broadway, apartments altered into stores, hall altered, wall on front removed to 2d tier of beams, partitions removed, new fixtures to 6-sty brick stores and apartments; cost, \$18,000; 131.9½x90.3 & 122.7; owners, Andrew Shipman & Ed. Mooney, 37 Wall st; architect, Rob. T. Reiley, 477 5th av. Plan No. 1544.

Plan No. 1544.

63D ST, East, n s, 95 w Madison av, stairs removed, partition removed, doorways closed, closet installed, window enlarged to 5-sty brick residence, 29.6x100.5; cost, \$5,000; owner, Joseph Haber, 111 East 54th st; architect, John Petit, 103 Park av. Plan No. 1534.

62D ST, 158 East, 1-sty addition, remove partitions, stairs, plumbing and heating, build new studio (rear yard), new entrance and cellar entrance, dumbwaiter and skylights, two chimneys, new interior arrangements and install elevator to 5-sty brick dwelling; cost, \$8,000; owner, Mrs. Alpheus Hyart, \$50 Park av; architect, Frederick Junius Sterner, 154 East 63d st. Plan No. 1504.

80TH ST, 65 East, n s, 116.8 w Park av, de-

SOTH ST, 65 East, n s, 116.8 w Park av, demolish front, extend side walls, partitions on the several floors to be removed and new ones built, 1st sty raised 1.1 extension to be built on rear to 4-sty brick dwelling; cost, \$10,000; owner, Francis R. Arnold, 108 East 79th st; architect, Katharine C. Budd, 527 5th av. Plan No. 1557.

architect, Katharine C. Budd, 527 5th av. Plan No. 1557.

83D ST, 150-56 West, create store and office, shift show windows and guard rail, rearrange entrance door, shift w. c., build mezzanine and stairs to same to 4-sty brick garage; cost, \$5.0; owner, Max Craemer, 150-56 West 83d st; architect, Geo. Fred Pedham, 30 East 42d st. Plan No. 1555.

86TH ST, 201-3 East, n e cor 3d av, remove stairs, replace same with counterbalance ladder, erect new stage at rear of 2d floor, and extend balcony to 5-sty brick department store and dance hall; cost, \$1,000; owner, Jacob Louchheimer, 1531 3d av; architect, Bernard K. Bimberg, 2283 Broadway. Plan No. 1529.

115TH ST, 27-29, remove wall, install beams and columns covered with metal lath and 2-in. cement, new brick piers, remove stairs and build ones with brick wall around them to 3-sty brick meeting and lodge room; cost, \$3,-000; owner, Morris Hyman, 239 Prospect av, Mt. Vernon, N. Y.; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1532.

1 Beekman st. Plan No. 1532.

149TH ST, 601 West, n w cor Broadway, cut opening in brick wall of 1st story of a 6-sty brick tenement; cost, \$50; owner, Elias Dusser-off, 601 West 149th st; architects, Moore & Landsiedel, 148th st, cor 3d av. Plan No. 1561.

177TH ST, 598 West, s e cor St. Nicholas av, cover partitions on both sides with ½-in. plaster boards to 6-sty brick apartment house; cost, \$300; owner, Edgar Sidman, 200 West 71st st; architect, P. G. Stadler, 1330 Clay av. Plan No. 1543.

AV A, 1510, s e cor East 80th st, shift stairs.

plaster boards to 6-sty brick apartment house; cost, \$300; owner, Edgar Sidman, 200 West 71st st; architect, P. G. Stadler, 1330 Clay av. Plan No. 1543.

AV A, 1510, s e cor East 80th st, shift stairs, partitions in one case, provide new stairs on 5th floor, new piers and steel beams in cellar to 5-sty brick loft; cost, \$1,000; owner, Geo. P. Lies, 1510 Av A; architect, Samuel Katz, 405 Lexington av. Plan No. 1560.

AMSTERDAM AV, 61, n e cor 62d st, remove store front, partitions removed, store divided into two, new partitions receted, w. c., urinals and basins in store removed and relocated to 5-sty brick store and tenements; cost, \$500; owner, Minnie Smith, 214 Audubon av, and Sophie Haase, Hud. Co. Boulevard, N. J.; architect, P. F. Brogan, 119 East 23d st. Plan No. 1520.

BOWERY, 292-24, remove floors and roof, construct new floors and roof of steel beams, new stairs, partitions, 6-in. t. c., wooden floors in gym. and exercise room, tile floors in plunge room and toilet, fireproof self-closing doors, stairs removed and new built, slate floor in lobby, partitions removed to 5-sty brick club house; cost, \$35,000; owner, Y. M. C. A. of N. Y., 215 West 23d st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 1533.

BROADWAY, 162, erect dumbwaiter shaft, put in new trimmer where floor joists will be cut out to 4-sty brick store and loft; cost, \$25; owner, William R. Appley, U of Minn., Minneapolis, Minn.; architect, J. Elwood Hughes, 404 West 34th st. Plan No. 1546.

BROADWAY, 1492-94, n e cor West 43d st, end of elevator pent house removed, fireproof ilntel provided, additional pent house of 4-in. t. c. blocks built to 7½-sty brick hotel; cost, \$200 owner, Robert Goelet, 9 West 17th st; architect, H. R. Cullmer, 220 Broadway, Manhattan. Plan No. 1545.

BROADWAY, 1892-94, n e cor West 43d st, end of elevator pent house removed, fireproof lintel provided, additional pent house of 4-in. t. c. blocks built to 7½-sty brick hotel; cost, \$200 owner, Robert Goelet, 9 West 17th st; architect, H. R. Cullmer, 220

umns, install store fronts and partitions, lower 1st story floor to 5-sty brick stores and tenements; cost, \$6,000; owner, Salo Cohn, 981 Park av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1519.

LENOX AV, 124-28, rip out store front, erect new one with marble base and brass covered frame work, erect mezzanine in rear to 2-sty brick store and loft; cost, \$900; owner, Sophie Rothchild, 1229 Park av; architect, Jack Greenfield, 117-19 Second st. Plan No. 1538.

