## REAL, ESTATE BUILDERS AND AND

NEW YORK, JUNE 6, 1914

## FIRE PREVENTION AS A MUNICIPAL FUNCTION

Total Loss By Conflagration Throughout Country Aggregates About \$600,000 Daily-Per Capita Loss Five Times That Of Any Country In Europe.

By JOSEPH O. HAMMITT, Chief Fire Prevention Bureau

F IRE prevention as a municipal function is somewhat difficult to deal with, because municipalities so far have done very little functioning along that line. Municipal fire prevention is comparatively new. Though the fire waste in this country amounts in actual cash, according to a Government estimate, to about \$600,000 a day, or \$25,000 an hour, and has been such for many years, we have given little thought as yet to scientific measures for reducing this enormous waste. The per capita fire loss in this country is five times as great as that of any country of Europe. I gave the figure of \$600,000 a day, which is \$416 a minute, as the actual cash cost of our fires in this country. But that is only the minor portion of the loss. To arrive at a fair estimate of what fires cost us we must include the upkeep of fire departments, part of the upkeep of water departments, and so much of the fire insurance premiums as are not paid out in indemnities. This brings the cost of fires up to not less than \$500,000,000 a year, which is \$125,000,000 more than the total cost of the Panama Canal.

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Now, even the \$500,000,000 does not include the total loss, for to this must be added the economic loss—loss of business, loss of employment, disturbance of industry and of financial conditions; and to all this, one more factor, which is, from the humanitarian viewpoint, the most important, must be added—the loss of human life, which averages in this country about 2,000 persons a year, and the injuries which deprive the sufferers of the capacity to enjoy life or to make their lives fruitful. The number of persons incapacitated at fires in this country each year is about 6,000. Should we count in all our losses, using the actuary's figures of \$5,000 as the economic value of a life, the figures would well run into billions instead of hundreds of millions.

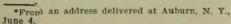
The Federal Government in 1907 conducted an investigation into the causes of fires. The results of this inquiry ought to have awakened the country. The figures put the total cash cost of fires for that year, excluding that of forest fires and marine losses, but including excess cost of fire protection due to bad construction, and excess premiums over insurance paid, at \$456,485,000. A Government report shows that the tax of this fire loss on the people exceeds the total value of the gold, silver, copper and petroleum produced in the United States in that year. This report shows that nearly one-half the value of all the new buildings constructed in one year throughout the country is destroyed by fire.

Movement Started in 1835.

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## Movement Started in 1835.

As far back as 1835, Zachariah Allen inaugurated in New England the first fire-prevention movement in this country by introducing into his cotton factories what is known today as "mill construction." Allen became the moving spirit





JOSEPH O. HAMMITT.

in the factory mutual system of fire insurance. He devoted much attention to the subject of building construction and found that by increasing the thickness of his floors and of the beams in his buildings, by building fire walls in the different parts of these structures, by closing vertical openings through the floor, by keeping these floors clean from oily waste and clippings, by even paying attention to the condition of the watchman's lanterns, and, generally, by instituting carefulness and good house-keeping where carelessness and slovenliness had prevailed, he was able to reduce the number of fires to a great extent.

## Creation of Bureau.

Creation of Bureau.

The first serious attempt to develop fire prevention as a municipal function in this State was the enactment in 1911 of an amendment of the Greater New York Charter creating in the Fire Department a Bureau of Fire Prevention. Through this bureau the Fire Commissioner enforces laws and ordinances and regulations of the Fire Department itself for the prevention of fires, and also as to making buildings safe for their occupants in case of fire by means of adequate exit facilities. The principal aim of fire prevention as a municipal function is the protection of human life. The protection of property against destruction is a secondary, though very important, feature.

The public demand which called forth the enactment of the New York City fire-prevention law was awakened by the tragedy of the Triangle waist factory fire in which 145 factory workers met death.

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met death.

Two lines of attack are open to the municipality which makes war upon its fire waste, having in view the protection of human life as the principal object and the preservation of property as a secondary, but very important, consideration. One of these methods of attack

is fire prevention in its narrowest sense, and the other is fire prevention in its broader sense and consists of requiring in every building (such as a hotel, a factory, an office building, a lodging house, or a place of public amusement) adequate and accessible exits through which all the occupants can pass in a short period of time to a place of safety in case of fire or panic.

## Orders Complied With.

Both these lines of attack are availed of by the Fire Department of New York City, acting under its fire-prevention law. The character of results obtained is indicated by a statement of important requirements of the Bureau of Fire Prevention complied with during the first three months of 1914. The following statement gives a record not of the orders issued by the Fire Department for safety, but of the orders actually complied with during the first three months of the present year. It is as follows:

OHILL	with during the mot three m	icu	44
s:	present year. It is as follow	the	f
20	Sprinkler systems installed		
61	Additional exits, stairways and fire-escapes		
	Repairs and extensions of exist- ing stairways, fire-escapes and	(3)	
	exits, removal of obstructions		
231	at exits and keeping doors un- locked		
201	Miscellaneous structural alter-	(4)	
	ations, fireproofing and pro- tection, fireproof windows, shut-		
,381	ters, skylights, etc		
475	Repairs of electrical equipment	(5)	
242	Removal of dangerous conditions	(6)	
299	in heating and power plants		
	Miscellaneous fire appliance and	(7)	
	fireproof receptacles (such as		
	water buckets, hand fire ex-		
	tinguishers, etc.). The figure represents not the number of		
	appliances but the number of		
583	orders to install equipments2		
4000	Installations of interior fire alarm	(8)	
- 6	systems		
	Installation of fire drills (tested	(9)	
46	and approved by the Bureau of Fire Prevention)		
40	Hazardous occupancies discon-	(10)	
	tinued, hazardous stock re-	,	

(11) Quantities of combustibles on storage reduced (12) Approved storage systems for combustibles installed ...... These figures do not include the work in theatres. One of the heaviest responsibilities of the Fire Department is to protect the theatregoing public, including the tens of thousands of patrons of moving-picture shows. In New York City we have fairly adequate ordinances setting forth the requirements necessary for the safety of theatre and moving-picture patrons from fire and panic dangers.