LEXINGTON AV, 2025-29, se cor 124th st. to remove saloon and restaurant store fronts and replace new, remove and erect cabinet partitions, enlarge window, ventilate toilet, build connection between restaurant and hotel, remove flap door, erect marquise, flush 3 show windows with building line to 5-sty brick hotel and stores; cost, \$3,000; owner, Gussie Decklade, care of Mrs. A. Hochstein, 90 Morningside Drive; architects, Eruno W. Berger & Sons, 121 Bible House. Plan No. 1528.

PARK ROW, 39-41, 147 Nassau st, foundation of party wall extended by building of a reinforced concrete mat 52 ins. thick unner party wall to 16-sty fireproof stores and offices; cost, \$45,000; owner, Park Co., Henry L. Dyer, V.-Pres.; architects, Westinghouse, Church, Kerr & Co., Inc., 37 Wall st. Plan No. 1518.

WADSWORTH AV, 177-79, se cor 182d st, excavate cellar, remove walls, partitions, stairs, windows and door openings, reset dumbwaiter, erect stud, lath and plaster, partitions forming rooms bathrooms, stores, etc., new store fronts (wood and metal covered) to 5-sty brick stores and tenement; cost, \$6,000; owner, Schuylkill Realty Co., 177 Wadsworth av, Arthur Freidman, Pres.; architect, Otto Reissmann, 147 4th av. Plan No. 1499.

IST AV, 2303, s w cor 113th st, erect new partitions for w. c compartments, new skyljsh to 6-sty brick stores and tenement; cost, \$500.

Plan No. 1499.

1ST AV, 2303, s w cor 113th st, erect new partitions for w. c compartments, new skylight to 6-sty brick stores and tenement; cost, \$200; owner, Anthony Pepine, 354 East 113th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1507.

1ST AV, 433, divide room on 2d floor by partition of metal studs and lath plastered ins. thick to 6-sty fireproof medical school cost, \$1,000; owner, N. Y. U., 32 Waverly pl E.mer E. Brown, Chancellor; architects, Cad; & Gregory, 40 West 32d st. Plan No. 1539.

2D AV, 2074, e s, 50 s 107th st, 1st story made into two stores, install store front, construct new brick wall at front and 8-in. girder to carry new tier to 4-sty brick store, loft and studio; cost, \$2,000: owner, Jacob Heistein, 57 West 117th st; architect, Robert E. LaValle. Plan No. 1517.

3D AV, 1856, w s, 70 n 102d st, remove 8-in. brick wall (rear of store) and store front, new store front (metal covered) and stud partitions, cut openings to 4-sty brick store, dwelling (1 family) and exit for moving picture theatre; cost, \$500; owner, John J. Worden Estate, John J. Sullivan, trustee, 135 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 1503.

3D AV, 316, 24.8¼ s of East 24th st, to in stall toilet compartments in all floors of a 4-sty brick store and tenement; cost, \$2,500; owner, Joseph L. Guttenberg, 316 3d av; architect Samuel Levingson, 101 West 42d st. Plan No 1594

3D AV, 946-48, s w cor of 57th st, to erect ew t. c. partitions, new windows to 5-sty brick mement and store; cost, \$500; owner, estate f Daniel Hennessey, exec. Josephine H. Roser, 99 Madison av; architect, Jacob Fisher, 25 v A. Plan No. 1531.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT; Supervising Architect's Office, Washington, D. C., July 1, 1915.—Sealed proposals will be opened in this office at 3 p. m., August 12, 1915, for the construction, complete (including mechanical equipment [except lighting fixtures] and approaches), of a one-story-and-basement, brick-and-stone faced building of 6,300 square feet ground area, partly fireproof construction, composition roof, for the United States post office at North Attleboro, Mass. Drawings and specifications may be obtained from the custodian of the site at North Attleboro, Mass., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TELEPHONE STAGG 3500

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Plans Filed, Alterations, Continued.

3D AV, 956, remove girders and columns, provide one new 'T' girder fireproofed by 2-in. cement, remove present store front and supply new one with metal covered frame work; at rear center pier removed and fireproof girder provided, extension made, partition in hall removed and stair enclosed to 4-sty brick store, dwe.ing and storage; cost, \$1,0.0; owner, R. Walton Goelet, 9 West 17th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1515.

3D AV, 1845, n e cor of East 102d st, extend rear of 1st story, remove present apartment and front wall, plumbing to 4-sty brick store and tenement; cost, \$3,000; owner, Harry Sarason, 1845 3d av; architect, Sam. Levingson, 101 West 42d st. Plan No. 1511.

3D AV, 1784, s w cor 99th st, extension, 30.8,

3D AV, 1784, s w cor 99th st, extension, 30.8, remove parts of old rear wall, rear wall of extension built as a retaining wall 25 ft. above new first floor to 4-sty brick sub-station and exchange, 49x131; cost, \$25,000; owner, Manhattan Elevated Railroad Co., Pres., Edgar L. Marston, 24 Broad st; architect, Geo. H. Pegram, chief engineer, 165 Broadway. Plan No. 1559.

5TH AV, 186, s w cor 23d st, to divide present store into small stores and cut doorways to 7-sty brick store and offices; cost, \$400 owner, Peckham Est., Union Trust Co., trustes 80 Broadway, Pres.; architect, Edwin T. Mer rill; engineer, J. P. Whiskeman, 30 East 420

ent store into small stores and cut doorways to 7-sty brick stores and offices; cost, \$400; owner, Peckham Est., Union Trust Co., trustees, 80 Broadway, Pres.; architect, Edwin T. Merrill; engineer, J. P. st. Plan No. 1510.

5th AV, 632, w. s. 86.1 s 51st st, erect mezzanine floor in rear of 1st story, with wood stairway leading to same to 5-sty brick dressmakers' establishment; cost, \$200; owner, Milton Wolf, Pres.; architect, George Butler, 62 West 45th st. Plan No. 1527.

5th AV, 554, w. s. 75.5 s of East 42d st, build outside screened stairway, cut down windows, doors and windows opening on stairs to be fireproof self-closing to 6-sty brick store and lofts; cost, \$400; owner, Adele S. Browning, care of Browning, King Co., Cooper Union sq; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1513.

5th AV, 812, install push button electric elevator, shaft, 6-in. fireproof block, ribbed glass skylight, fireproof machine room in cellar to 4-sty brick dwelling, 28x81; cost, \$5,000; owner, Clara L. McMurtry, 812 5th av; architect, Edson Gage, 28 East 49th st. Plan No. 1542.

6th AV, 880, widen extension in rear, remove toilet and install new ones, new stairs to 4-sty brick bakery and restaurant; cost, \$2,000; owner, Robert Berls, 880 6th av; architect, Louis A. Abramson, 220 5th av. Plan No. 1540.

7th AV, 2039, s e cor West 122d st, remove iron column and replace by another, rebuild show windows, remove partitions and toilet in cellar, install new toilet room, cut opening in center of shaft and insert pulley hung window, remove stairs to 5-sty brick stores and tenements; cost, \$500; owner, D. W. Wehrenberg, 116 West 122d st; architect, Louis F. J. Weiher, 271 West 125th st. Plan No. 1547.

Bronx.

160TH ST, 723, new partitions, new toilets to 5-sty brick stores and tenement; cost, \$800; owner, Ella Kullman, 258 Riverside Drive; architect, Herman Goldberg, 2968 Briggs av. Plan No. 279.

Plan No. 279.

168TH ST, s s, 70 w Tinton av, new bath room to 2-sty frame dwelling; cost, \$300; owner, Barbara Fimpel, on premises; architect, D. J. Deady, 797 Home st. Plan No. 275.

176TH ST, 795, new partitions to 2-sty frame dwelling; cost, \$500; owner, Herman Rosenthal, on premises; architect, Jacob Fisher, 25 Av A. Plan No. 283.

Plan No. 283.

BARKER AV, w s, 143.83 s Magenta st, move 2-sty frame dwelling; cost, \$500; owner, John B. Lazzani, 3486 Bronx boulevard; architect, Wm. Greenlees, 429 East 238th st. Plan No. 276.

BARKER AV, w s, 168.96 s Magenta st, move 2-sty frame dwelling; cost, \$500; owner, John B. Lazzani, 3486 Bronx boulevard; architect, Wm. Greenlees, 429 East 238th st. Plan No.

BIRCHALL AV, w s, 50 s Sagamore st, move new partitions to 2-sty frame dwelling; cost, \$1,200; owner, Jos. Danella, on premises; archi-tect, T. J. Kelly, 643 Morris Park av. Plan No. 281.

BIRCHALL AV, w s, 75 s Sagamore st, move 2-sty frame dwelling; cost, \$500; owner, Pascal S. Yates, 1987 Cruger av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 280.

J. Kelly, 643 Morris Park av. Plan No. 280.

BRONX BOULEVARD, 3849, move 2-sty frame dwelling; cost, \$800; owner, Adam Eisengrein, on premises; architect, Perly S. Crosier, 223d st and White Plains av. Plan No. 278.

EAGLE AV, e s, 150 n 156th st, new roof to 2-sty brick machinery building; cost, \$1,000; owner, Ebling Brew Co., 760 St. Anns av; architect, Wm. Koppe, 830 Westchester av. Plan No. 272.

No. 272.

MARION AV, e s, 300 n 200th st, 1-sty frame extension, 9x12, and new partitions to 2½-sty frame dwelling; cost, \$3,000; owner, John B Lazzari, 3486 Bronx boulevard; architect, Wm Greenlees, 429 East 238th st. Plan No. 269.

Greenlees, 429 East 238th st. Plan No. 269.

STRANG AV, s s, 50 w Amundson av, 1-sty frame extension, 20x10.6, to 2-sty frame dwelling; cost, \$350; owner and architect, Victor Olsen, on premises. Plan No. 271.

WASHINGTON AV, 1209, remove projections from 4-sty brick tenement; cost, \$500; owner, Samuel J. Corker, 134 East 109th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 270.

No. 270.

HONEYWELL AV, e s, 156.07 s 180th st, retaining wall to 2½-sty frame dwelling; cost, \$150; owner, Geo. H. Damm, 2080 Honeywell av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 274.

ROSEDALE AV, s w cor Bronx River av, move 2-sty frame dwelling; cost, \$500; owner, John A. Steinmetz, 1009 East 180th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 273.

WESTCHESTER AV, n w cor White Plains l, move 1-sty frame office; cost, \$50; owner, ernardino Discipio, on premises; architect, nton Pirner, 2069 Westchester av. Plan No.

3D AV, 3821, new fire escape, new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Adam Schaefer, 2757 Webster av; architect, C. J. Itzel, 847 Freeman st. Plan No. 282

Brooklyn.

ADAMS ST, e s, 75 n Nassau st, plumbing to 3-sty dwelling; cost, \$350; owner, John A. Ruth, Central av, Far Rockaway; architects, S. Millman & Son, 1780 Pitkin av. Plan No.

CALYER ST, s s, 405 w West st, extension to 1-sty shop; cost, \$2,500; owner, Thos. F. Rowland estate, on premises; architect, Continental Iron Works, on premises. Plan No. 4729.

CANARSIE LA, n s, 100 e Flatbush av, plumbing to 2-sty store and dwelling; cost, \$100; owner, Chang Wo, 5 Canarsie la; architect, B. F. Hudson, 319 9th st. Plan No. 4697.

CARROLL ST, n s, 40 w Brooklyn av, extension to 3-sty dwelling; cost, \$500; owners, A. A. Campbell & ano, 1293 Carroll st; architect, E. A. Schoetel, 1034 Jefferson av. Plan No. 4709.

CONGRESS ST, s s, 124 w Columbia st, interior alterations to 3-sty tenement; cost, \$405; owner, Isaac R. Robinson estate, 100 William st, Manhattan; architect, Gibbons Co., 318 Columbia st. Plan No. 4712.

CONSELYEA ST, n w cor Humboldt st, in-

CONSELYEA ST, n w cor Humboldt st, interior alterations to 3-sty school; cost, \$2,000; owner, City of New York; architect, C. B. Snyder, 500 Park av, Manhattan. Plan No. 4068.

DEAN ST, s s, 60 e Franklin av, interior alterations to 3-sty dwelling; cost, \$200; owner, Max Herzfeld, 44 Court st; architect, J. M. Felson, 1133 Broadway. Plan No. 4633.