Enforcing Ordinances.

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This year we discovered in the City of New York how to enforce these ordinances. We notified the theatre managers that their licenses would not be renewed unless they complied with all the requirements. Theatre licenses expired on the first of May, and I imagine that in the six weeks immediately preceding that date there was more work done in existing theatres in order to render them safe in case of fire or fire panic than during any equal number of months in the previous history of the Fire Department. The sudden solicitude for the welfare of the public displayed

by certain theatre managers who had disregarded the law was quite touching. Orders which had been issued each year beginning with 1910 were enforced for the first time in April, 1914. In those cases where it was physically impossible to complete the work before the license expired the licenses were not renewed until we were satisfied that extra precautions were being taken and had every evidence of good faith that the orders would be complied with within the shortest possible time.

100.000 Inspections Monthly.

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More than 100,000 inspections are now being made each month in New York City. They have resulted in an enormous cleaning up of rubbish piles which are acknowledged to be the principal fire breeders. In the course of a year the housekeeping inspections should show results in a reduction in the num-ber of fires.

ber of fires.

Another important feature of our work in New York, which I strongly commend to the officials of other cities, is the educational work. Illustrated lectures on fire prevention are given in the public schools, to civic societies, business associations, Y. M. C. A. meetings, Boy Scout organizations, and wherever suitable audiences can be secured. Several hundred thousand copies of fire-prevention warnings in printed of fire-prevention warnings in printed forms have been distributed. Just at present the Fire Department is co-operating with the Board of Education to introduce a course in fire prevention as a part of the curriculum in the public schools.

Now we are taking up seriously the use of the moving-picture theatres for the campaign of education. The Fire Department is co-operating in the preparation of moving-picture scenarios that will carry fire-prevention warnings to audiences all over the United States. The possibilities of this work are enor-

Placing Responsibility.

Placing Responsibility.

Still another thing we have attempted in New York is of special interest to the other cities. Perhaps you know that in some foreign countries a man on whose premises a fire is started is frequently held responsible for the cost of extinguishing the fire and also for damage to the property of others. I do not know exactly how the laws under which this responsibility is fixed in foreign countries are phrased, but we have in the Greater New York Charter a provision under which we think that if a fire occurs or spreads because of the absence of precautions required by law or by lawful orders of the Fire Com-

missioner, the owner of the premises or person responsible for the violation is liable for the cost of putting out the fire and injuries to firemen sustained in fighting it. No suit had ever been brought under this section of our City Charter till the present Fire Commissioner, Robert Adamson, went into office. We had a disastrous smoke fire in the cellar of a loft building. It could easily have been extinguished by a single company without danger to the firemen if an order of the Bureau of Fire Prevention for the installation of a sprinkler equipment had been complied with. Because of failure to comply with this order, Commissioner Adamson holds that the Greenwood Cemetery Corporation, which owns the building, is responsible for the cost of putting out the fire; and he has brought suit to recover. We expect to bring suit also for the inverse to the firemen. Perhaps if we hre; and he has brought suit to recover. We expect to bring suit also for the injuries to the firemen. Perhaps, if we succeed it will be clearly established that the Greenwood Cemetery Corporation must indemnify all those who suffered loss in the fire. Once that is established, many people will be more careful careful.

#### Remedy Suggested.

But suppose we do not succeed in our suit? Will it not be clear that the law should be changed so that such suits will succeed in the future? Should there not be such a law, not only for New York City but for the entire State? Do you not want such a law for every city in the State? Would it not be fair to relieve the taxpayers who are so carein the State? Would it not be fair to relieve the taxpayers who are so careful as to avoid fires of the expense of putting out the fires started through the carelessness of others? I suggest that the matter be referred to the proper committee of this conference to have the necessary legislation prepared and advocated.

Not long ago the Wisconsin legislature conducted an extensive investigation into the causes of fires in forty-four American cities with annual fire losses of about \$44,000,000.

The following partial tabulation is the result of that investigation,

Number	Per Cent
of Fires.	of Fires.
Rubbish 4,452	10.53
Matches 2,663	6.30
Chimneys, defective 2,136	5.47
Cigars, cigarettes and pipes 1,681	3.97
Flues, defective 1,346	C.18
Furnaces, defective 1,159	2.74
Electric wiring, defective 1,097	2.59
Ashes, hot 809	1.91
Candles 761	1.80
Stoves, defective 682	1.61
Stoves, overheated 599	1.42
Gas jets, contact with cur-	
tains, draperies, etc 492	1.16

this list that most of the fires may be this list that most of the fires may be attributed simply to carelessness and bad housekeeping. It has been estimated by experts, and it seems to be a reasonable approximation, that carelessness will account for not less than 60 per cent. of our fires. All of the items mentioned on the list need not have been mentioned at all if people had trained themselves to "think fire beforehand."

#### Preventative Measures.

Preventative Measures.

There are two kinds of carelessness: carelessness in creating the conditions which lead to fires, such as allowing the accumulation of rubbish and waste, failing to remove clippings from the floors, neglect of common precautions against fire, faulty building construction, and similar very simple ways of exhibiting lack of thought. The second form of carelessness is actually making the fires after establishing the conditions which lead to them. This consists in the doing of overt acts which directly cause fires, such as throwing away lighted matches, cigars and cigarettes; using naphtha and other explosive substances too close to open flames; looking for gas leaks with lighted matches or candles; allowing sparks to fly from unprotected meters near accumulations of inflammable material—in fact, doing or permitting to be done a hundred and one things which could be avoided.

The "human element" enters largely into the creation of our scandalous fire loss. An extensive campaign of education throughout the country showing people what they are actually being taxed each year—that each family is paying about \$27 a year for smoke—would probably awaken the public conscience concerning the supreme importance of fire prevention.