DEVOE ST, s s, 150 w Humboldt st, interior alterations to 2-sty dwelling; cost, \$500; owner, viola F. Anderson, 102 Monitor st; architect, John G. Dryer, 750 Oakland st. Plan No. 4672.

ELLERY ST, n s, 200 e Throop av, interior alterations to 3-sty tenement; cost, \$350; owner, Jos. Schmidt, 235 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4649.

FLOYD ST, s s, 200 w Throop av, interior alterations to 2-sty dwelling; cost, \$400; owner, Jacob Ponomono, 835 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4626.

FULTON ST, s w cor Clermont av, electric sign to 2-sty office; cost, \$250; owner, Coler Campbell Milk Co., on premises; architect, Alex Campbell Milk Co., on premises. Plan No. 4737.

GOLD ST, w s, 281.3 s Willoughby st, interior alterations to 3-sty dwelling; cost, \$500; owner, Dr. Arthur L. Reeve, 420 Gold st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 4762. GUNTHER PL, e s, 113 s Herkimer st, interior alterations to 3-sty tenement; cost, \$1,000; owner, Barnett Kamnowitz, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4657.

MIDDLETON ST, w s, 175 e Harrison av, exterior alterations to 3-sty factory; cost, \$2,500; owner, Pure Ice Co., on premises; architect, Frank H. Quinby, 59 Nassau st, Manhattan. Plan No. 4669.

MONROE ST, n s, 350 e Sumner av, extension to 2-sty garage; cost, \$2,000; owner, J. Harvey Waite, 520 Monroe st; architect, Wm. J. Auer, 1013 Willoughby av. Plan No. 4653.

NORTH ELLIOTT PL, e s, 164.6 s Flushing av, extension to 3-sty tenement; cost, \$300; owner, Antonio Di Guiseppi, on premises; architects, Laspia & Salvati, 525 Grand st, Plan No. 4729.

ST. JOHNS PL, s w cor Troy av, interior al-

ST. JOHNS PL, s w cor Troy av, interior alterations to 1-sty store; cost, \$1,000; owner, Louis Katz, 1057 Eastern parkway; architects, Frankfort & Arschner, 830 Westchester av. Plan No. 4643.

Plan No. 4643.

SANDS ST, n s, 25 w Navy st, extension to 4-sty tenement; cost, \$2,000; owner, Matilda Condrill, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4727.

SCHERMERHORN ST, s s, 141.9 w Smith st, interior alterations to 3-sty garage chambers; cost, \$3,500; owner, Eltrick Realty Co., 122 Hudson st, Manhattan; architect, F. H. Quinby, 99 Nassau st, Manhattan. Plan No. 4759.

SUMMITT ST, n s, 120 w Columbia st, plumbing to 4-sty tenement; cost, \$250; owner, Frank C. Carney, 113 Nostrand av; architect, E. H. Scalley, 527 Henry st. Plan No. 4710.

VARICK ST, w s, 109.7 s Metropolitan av, interior alterations to 2-sty storage; cost, \$500; owner, Pure Oil Co., on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 4665.

SOUTH 5TH ST, n s, 165.8 East Havemeyer st, interior alterations to 3-sty tenement; cost, \$1,000; owner, Sali Schenkel, 267 South 5th st; architect, Jacob Fisher, 931 Fox st, Manhattan. Plan No. 4719.

hattan. Plan No. 4719.

7TH ST, s s, 340 e 8th av, extension to 4-sty tenement; cost, \$10,000; owner, John B. Hoecker, 312 Fulton st; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4640.

21ST ST, n s, 335 w 4th av, interior alterations to 3-sty store and tenement; cost, \$150; owner, Geo. Calardo, 663 3d av; architect, Jas. Hartung, 548 2d st. Plan No. 4760.

65TH ST, ss, 100 e 18th av, interior alterations to 3-sty dwelling; cost, \$700; owner, Saml. Hammond, 509 18th av; architect, Raphaele Caporale, 1929 63d st. Plan No. 4674.

ALABAMA AV. s s. 20 s Glenmore av, ex-

ALABAMA AV, s s, 20 s Glenmore av, exnsion to 3-sty dwelling; cost, \$600; owner, ym. Shapiro, 302 Glenmore av; architects, allich & Lubroth, 215 Montague st. Plan No.

ATLANTIC AV, s w cor, New York av, exterior alterations to 1-sty store; cost, \$200; owners,

Wm. Zinke & ano; on premises; architect, Geo. A. Palcanis, Scotch Plains, N. J. Plan No. 4688.

CENTRAL AV, e. s., 50 s Willoughby av, exterior alterations to 3-sty tenement; cost, \$300; owner, Ignasio Rason, on promises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4628.

CLASSON AV, w. s., 162 n Myrtle av, extension to 2-sty store and dwelling; cost, \$500; owner, Michale Cartuoso, 185 Classon av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4642.

DEKALB AV, p. s. 203 e. Debevoise pl. ex-

No. 4642.

DEKALB AV, n s, 20.3 e Debevoise pl, exterior alterations to 3-sty dwelling; cost, \$1,500; owner, Martin Fullen estate, 230 Cumberland st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 4721.

HUDSON AV, w s, 62.4 s Sands st, store front to 3-sty store and tenement; cost, \$150; owner, Vincenzo Raago, 168 Hudson av; architect, W. J. Conway, 400 Union st. Plan No. 4624.

MANHATTAN AV, e s, 50 n India st, interior alterations to 4-sty store and dwelling; cost, \$250; owner, Ike Bellinsky, on premises; architect, Jas. McKellopp, Jr., 154 India st. Plan No. 4700.

MARCY AV. The School of the state of the state

MARCY AV, w s, 80 n Fulton st, extension to 1-sty theatre; cost, \$5,000; owner, Mrs. Stephen Hoff, 68 Macon st; architects, Voelking & Holler, 82 Wall st. Plan No. 4752.

MORGAN AV, s w cor Norman av, erect roof tank on 4-sty factory; cost, \$1,-00; owner, Greenpoint Sash & Door Co., 184 Pulaski st; architect, Franklin Machine Works, 13 Franklin st. Plan No. 4720.

lin st. Plan No. 4720.

MYRTLE AV, n s, 75 n Bedford av, extension to 3-sty store and dwelling; cost, \$1,200; owner, Jos. Barnett, 661 Myrtle av; architect, M. Schoenberg, on premises. Plan No. 4718.

MYRTLE AV, n s, 40 e Nostrand av, interior alterations to 2-sty store and dwelling; cost, \$2,000; owner, Kate C. Wolf, 1061 Prospect pl; architect, Benj. F. Hudson, 319 9th st. Plan No. 4663.

No. 4663.

MYRTLE AV, n s, 65.3 e Nostrand av, interior alterations to 3-sty dwelling; cost, \$1,600; owner, Kate C. Wolf, 1061 Prospect pl; architect, Benj. F. Hudson, 319 9th st. Plan No. 4662.

Bénj. F. Hudson, 319 9th st. Plan No. 4662.

NASSAU AV, s e cor Humboldt st, interior al terations to 3-sty store and tenement; cost, \$150; owner, Peter Doelger Bwg. Co., 407 East 55th st, Manhattan; architect, Charles Stegmeyer. Plan No. 4691.

PITKIN AV, n s, 75 e New Jersey av, interior alterations to 3-sty tenement; cost, \$300; owner, Francis Shanty, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4655.

RIVERDALE AV, nw cor Osborn st, extension to 2-sty dwelling; cost, \$2,000; owner, Abr. Kessman, 45 Riverdale av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4612.

Adelsohn, 1776 Pitkin av. Plan No. 4612.

ST. MARKS AV, s s, 140 w Eastern Parkway, interior alterations to 2-sty tenement; cost, \$500; owner, Ida Schecht, on premises; architect, Jos. Harrison, World Bldg., Manhattan. Plan No. 4715.

WASHINGTON AV, w s, 47.8 n Bergen st, extension to 2-sty store; cost, \$1,500; owner, Harris M. Copland, 632 Washington av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4733.

tects, Brook & Rosenberg, 350 Fulton st. Fian No. 4733. WYCKOFF AV, n e cor Gates av, extension to 2-sty dwelling; cost, \$1,000; owner, Martin H. Brunzes, 1581 Myrtle av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 4654.

3D AV, n e cor 20th st, extension to 3-sty store and dwelling; cost, \$800; owner, Michael Rosen, 3d av and 23d st; architect, Jos. S. Brodeckin, 161 19th st. Plan No. 4751.

Brodeckin, 161 19th st. Plan No. 4751.

3D AV, e s, 20 s 43d st, interior alterations to two 3-sty dwellings; cost, \$1,000; owner, J. Stern, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4742.

18TH AV, s w cor Rutherford pl, interior alterations to 2-sty store and dwelling; cost, \$250; owner, Louis Abeloff, 8 18th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4749.

COLLEGE POINT.—1st av, n s, 150 w 10th st, interior alterations to dwelling; cost, \$300; owner, J. W. Rapp, 10th st, College Point. Plan No. 1472.

DUNTON.—Chichester av, s s, 200 w Van Wyck av, plumbing to dwelling; cost, \$50; owner, N. Cavanue, on premises. Plan No. 1489.

EAST ELMHURST.—Ditmars av, n s, 240 e Lyon av, plumbing to welling; cost, \$80; owner, Dr. P. Briganti, on premises. Plan No. 1496.

EVERGREEN.—Cypress av, 1192, general interior alterations to dwelling and store; cost, \$4,500; owner, Ernest Pregg, 613 Dill pl, Glendale; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1494.

EVERGREEN.—Cypress av, 1194, general interior alteration to store and dwe..ng; cost, \$2,000; owner, Ernest Pregg, 613 Dill pl, Glendale architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1493.

EVERGREEN.—Decatur st, n s, 263 w Wyckoff av, interior alterations to stable and loft; cost, \$300; owner, Diogenes Brewing Co., premises. Plan No. 1476.

FAR ROCKAWAY.—Atlantic av, s s, 530 w Cedar av, plumbing in dwelling; cost, \$50; owner, Joseph No. 1465.

FLUSHING.—19th st, 23, plumbing to dwell-

FLUSHING.—19th st, 23, plumbing to dwelling; cost, \$50; owner, F. Horener, on premises. Plan No. 1475.
FLUSHING.—Main st, 41, interior alterations to store and dwelling; cost, \$2,000; owner, Ad. Weinberg, on2 premises; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 1484.

1484.
GLENDALE.—Tesla pl, 14 and 16, plumbing, 2 dwellings; cost, \$90: owner, E. Reinhart, on premises. Plan No. 1500.

JAMAICA.—Jamaica av, 1286, erect Marquise to store; no cost given; owner, H. Nehrbauer, on premises. Plan No. 1469.

JAMAICA.—Douglas st, n s, 386 w Brenton av, 1-sty frame shed, 13x95, on side bakery to be used as shipping shed, slag roof; cost, \$350;

owner, Shults Bread Co., 26 Beaver st, Manhattan. Plan No. 1478.

LAUREL HILL.—Washington av, w s, 100 n Shell rd, plumbing to dwelling; cost, \$50; owner, D. O'Connell, on premises. Plan No. 1487.

L. I. CITY.—Grove st, w s, 200 s Skillman av, plumbing to dwelling; cost, \$250; owner, A. Correlli, on premises. Plan No. 1509.

L. I. CITY.—Prospect st, e s, between Harris av and Henry st, 1-sty frame extension, 15x 16, rear dwelling, tin roof; cost, \$200; owner, Mrs. E. McMillen, on premises. Plan No. 1485.

L. I. CITY.—William st, 251, drying platform; cost, \$200; owner, Wm. Twin Boyajian Bros., on premises. Plan No. 1482.

L. I. CITY.—Anabel av and Gosman st, install new elevator factory; cost, \$1,600; owner, Courtney Dev. Co., 1170 Broadway, Manhattan. Plan No. 1499.