Millions Can Be Saved.

More than half of our fires could posi-

### Millions Can Be Saved.

More than half of our fires could posi-tively be prevented. This would save the country millions of dollars each

the country millions of dollars each year. If more money were spent on fire prevention, if efficient fire-prevention bureaus were established in every municipality in this country and if these bureaus were given the proper support by public-spirited citizens, the problem would in part be solved.

There is no excuse or palliation for our enormous fire waste. It has been called a scandal to the nation. As I have said, we have diagnosed the disease; we have studied its causes; we have discovered the fire germ, so to speak—its name is carelessness. We have also discovered the remedy—fire prevention. Let us unite to apply it.

## WHERE SHOULD THE FIRE LIMITS BE PLACED?

It will be noticed from the items of

A Fireproof Area Suggested For Lower Manhattan, and a Limitation on Frame Construction at the North End.

I N considering the extension of the fire limits in the several boroughs of the city, Mr. Miller proposes to extend to the other boroughs the principle already established in the Borough of Brooklyn, restricting within certain limits, outside of what are known as the fire limits, the construction of frame buildings to one and two-family residences which do not cover more than 80 per cent. of the width of the lot. The purpose of this provision would be to encourage, in certain districts which have a residential character, the construction of detached dwellings, and to struction of detached dwellings, and to discourage the encroachment of business buildings into such sections. Mr. Miller will be pleased to have any suggestions or criticisms on this matter, and especially would be pleased to have his attention called to districts or sections where such a restrictions where

his attention called to districts or sections where such a restriction would be particularly desirable.

In a proposed revision of the Building Code submitted several years ago there was included in the section governing fire limits a paragraph fixing a district within the Borough of Manhattan, within which all new buildings, except private residences, would be re-

quired to be of fireproof construction. It is seriously considered including in the proposed new Building Code a similar provision.

An examination of the conditions in the Borough of Manhattan show that while there has been considerable dewhile there has been considerable development in recent vears in the lower end of the section now outside the fire end in the limits, there has been very little change for the last ten years above 181st street, and even in Marble Hill. The development in that section lying between 165th and 181st streets in recent years has been all in the way of construction of multiple dwellings. The records of the Bureau of Buildings show that no private residence has been erected between Bureau of Buildings show that no private residence has been erected between 165th and 181st streets, west of Broadway, since 1908, and no frame building has been erected since 1904. Of the 86 buildings which were constructed in that section in the last ten years, 71 were multiple tenements, one of them being of fireproof construction. In that part of the Marble Hill section lying between Broadway and Terrace View avenue there are at present less than 100 buildings, practically all residences, about 5 per cent. of which come under the classification of tenement houses. In this section there are still more unoccupied lots than those containing buildings.

Under the circumstances it would well to apply to this section as well as to the Inwood Hill section and the Washington Heights section—that is, that part of the present fire limits lying above 181st street—the restriction prohibiting frame construction except for private residences occupying not more than 80 per cent. of the width of the lot.

than 80 per cent. of the width of the lot. The general consensus of opinion regarding the Borough of Richmond is that no fire limits should be established in that borough. This is not only the judgment of the Fire Commissioner, but also that of Borough President McCormack of that borough. Superintendent of Buildings McDermott of Richmond points out that with 58 square miles of points out that with 58 square miles of territory, the population is only 2.3 per acre. He says further: "The great im-provement in transportation facilities between the other four boroughs will no doubt increase their building operations considerably, and such a possibility might well be taken into consideration in extending the fire limits."

## WHAT HOUSING REFORM HAS DONE FOR US

Looking Back Over The Work of the Tenement House Committee Better Structural and Sanitary Conditions, But Higher Rents.

THE experiment of having a department to deal with housing problems has been tried in this city. And the public judgment is that the experiment public judgment is that the experiment has been successful on most counts. It has improved the plan and structure of multi-family houses. It has let light into dark rooms. It has provided decent toilets and enforced cleanliness in houses and yards. On the other hand, the rise in rents that has taken place since the year 1901 is by some authorities held to be due in a large degree to the operations of the Tenement House Law, but this is not conceded by those responsible for the enactment of the law.

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Judging by the progress made in improving housing conditions during the last decade, it is not too much to expect in the opinion of the Tenement House Committee of the Charity Organization, that at the end of the next decade we shall have as clean dwellings as the farfamed German cities. When the new law went into effect New York was wetting the first of the flood of immigration from Southern Europe which has transformed our American metropolis into the second Italian city of the world in point of population, which has transformed it into the third Russian city, and which has given it half as many Hungarians as there are in Budapest. It is fortunate that the tenement law went into effect about that time, else the lower East Side of New York would be less sanitary and habitable than it is.

Results of a Decade.

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The results which have been obtained under the head of housing reform will be found set forth in a report just made by the Tenement House Committee of the Charity Organization Society for the years 1911, 1912 and 1913. The publications of the Charity Organization on the subject of housing are always interesting. When the Tenement House Department was organized by Mr. de Forest and Mr. Veiller, it was the first city department of its kind in the world. To it were given powers over tenement department of its kind in the world. To it were given powers over tenement houses formerly vested in the Health and Building Department. In 1912 it had an appropriation of \$400,000, and before the close of that year the staff numbered 385 employes. Since then both the staff and the annual appropriation have doubled

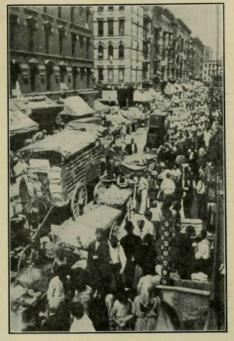
doubled.

The Tenement House Committee of the doubled.

The Tenement House Committee of the Charity Organization antedates the tenement law. It was in fact the author of the law, as it has been its strongest defender since. It has had to consent to modifications of drastic provisions, but the fundamentals of the law have not been impaired. Seven members of the committee have served continuously since 1901, and thirteen since 1903. The present duty of the committee is to "prevent the passage of legislation which will weaken the tenement house law, to secure from time to time, as may be necessary, new legislation strengthening and improving the present requirements to study carefully the enforcement of the existing laws by the local authorities and to stimulate them to more efficient administration, co-operating with the local officials wherever possible."

The committee has been successful in all these particulars. The facility with which it has obtained amendments to the law has often been remarked upon, as in sharp contrast to the long-continued

law has often been remarked upon, as in sharp contrast to the long-continued and fruitless efforts to revise the building code. By going to Albany, instead of City Hall, for legislation the committee has avoided the crowd. Tangible



THE MELTING POT.

people on the block. Not enough st ing room in the street for all of them at one time.

results of these years of "watchfulness and work" are not wanting. The members of the committee are Paul D. Cravath, chairman; Grosvenor Atterbury, Charles S. Brown, Robert W. de Forest, Edward T. Devine, Otto M. Eidlitz, Matthew C. Fleming, Dr. E. R. L. Gould, Darwin R. Lames Ir. Dr. Ernst. Edward T. Devine, Otto M. Eidlitz, Matthew C. Fleming, Dr. E. R. L. Gould, Darwin R. James, Jr., Dr. Ernst J. Lederle, Robert Grier Monroe, Henry Phipps, Frederick B. Platt, Miles Tierney, Alfred T. White, Lawrence Veiller, director; Madge D. Headley, secretary.

Provisions for Fire Protection.

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On the constructive side, the committee has joined each year with Tenement House Commissioner Murphy in preparing and securing the passage by the Legislature of measures that increase the safety of the families in multiple dwellings. Heretofore people living in fireproof apartment houses, as well as in ordinary tenements, were dependent for escape from the building upon a single flight of stairs, as the laws did not require fire-escapes upon such buildings. With the erection of buildings of this kind to great heights, a seventeen-story apartment house having recently been built, and the larger knowledge that has come through serious fires in recent years, the danger has recently become manifest. Under the changes made in the law last year, every multiple dwelling, both fireproof and non-fireproof, must have two independent ways of egress; these may be either outside or inside stairs, fire-escapes or fire-towers.

Another important change in the law, and one which the committee has been patiently biding its time for the past ten years to bring about, is that which forbids in the future the use of certain rope-ladder or wire-cable fire-escapes upon the smaller tenement houses, requiring instead in every case, outside fire-escape balconies with connecting outside stairs, the only type of fire-escape that is really adequate.

Another amendment legalized the erection of fire-escapes in a recess in the front of the building on new tenements — a form of construction that it is desirable to encourage, as fire-escapes on the front of a building take away much

from the attractiveness of the better

The bill also required that every flight of stairs in new tenement houses shall extend from the entrance floor to the roof. Previously it was only necessary to have one flight of stairs thus extended. tended.

In a similar way provision was made to affect a new type of apartment house, namely, the so-called "duplex" apartnamely, the so-called "duplex" apartment, in which certain evils had arisen which it had not been possible to fore-see. A number of these houses had been built in recent years. The "duplex" apartment is one which occupies a portion of two separate floors of an apartment house. On one of the floors are to be found the living-rooms, parlor, study, dining-room, kitchen, etc.; on the other floor are to be found the bedrooms. It developed in the course of practice that these houses were being built in such a way that in case of fire the tenants had no means of escape from the bedrooms, except by going down the stairs from their upper floor to the living rooms on the lower floor and proceeding thence to the public hall and proceeding thence to the public hall or fire-escapes. It is obvious that this was a dangerous mode of construction. This has now been corrected and the tenants of such houses built in the future will have direct access at each floor of their apartment to a proper means of egress.

### Changes in the Law.

A further important change in the law A further important change in the law was one which required in new tenements the separation of the elevator shafts from the stairs and halls by means of brick walls or fireproof partitions. Hitherto the practice had been to build the elevator shafts generally in the wellhole of the stairs. This practice had by no means been confined to the property houses but prevailed in hotels.

in the wellhole of the stairs. This practice had by no means been confined to tenement houses but prevailed in hotels, offices, lofts, and other buildings.

The fire in the Equitable Building in 1912 showed for the first time in a dramatic wav the great danger of this form of construction and called attention to the fact that the elevator shaft with its oiled track afforded an extraordinary means for the quick spread of fire throughout a building.

This change in the tenement house law marks a distinct advance in building construction and affords to the dweller in new tenement houses a greatly increased degree of protection.

Another important advance was made by requiring that all windows in the halls of new tenements shall be fireproof and shall be glazed with wire glass, even though such windows open directly upon the street. The effect of this will be to minimize the danger of the spread of fire from floor to floor through the outside windows of the building.

Fire Stops Compulsory.

## Fire Stops Compulsory.

Provision was also made specifically so as to remove any doubt as to the legality of open stairs in future buildings; also strengthening the law so as to prohibit in fireproof as well as in non-fireproof buildings any openings whatever from the public halls to the apartments, except of course the necessary door openings.

ments, except of course the necessary door openings.

The law was again strengthened by requiring the partitions separating one apartment from another or from the public halls of the building to be provided with certain means of fire stops.

Another advance in the law was that by which inside cellar stairs, permitted in the smaller buildings, were required to be enclosed with brick walls and provided with self-closing fireproof doors.

## THE POLICIES OF THE ADVISORY COUNCIL

Will Work to Protect Real Estate Interests Against the Dangers of Paternalism-Will Gather Full Informationon Legislative Matters.