L. I. CITY.—I5th av, s e cor Grand av, 1-sty frame extension, 20x8, rear dwelling, new foundation and interior alterations; cost, \$1,200; owner, Chas. Nutto, Trainsmeadow rd, Woodside; architect, G. J. Fischer, 406 12th av, L. I. CITY.—15th av, e s, 285 s Flushing av, plumbing to dwelling; cost, \$150; owner, Mrs. A. Diesch, on premises. Plan No. 1467.

L. I. CITY.—15th av, e s, 285 s Flushing av, plumbing to dwelling; cost, \$100; owner, J. W. Coulson Co., on premises. Plan No. 1467.

L. I. CITY.—6th av, 125, new store front to dwelling; cost, \$90; owner, Wm. Freid, on premises. Plan No. 1468.

L. I. CITY.—Chauncey st, 80, plumbing to dwelling; cost, \$50; owner, W. Rada, on premises. Plan No. 1470.

L. I. CITY.—Chauncey st, 80, plumbing to dwelling; cost, \$50; owner, W. Rada, on premises. Plan No. 1467.

L. I. CITY.—South Jane st, 146, new store front; cost, \$100; owner, J. W. Catalpa av, 2-the dwelling after fire damage; cost, \$300; owner, Mrs. Fannie Gehring, on premises. Plan No. 1478.

MASPETH.—Linden st, w s, 150 s Mary st, alter store front to provide for dwelling; cost, \$50; owner, Felix Wisnewski, on premises. Plan No. 1478.

MASPETH.—Perry av, s, 400 w Clermont av, new foundation and interior alterations to dwelling; cost, \$50; owner, Feli

Rockaway Beach. Plan No. 1463.

ROCKAWAY BEACH.—Boulevard, s s, 100 e Neptune av, repair porch; cost, \$80; owner, A. Levin, on premises. Plan 1464.

ROCKAWAY BEACH.—Henry st, e s, 150 s Ocean av, interior alterations to pavilion; cost, \$800; owner, C. A. Schilling, on premises; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 1466.

ROCKAWAY BEACH.—Beach 103d st, 323, elec. sign to dwelling and store; cost, \$125; owner, Wainwright Co., on premises. Plan No. 1504.

WINFIELD.—Greenpoint avec 275

1504.
WINFIELD.—Greenpoint av, e s, 250 n Queens blvd, 2-sty frame dwelling, 22x14, rear of dwelling, tin roof; cost, \$800; owners, Costa & Zona, 336 West 26th st, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1477.

336 West 26th st, Manhattan; architects, E.
Rose & Son, Grand st, Elmhurst. Plan No. 1477.

L. I. CITY.—Vandeventer av, s w cor 10th
av, 2-sty frame extension and interior alterations to tenement; cost, \$500; owner, A. Aecknagel, 414 10th av, L. I. City; Plan No. 1480.

ROCKAWAY BEACH.—Boulevard, 566 electric
sign to store; cost, \$95; owner, Wm. W. Gilmore, on premises. Plan No. 1479.

WOODHAVEN.—Atlantic av, s w cor Bigelow
pl, 1-sty brick extension, 35x22, front factory,
slag roof, interior alterations; cost, \$10,000;
owners, Lalance & Grosjean Co., on premises;
architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1481.

WOODHAVEN.—Diamond pl, w s, 180 n Atlantic av, plumbing to dwelling and 1-sty frame
extension, 10x12, on rear; cost, \$350; owner,
M. P. Lynch, on premises. Plan No. 1510.

"JOHAVEN.—Ferry st, e s, 180 s Syosset
st, new foundation to dwelling; cost, \$400; owner, F. Diesel, on premises. Plan No. 1492.

WOODHAVEN.—Gherardi av, 531, plumbing
to dwelling; cost, \$50; owner, A. E. Chamberlain, on premises. Plan No. 1506.

WOODHAVEN.—Oceanview av, 359, plumbing
to dwelling; cost, \$50; owner, F. W. Fisher,
on premises. Plan No. 1507.

WOODHAVEN.—Woodland av, 43, plumbing
to dwelling; cost, \$50; owner, H. A. Neins, on
premises. Plan No. 1505.

Richmond.

Richmond.

COLUMBIA ST, 145, e s, 126 s Richmond terrace, W. N. Brighton, alterations to brick

office; cost, \$1,200; owner, N. Y. Telephone Co., 15 Dey st, Borough of Manhattan. Plan No.

3D ST, s s cor Ocean av, Midland Beach, alterations to frame dwelling; cost, \$75; owner, Niess Barnes; builder, John Cruté. Plan No. 908. Niess Barnes; 296.

296,
BROADWAY, w s, 95 s Market st, W. New Erighton, alterations to frame dwelling; cost, \$300; owner, Loge Gaeta, Broadway, W. New Brighton; architect, Ernest Boyle, 147 Davis av, W. New Brighton. Plan No. 298.
GREENLEAF AV, 137-9, n w cor Marion st, alteration to frame factory; cost, \$800; owner, Herrmann Auknen Co., 31-33 Thomas st, Manhattan; architect, W. G. Wilson, 512 West 162d st, Manhattan; builder, F. W. Gayles, Inc., 118 Leroy st, Manhattan. Plan No. 299.

PERSONAL AND TRADE NOTES

W. H. A. HORSFALL, architect, is now practicing his profession at 24 Broad st.

MAX G. HEIDELBERG, architect, has moved his offices from 12 West 31st st to 345 5th av.

MAX G. HEIDELBERG, architect, has moved his offices from 12 West 31st st to 345 5th av. SALVATORE CALAFATI, architect and builder, is conducting business at 221 Huguenot st, New Rochelle, N. Y.

W. O. JOHNSTONE, architect, of Tonawanda, N. Y., have opened a branch office in the Brisbane Building, Buffalo, N. Y.

OSCAR LOWINSON, architect, formerly located at 5 West 31st st, is now practicing his profession at 5 West 91st st.

F. H. BETHEL, vice-president of the New York Telephone Co., was recently elected village president of Scarsdale, N. Y.

NATIONAL SLAG CO. has moved its offices from 30 Church st, Manhattan, to the Kınney Building, Broad and Market sts, Newark, N. J.

BUCKINGHAM STEEL CO., INC., has moved its sales and estimating departments from 25 West 42d st, Manhattan, to its general offices at 5610 2d av, Brooklyn.

WURTS BROS., architectural and general commercial photographers, have moved their office and studios from 2386 7th av to the Marbridge Building, 1328 Broadway.

RALPH FOLKS, formerly Deputy Commissioner of Public Works of the Borough of Manhattan, has been appointed Commissioner of Public Works of that borough, succeeding E. V. Frothingham, who resigned some time ago.

CHARLES S. SHAUGHNESSY, who has been studying the sanitary drainage of Jamaica Bay for the Borough of Queens, was recently appointed engineering examiner by the Municipal Civil Service Commission of New York City.

REGISTRATION OF ARCHITECTS.—The Regents of the State University have not yet.

REGISTRATION OF ARCHITECTS.—The Regents of the State University have not yet appointed the members of the Board of Examiners for Architects as required by the new law. They had ninety days in which to make the appointments. The Board of Examiners when apointed will make rules and regulations for the registration of practicing architects.

THE NATIONAL METAL MOLDING COMPANY, manufacturer of electrical conduits and fittings, Pittsburgh, with offices in various cities, has recently opened offices at 801-903 Electric Building, Buffalo, N. Y., from which to handle an increasing business in Western New York and Canada. This office will be under the charge of L. S. Montgomery, who has represented the company in the South and other sections for a number of years and is especialy well known in the electrical trade.

known in the electrical trade.

SACKET & PARK, architects, 34 Syracuse Savings Bank Building, Syracuse, N. Y., desires information at once on the following items: Reinforced concrete piling, roofing material for roof which is non-conductor of heat, floor hardening compounds, fireproof factory stairs, fireproof freight and passenger elevator doors and automatic actions for same, steel factory sash for side walls and saw tooth construction and wire glass for same, freight receiving door of lift, up swing folding type, factory plumbing fixtures, springler systems, light systems, and blast heating devices.

S. H. POMEROV COMPANY, INC., calls at-

lactory plumbing fixtures, springler systems, light systems, and blast heating devices.

S. H. POMEROY COMPANY, INC., calls attention to the fact that it is equipped by experience and resources to manufacture fire windows that positively will close under heat. The type of self-closing window made by this firm has been approved by the Department of Labor, the National Board of Fire Underwriters' Building Department and all other bodies having jurisdiction in the safety of inmates of buildings. The company is the successor of Voigtmann & Company is the successor of Voigtmann & Company of New York and has its office and factory at 282-296 E'ast 134th street, telephone 6104 Melrose. L. J. Rice, speaking of the equipment of the company as applied to the manufacture of high-grade self-closing windows said:

"At the present time where estimates are being taken on a project including fire windows requiring automatic closing eguipment, the several bidders would have as many devices as there were concerns bidding, which might be of doubtful efficiency in emergency. Consider, on the other hand, a window that has actually been in emergency fire tests and one backed by the experience of many years' standing. These are questions the owner should primarily consider."

OBITUARY

JOSEPH FRANK, a retired architect of Eric, Pa., died at his home Monday, June 28. He was seventy-six years of age and had been active as an architect for more than forty years.

EDWARD E. STROUT, a prominent Boston general contractor and the inventor of a builders' adjustable staging which is now in general use, died at his home in Locust Park, Nahant, Mass., Monday, June 28.

OTTO H. ROTHNER, an architect, died in the Flushing Hospital Thursday, June 24. He was born in Manhattan thirty years ago. His home was at 171 Amity st, Flushing, L. I., where he lived with his mother, who survives him.

JOHN C. HILLSDON, a retired general con-tractor, died at his home, 165 Washington st, Orange, N. J., Wednesday, June 23. He was born in Orange seventy-four years ago and had always been active in the building affairs of that section. He is survived by his widow and a daughter.

that section. He is survived by his widow and a daughter.

CHARLES KOCHER, landscape gardner and general contractor, was killed Friday afternoon, June 26, when a tree stump fell on him while working on the grounds of Orson D. Munn's home in Llewellyn Park, West Orange, N. J. He was fifty-seven years old and a native of West Orange. He is survived by his widow, four sons and two daughters.

THOMAS RUPPOUCHS BOACH for many

sons and two daughters.

THOMAS BURROUGHS ROACH, for many years in the lumber business in New York City, died of old age at his home, 819 Putnam ay Brooklyn, Tuesday, June 29. He was born in New York City, Nov. 21, 1832, and had been a resident of Brooklyn for many years. Thirty years ago he became a member of the firm of the Hardy, Yoorhees Lumber Co., and was active in its affairs until his retirement in 1911. He is survived by a daughter.

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 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

CIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th 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.

ASSOCIATION OF IRON AND STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler. Secretary, W. T. Snyder, McKeesport, Pa.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Road General Builders' Association and the American Road France, Chicago, elected the following officers: David S. Boyden, Boston, Mass., pre

hue, Lafayette, Ind., were elected members of the executive committee.

FRIENDS OF THE YOUNG ARTISTS, an organization which has held two successful competitions already, one for young sculptors and the other for young painters, announced recently a third competition, which will be for young architects. Of this Thomas Hastings will be in charge. He will select the theme, which will be announced on July 31. As in the other competitions, thirteen prizes will be awarded, the first of \$200, the second \$150, and the third \$100, and ten prizes of \$25 each. Four weeks will be given for the development of the work, and the exhibition will be opened to the public on Sept. 15, to continue for one month. Mr. Hastings will select a jury of twenty-five prominent architects, and will preside over it. It is Mr. Hastings' opinion that there are many young architects out of work, and that while the leading schools and universities are closed for the vacation, many students might avail themselves of a chance to compete. In a recent conference with the men associated with him and who studied at the Beaux Arts, the consensus of opinion was that a subject should be named for the competition which should be at the same time educational and purchasable.

BUILDING MATERIALS AND SUPPLIES

GENERAL ADVANCE OF 12.5 PER CENT. OVER PRICES RULING JANUARY FIRST-STEEL PRICES TO GO UP

Gypsum Market Disturbed—Big Cement Movement—Brick Firmer

DESPITE the fact that electrolytic copper reached unheard of prices this week, American producers said that prices will probably go still higher. At 251/2 cents for finished sheet copper this metal is almost out of reach of even the builder of high class buildings for flashbuilder of high class buildings for flashing is equally expensive. Some builders are substituting composition material in speculative buildings. Tin is stiff at \$3.10 a box, on the New York Metal Exchange, so there is hardly any relief from this field.