By CYRUS C. MILLER

T HE charge often has been made that the real estate interests of New York never are united on any question rork never are united on any question involving their welfare, and that therefore lawmakers cannot know what are the wishes of the real estate people themselves. There is truth in this charge. It must be admitted also that when real estate owners appear before a legislative committee, or the Board of Estimate and Apportionment, or the Board of Aldermen, they sometimes are in opposition to the measure under discussion, and their suggestions are not always constructive or well informed as to the facts. The result has been a lack of harmony between officials and citizens, and sometimes the enactment of measures which might have been beneficial, instead of harmful, if they had received the aid of the practical knowledge of intelligent real estate people. The reason for this has been, in a large measure, that real estate owners are busy men who have not the time to inform themselves on the intricate and public policy which affect them.

Why the Council was Formed. involving their welfare, and that there-

Why the Council was Formed.

Why the Council was Formed.

The object in forming the Advisory Council of Real Estate Interests, composed as it is of eminent and influential men of the city who are interested in real estate and its allied branches, was to coordinate the various and sometimes conflicting elements of the real estate business in New York so that they could take a united stand on public measures affecting them and work in harmony whenever possible with departments of the State and City whose work affected real estate. Necessarily, many questions of law and policy will arise upon which opinions of property owners and officials may differ. To harmonize these differences is one of the main features of the Advisory Council. An examination of the names of the council will show that it is composed of representative citizens who are capable of considering every phase of real estate activity and of taking a broad view of real estate questions in their relation to the public interest. It is recognized that to be of permanent force the conclusions of the council must be for the general public good as well as a benefit to real estate interests. It is recognized also that at times the conclusions of the council must be for the general public good as well as a benefit to real estate interests. It is recognized also that at times the conclusions of the council may not be in entire accord with some individual interests, but that is to be expected. The aim of the council will be to work for the general welfare in the belief that the ultimate good of the individual will be served best in this way.

The Danger of Paternalism.

The Danger of Paternalism.

The Danger of Paternalism.

The need of such an organization is only too apparent. All over the world movements are on foot of a naternalistic kind. We are moving very swiftly. Governmental acts are accepted now as a matter of course which only ten vears ago were regarded as revolutionary. Society must advance, changes must be made, but all changes are not necessarily good ones, especially when they are urged by persons who have nothing to lose, who lack experience and often are interested only in their own advantage. Mr. James J. Hill recently at the National Foreign Trade Convention in Washington warned us of the changes taking place in a country situated somewhat like our own:

"Great Britain is now maintaining many of her industries in an artificial condition by appropriating for the support of one class of her people the property of another class."

The British Empire is now sustaining itself by sequestering, under one guise or another, the stored accumulations of past generations. The end of that policy comes when this accumulated capital is exhausted, or has removed itself beyond the reach of legal capture . . . But the burdens placed by unwise restrictive legislation and unnecessary taxation upon business in the United States are producing their natural effects here also. Industry slackens, less because capital is dissatisfied with the present than because it is uncertain of the future. Just such mistakes as Great Britain has made and is making may confront the American workingman with a lost job, an empty cupboard, and no youing here and more promising land to which he an empty cupboard, and no younger and more promising land to which he can emigrate as his needy fellows have done for centuries when caught in the vise of economic errors or com-

mercial revolutions."

The evil days of trade in Great Britain which Mr. Hill points out may come to New York real estate unless wisdom sits at the helm of State.

To Foster Owners' Organizations.

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It is not the intention of the council to supplant the property owners' organizations now in the field, but to foster them and to work through them and others which may be formed from time to time. In order to do this efficiently and to command the respect of such organizations, and of officials, both State and Municipal, it is necessary that any action taken by the council shall be based on intelligent data, and taken only after thorough investigation into all sides of a question. For this purpose it will maintain a small, but active staff, with a fund sufficient to retain the advice of experts whenever needed. It proposes to gather full information on all legislative measures and proceedings of the Board of Estimate and Board of Aldermen, and matters of general interest to real estate, and to advise real estate organizations of its findings. Such advice is to be given without charge, and without any intention of forcing it on the organizations, but it is expected that it will be followed more and more generally as it is found to be good.

Personnel of the Council.

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The Advisory Council is composed of fifteen members, eight members-at-large and seven members representing organizations and property owners. They are: Messrs. John Claflin, chairman, ex-President of the Chamber of Commerce; Charles A. Peabody, president of the Mutual Life Insurance Company: Thomas Mulry, president of the Emigrant Industrial Savings Bank; Clarence H. Kelsey, president of the Title Guarantee & Trust Company; Frederic B. Pratt, Albert G. Milbank, of Masten & Nichols, attorneys; William J. Amend, attorney; Cyrus C. Miller, ex-President Borough of the Bronx; Adolph Bloch, United Real Estate Associations; Alfred E. Marling, Allied Real Estate Interests; Laurence M. D. McGuire, president of the Real Estate Board; J. Howland Leavitt, Borough of Queens, and William S. Van Clief, Borough of Richmond; secretary, Birch Helms. The representatives of the Boroughs of Brooklyn and Bronx have not been chosen, but it is expected that they will be in a short time.

The executive committee is composed of Cyrus C. Miller, chairman, Clarence H. Kelsey, Adolph Bloch, Alfred E. Marling, and Laurence M. D. McGuire. The treasurer is Clarence H. Kelsey. The committee meets once a week and The Advisory Council is composed of fifteen members, eight members-at-large

the council once a month, at the office of the council, 55 Liberty street, New

York.

The council will be aided by a board of counsel and an advisory staff of experts. The Board of Counsel will be comprised of a central committee, which will study all legislative matters, and additional sub-committee consisting of lawyers selected for their authoritative knowledge of the subject matter under examination. The Advisory Staff of Experts will be made up of engineers, architects, tax experts, constructors and others who are regarded as best equipped and best informed in their particular fields of industry. Thus the conclusions of the Advisory Council will be the result of the experience and knowledge of the members of the council and the professional skill of the members of the Board of Counsel and the Advisory Staff of Experts.

The Board of Counsel.

The Board of Counsel.

The Board of Counsel.