Portland cement moved up on the first Portland cement moved up on the first of the month just as the Record and Guide said it would two months ago. It will advance another ten cents before the first of August and by the first of September it will be selling in this market at ninety cents, mill, the price ruling before the price cutting war developed in January. The actual price for Portland cement in this district to-day is \$1.42 a barrel, wholesale, at dock, N. Y. Common brick in the New York market has regained its former level of \$6 a thousand for Hudsons and Raritans. The market is stronger and there are said to be possibilities of a further advance of twenty-five cents a thousand after the holiday. There is plenty of brick in the market, and the best prices are being obtained only for the best grades, making the general market range from \$5.75 to \$6.00.

Quotations opening the second half of

\$6.00.

Quotations opening the second half of the year show a 12.5 per cent. average gain over prices prevailing at the first of the year and are about 2.3 per cent. higher than they were on July 1 last year. There are several commodities that are scheduled to go higher after the holiday, notable among them being structural steel, copper and brass sheeting, galvanized iron ware, common brick, Portland cement and some grades of hardwood lumber. If these changes occur the difference between the aggregate price of building materials this year and last July will be considerably greater than the gain per cent. made in the last six months. months.

six months.

The increase in quotation of structural

steel will not be due to any unusual demand from builders any more than will the further increase in Portland cement prices reflect corresponding increase in construction. In the case of structural steel it will result from the heavy steel orders going into war material and machinery for making war supplies and in the department of Portland cement from great increases in the use of cement for road making. There was a rumor that Rosendale or natural cement would advance from the 90 cent level ruling at the close of June.

Crushed rock is weaker. Trap in one steel will not be due to any unusual de-

Crushed rock is weaker. Trap in one and one half inch sizes is being quoted at eighty-five cents as against ninety, and three quarter inch size now brings nine-ty-five cents, five cents below prices rul-ing a month ago. There is no change in

Gypsum is still in a demoralized market as far as prices are concerned. Eastern common lime is higher, one brand being quoted on a range of from \$1.15 to \$1.37½ and hydrated in wholesale markets rules at \$8.50 to \$9.50 a ton. Linseed oil is cheaper.

It is unusual for building material prices to move up when construction is not far above normal, but the fact that builders are having to pay more for their

not far above normal, but the fact that builders are having to pay more for their material rests almost entirely upon the great number of cheaply constructed factory buildings being erected, east of the Mississippi, thus serving to inflate the building statistics, and the tendency of manufacturers to keep supply about level with demand. The price situation is expected to become stiffer as the season advances. advances.

Building plan filings in the five boroughs for the week just closed follow: In the same week last year 323 new building plans were filed representing an estimated value of \$1,796,490.

	Week ending,			
	June 26.		July 2.	
	No.	Value.	No.	Value.
Manhattan	12	\$1,181,125	4	\$672,000
Bronx	7	109,750	18	409,775
Brooklyn	101	960,050	86	591,320
Queens	143	485,155	85	263,570
Richmond	49	63,890	32	146,355
Totals	312	\$2,799,970	225	\$2,023,020

COMMON BRICK.

COMMON BRICK.

Market Firms Slightly—Prices Higher—Strike Near End.

M ANUFACTURERS of common brick in the wicinity of Haverstraw look for a settlement of the labor trouble that has prevented them from making their full complement of common brick during the last few weeks. The local market has been liberally supplied with brick and, coupled by a better riding movement, prices moved to firmer levels.

Official transactions for Hudson River brick covering the week ending Thursday, July 1, in the wholesale market, with comparison for the corresponding period last year, follow:

1915,	
Open barges, left over, Friday A. M., 25-20.	June
Arrived.	Sold.
Friday, June 25 3	4
Saturday, June 26 11	9
Monday, June 28 13	10
Tuesday, June 29 0	5
Wednesday, June 30 11	8
Thursday, July 1 6	11
	_
Total	47
Reported en route, Friday, July 2.	TT 3

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., July 2-17.

1914,	
Left over Friday, A. M., June 26—13 Arrived.	Sold.
Friday, June 26 13	7
Saturday, June 27 6	3
Monday, June 29 15	17
Tuesday, June 30 6	10
Wednesday, July 1 5	5
Thursday, July 2 7	8
Total	50

Condition of market unsteady. Prices; Hudson, \$5.60 to \$5.87½; Newark, yard, \$6.75 to \$7.25, firmer. Left over Friday a. m., July 3—15.

OFFICIAL SUMMARY.

PORTLAND CEMENT. Still Further Advance Looked for in Local Price.

Still Further Advance Looked for in Local Price.

SHIPMENTS of Portland cement out of the Lehigh and Hudson districts continue heavy. One company shipped out of the Lehigh district last Monday 35,000 barrels. There is now 100 per cent. of kiln capacity being used in Zone No. 1, excluding the idle plant of the Edison Company at New Village, yet there is no reserve being piled up. One company has actually sold cement from the "spigot" in order to meet the demand. The week was made conspicuous by the general adoption of the \$1.42 price by all the leading manufacturers, the final elimination of the \$1.23 price and the strengthening of the market almost sufficient to warrant a local price of \$1.52. It was freely predicted that by the first of the month this price will prevail. By the first of September the mill price is expected to be in excess of 90 cents.

The officials of the new Hagar Portland Cement Company were still in the Lehigh district were not yet prepared to make any announcements for publication. It is expected the new company will be in operation by November.

CURRENT WHOLESALE PRICES.

C URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to July 1, 1915.

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing \$1.55@\$1.60
Eastern common 1.15@ 1.37½
Hydrated finishing 8.50@ 9.50
LINSEED OIL—
American Seed City Raw \$0.62@\$0.63
American Seed City Boiled 61@ 62

Add \$1.00 per M. for each inch over 12

THE RECORD AND GUIDE QUOTATIONS ARE ACCEPTED AS OFFICIAL BY BUILDING MATERIAL EXCHANGES