The following named lawyers are members of the Board of Counsel: Walter Lindner, Henry R. Chittick, Stanley W. Dexter, Louis Franklin Levy, John M. Stoddard, William P. Burr, Harold M. Phillips, John J. Kuhn, William Allaire Shortt, Newell Martin, William B. Ellison, William J. Moran, Samuel C. Rogers, Alfred C. Reeve and others who may be added from time to time.

time.

The following are named for the Advisory Staff of Experts: Henry W. Hodge, engineer; Otto M. Eidlitz, builder; Louis Horowitz, builder; Robert Moran, engineer; William Barclay Parsons, engineer; Amos L. Schaeffer, engineer; Julius Francke, architect; John P. Leo, builder; Cornelius W. Luyster, builder; James A. Henderson, builder, and others, who may be added from time to time.

An idea of the scope of the work of

An idea of the scope of the work of the council may be had from the list of questions already submitted to the coun-cil for consideration:

Subjects Before the Council. Court House Site and Civic Center. Multiplication of inspections and conflicting orders of State and City

departments. Tax Principles and Doc-

Personnel of members of Commission on Heights of Buildings and Zones.

Hearings before the Industrial Board held with the view of framing more stringent laws appertaining to Fire Hazards; Sanitation and Comfort; Ventilation and Lighting; Dangerous Machinery; Bakeries and Confectionaries; Dangerous Grades and Proc-

esses.
Hearings before the State Factory
Investigating Commission upon similar legislation affecting mercantile
establishments.
Regulations to limit the heights of
buildings and to establish commercial
zones in New York City.
Co-operation with the "Safety First"
Committee.

Representation before the Mayor's

Committee on Taxation, Advisability of organizing taxpayers' associations in those city districts not at present represented in any of the

large real estate bodies.

Consider the activities of various self-constituted bodies which have been harmful to real estate and to confer with them relative to the manner of second line reaches.

of accomplishing reasonable reforms.

Selection of a voluntary sielegate from the Council as to its representa(Continued on Page 1007.)

## SUBURBS SHOW GREATEST BUILDING GAINS

Brooklyn and Queens Projects Running Ahead of Last Year's Record -Manhattan Has Active Sections and Noteworthy Operations.

T AKING the whole city into account, the building operations projected so far this year are only about two million dollars less in total estimated value than those planned during the corresponding part of last year. Brooklyn is doing over six millions' worth more, and Queens nearly two millions' worth more. Manhattan is four millions behind last year's record, and the Bronx is nearly two millions behind.

But with the lessened amount of building the technical position of the real

But with the lessened amount of building, the technical position of the real estate renting market is steadily strengthening, both in Manhattan and the Bronx, especially for residential buildings. The over-supply of space in office buildings will continue for some time to come. The supply of apartments was well taken last year, and the market balance in this department has not been lost since.

lost since.

From January 1 up to Memorial Dav plans were filed in Manhattan for 221 buildings to cost about \$22,450,000, which compares with 310 buildings estimated to cost \$27,015,000, which was the record

16 West 33rd street, opposite the Waldorf-Astoria will have a frontage of 200 feet and cost \$500,000. Herman L. Meader is the architect, and excavating has

der is the architect, and excavating has begun.

Robert W. Goelet is improving two Manhatan sites which he owns. At the southwest corner of 90th street and Broadway he is building a \$110,000 theatre, store and offices from plans by Thomas W. Lamb. The firm of Isaac A. Hopper (Inc.) is the general contractor. The building has a frontage on Broadway of 88 feet and a depth of 162 feet. On the premises 402 and 404 Fifth avenue, southwest corner of 37th street, Mr. Goelet is having erected an eightstory loft and store structure from plans by Warren & Wetmore. The corner store is to be occupied by Mark Cross on a long term lease.

Twelve-Story Projects.

### Twelve-Story Projects.

The list of buildings planned so far this year contains the following named that are to have a height of twelve stories:

BROADWAY, 415, 12-sty brick stores, offices and loft, 36x126 ft; cost, \$250,000; owners, The

31ST STREET, 32-34 East, 12-sty brick store and lofts, 45x92; cost, \$225,000; owner, Adroit Building Co., Inc., Joseph M. Brody, president, 38 West 32d street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 70.

3STH STREET, 57-61 West, 12-sty brick stores and lofts, 55x93 ft.; cost, \$250,000; owner, Arthur Realty Co., 11 East 26th street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 169.

36TH ST, 233, 235, 237 West, 12-sty brick store and lofts, 55x94 ft.; cost, \$150,000; owner, Holland Holding Co., Judson S. Todd, president, 23 East 73d street; architect, Frederick C. Zobel, 35 and 37 West 39th street. Plan No. 134.

44TH STREET, 15-17 West, 12-sty brick stores and lofts, 50x100 ft.; cost, \$190,000; owner, 15 West 44th Street Co., 68 William street; architects, Geo. & Edward Blum, 505 5th avenue. Plan No. 22.

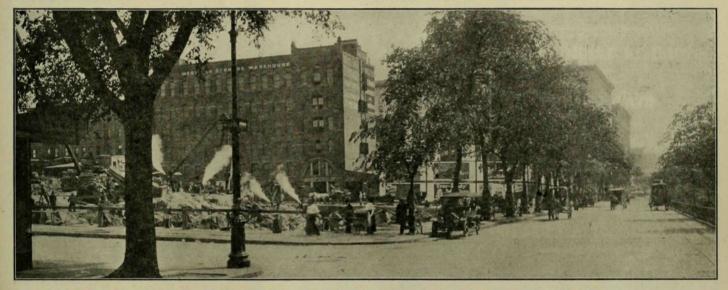
Plan No. 22.

56TH STREET, 200-202 West, s w c Seventh avenue, 12-sty brick apartment hotel, 100x25 ft.; cost, \$125,000; owner, Theodore W. Meyer, 20 New street; architects, Buchman & Fox, 30 East 42d street. Plan No. 157.

79TH STREET, 135-139 West, 12-sty brick apartments, 62-83 ft.; cost, \$150,000; owner, Akron Building Co., Leo, S. Bing, president, 505 5th av; architect, Robt. T. Lyons, 505 Fifth avenue. Plan No. 21.

#### Activity on Broadway

Broadway in the Nineties, with several large operations underway, has an en-



WHERE VINCENT ASTOR IS ERECTING A MILLION-DOLLAR APARTMENT HOUSE.

The site on Broadway from 89th to 90th street, which is being excavated, has for many years been unoccupied.

of the first five months of last Some noteworthy operations are included in the pending projects. Five of the buildings are to be more than twelve stories high.

### Five Tall Ones.

Five Tall Ones.

A loft building planned for erection at 36 to 46 East 31st Street, to the order of the Aeon Realty Company, from plans of Summer Gerard, will be twenty stories high, and cost \$850,000. A building to be put up at the southwest corner of Vanderbilt avenue and 45th street by the New York Central Railroad Company will rise nineteen stories and cost \$900,000. Warren & Wetmore are the architects. A loft building at 6 and 8 East 37th street for George C. Boldt of the Waldorf-Astoria Hotel will be sixteen stories and cost \$300,000, according to the estimate of the architect, Charles H. Caldwell. A loft building of fourteen stories is being erected at 121 to 125 West 48th street for the Alt Realty Co. from plans by William H. Gompert. Another sixteen-story business building is going up on the far West Side, at 441 and 443 West 55th street for Alida Beekman Emmet of 32 Liberty street, from plans by Henry B. Herts.

Other buildings planned are notable in some respect, if not for height. Vincent Astor's new stores and offices at 2 to

Canal Street Building Corporation, Edwin A. McAlpin, president, 125 East 57th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 72.

EDGECOMBE AV, s w cor of 160th st. 12-sty brick apartment, 102x138 ft.: cost. \$500,000; owner, Albert Schwarzler, 369 East 167th street; architects, Schwartz & Gross, 347 Fifth avenue. Plan No. 160.

Plan No. 160.

LEXINGTON AV, 311, s e c 38th st. 12-sty brick hotel and store, 24x100 ft.; cost, \$90,000; owner, Allerton 38th St. Co., Jas. S. Cushman, resident. 191 Ninth avenue; architect, Paul C. Hunter, 191 Ninth avenue, Plan No. 120.

PARK AVENUE. 993, s e c 84th st, 12-sty brick apartment, 133x91; cost. \$400,000; owner, Charter Construction Co., Henry Edelmuth, president, 119 West 40th st; architect, Robt, T. Lyons, 119 West 40th st. Plan No. 150.

WEST END AVENUE, 372-378, s e c 78th street, 12-sty brick apartment, 83x57; cost, \$300,000; owner, 78th St, and West End Av. Realty Co., Inc., George Backer, president, 56 West 45th street; architects, Schwartz & Gross, 347 5th av. Plan No. 137.

24TH STREET, 149-157 West, 12-sty brick

24TH STREET, 149-157 West, 12-sty brick stores and lofts, 104x93 ft.; cost, \$300,000; own-ers, Brolux Corporation, Louis F. Starr, presi-dent, 33 Midland avenue, Glen Ridge; archi-tect, Geo, F. Pelham, 30 East 42d street. Plan No. 5.

No. 5.

30TH STREET, 8-14 West, 12-sty brick loft, 100x98 ft.; cost, \$125,000; owner, Runline Realty & Construction Co., Maurice Runkle, president, 507 Fifth avenue; architect, Thos. W. Lamb, 644 Eighth avenue. Plan No. 124.

31ST STREET, 31-37 East, 12-sty brick store and lofts, 85x98; cost, \$300,000; owner, 31 East 31st Street Realty Co., Geo. Backer, president, 51 Hamilton terrace; architects, Wallis & Goodwillie. Plan No. 116.

couraging appearance to a builder. The block front between 89th and 90th streets, which has been one of a long series of vacant sites, is ringing with the strokes of steam drills excavating for the great apartment house which Vincent Astor is to erect there, at a cost of \$1,000,000. Charles A. Platt is drawing the plans and Marc Eidlitz & Son have the contract. Directly across Broadway is Mr. Goelet's theatre project, and at the southwest corner of 95th street a large site is being cleared for a taxpayer building which Vincent Astor is having erected.

Sixth avenue has two operations which

street a large site is being cleared for is having erected.

Sixth avenue has two operations which signalize the growing importance of the districts around the 38th street and 42nd street elevated stations. One is at the southwest corner of the avenue and 39th street, where a four-story building is going up, and the other operation is at 50th street and the avenue, where an eight-story building is rising.

East 31st street, between Madison and Fourth avenues, is the scene of three considerable operations, one being the twenty-story loft building for the Aeon Realty Company, above referred to. In 33rd street, between Madison and Fourth avenues, a sixteen-story commercial building is being erected from plans of M. E. Rountree, to cost \$425,000.

## RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday By THE RECORD AND GUIDE CO.

F. W. DODGE, President
F. T. MILLER, Secretary-Treasurer
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

'Entered at the Post Office at New York, N. Y., as second-class matter."

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Intrinsic business conditions from the economic standpoint are sound. There is little over-production in any important industry.

A former Tax Commissioner, Mr. Strasbourger, says that when the vacancies in skyscrapers are considered, and the interest on the investment is reckoned, the normal building of nine or ten stories in the end will pay as well or better than the skyscraper. or better than the skyscraper

It is the consensus of opinion of some of the keenest and most farsighted men that the United States is entering on an era of prosperity that will completely overshadow even the great periods of business prosperity that have already come to this country since the Civil War. They assign many sound reasons for this prediction.

Brooklyn and Queens seem assured of a year of good building business. Brooklyn leads all the boroughs in gains for the first five months and shows an increase of 26 per cent. over last year's plan filings in the corresponding period. Whenever there is a new building movement under way it starts in the suburbs with the lighter work.

The old Astor House site represents a fine opportunity for something, but what? "For a commercial hotel," answers the traveling man. But the hotel man himself cannot see it distinctly on a site one-half of which was appraised at \$2,000,000. The receipts from the cafe would, of course, be enormous, and the dining-room would be a money winner, but the returns from the rooms is uncertain. The total gross income would have to be very large indeed to meet even the interest charge on so heavy an investment as a modern hotel building on this expensive site would require. In view of all the facts, the Hotel Register and Review advises caution and expresses a preference for Government bonds.

#### Can We Get a Better Form of Government?

From the statements which Mayor Mitchel has been giving to the papers, the new Charter which is now being prepared by the Administration is what would be called a radical document. The Mayor did not go very much into detail, but he intimated that a certain measure but he intimated that a certain measure of direct government would be established; that the Mayor would have a long term, but that he would be subject to recall probably at two-year intervals. A statement of this kind does not, of course, mean very much, but it undoubtedly affords an indication of the general nature of the proposed new Charter. That document will probably embody a plan of government analogous to the so-called commission form. It will provide for a considerable concentration of gov-

That document will probably embody a plan of government analogous to the so-called commission form. It will provide for a considerable concentration of governmental power—a much greater concentration than that which is permitted by the present New York Charter.

But this delegation of responsibility and power will be accompanied by the reservation to the voters of a large amount of direct authority. In all probability certain classes of legislative acts, such, for instance, as the bonding of the city, will be subject either to an optional or a compulsory referendum, while at the same time the legislative and administrative officials, great as their power will be, will have to retain public confidence, because they will always be liable to the attack of a recall petition. But while the commission form is likely to be accepted, in so far as it provides for a highly concentrated government, resting directly on popular confidence and subject to popular confidence and subject to popular control, it by no means follows that the commission plan will be adhered to in other and perhaps more doubtful respects. The weakness of that plan has always been the confusion which it involved of legislative and administrative functions. The same five commissioners are both heads of departments and the general legislative council of the whole city.

same five commissioners are both heads of departments and the general legislative council of the whole city.

Such a method may do for a small city of 15,000 people, the conduct of whose business does not involve a very large amount of technical skill and executive experience, but it will not do for a city with 5,500,000 inhabitants. In such a city the legislative and administrative authorities must co-operate, but they must not be confused. Just as the board of directors of a private corporation is separated from the president, although the president usually sits upon the board, so the legislature of a city should be chosen in a different way and have very different functions from its executive. The new Charter which is now being prepared will undoubtedly depart in this The new Charter which is now being prepared will undoubtedly depart in this respect from the model offered by the majority of commission-governed cities, for Mr. Bruère and the other gentlemen connected with the administration are well grounded in fundamental political principles and would not frame a charter which would be open to obvious and fatal criticism. The plan which they present may provide for one of several different days of making the legislative and executive powers efficient yet distinct, but it may be safely predicted that in this respect the new Charter will follow European models, rather than those

tinct, but it may be safely predicted that in this respect the new Charter will follow European models, rather than those offered by our own Western cities.

The fact remains, however, that the new Charter will contain a certain element of direct government, and the taxpayers of New York should be making up their minds whether they will approve or disapprove of such an innovation. In the opinion of the Record and Guide the matter should not be prejudged one way or the other. If the Charter is in other respects an acceptable instrument, no doctrinaire objecting to direct government should be allowed to stand in the way of its approval.

Direct government is undoubtedly a somewhat experimental innovation in the political organization of a great city like New York, but it is not sufficiently experimental to warrant the assumption by influential taxpayers of a position of uncompromising hostility. It all depends upon the kind of direct gov-

ernment which is established and the kind of representative government which is associated with it.

is associated with it.

If the legislative and executive powers are reorganized, so as to grant to the legislative and executive officials a large measure of discretionary power, it is natural that in a democracy some special provision should be made against the possible abuse of that power. Such a government can rest only on the continuous and cordial expression of popular confidence; and if such popular confidence is to exist, some method of giving expression to doubt or lack of confidence must be incorporated in the plan ing expression to doubt or lack of confidence must be incorporated in the plan of government. A powerful administrative and legislative organization needs a larger and fuller measure of popular support than does a group of officials whose ability to do either good or evil has been impaired in advance by an elaborate system of checks and balances. Whatever the attitude of the New

las been impaired in advance by an elaborate system of checks and balances. Whatever the attitude of the New York taxpayers, however, it may be doubted whether a charter which includes a substantial measure of direct popular government will ever get through the Legislature. The political machines of both parties will be opposed to it, and they will not pass it unless public opinion in New York is unanimous and aggressive in its favor. But public opinion in New York is never unanimous in favor of any particular plan of government, and it is very rarely aggressive about anything. The Mitchel administration was very unsuccessful in its handling of the Legislature at its last session, and if it expects to get through the new Charter it will need to adopt a much more effective method of urging its plans.

### The Post Office and the Subway.

The Post Office and the Subway.

The press, the government and the people of New York have all of them deeply resented the attitude assumed by the national administration in respect to the easement for a subway under the New York post office; and there has been good reason for this resentment. The Federal government, in its title to the land on which the post office stands, is not in the position of an ordinary property owner. The land was given to the government by the city for a public purpose. Of course the grant was not made subject to any specific restrictions, but when a public corporation makes such a grant it expects subsequently to be treated as if the property were held in trust for the public benefit. It may reasonably anticipate that any subsequent request made in the interest of the people of New York, and not harmful to the building in its use as a post office, would be granted.

Instead of that, the Treasury Department has behaved as if it were a private property owner whose only object was to wring every penny from the city which the grant of a specific privilege can be considered to be worth. The easement for which the city is asking will not cost the national government a dollar of money, or the slightest inconvenience. On the contrary, the location of a subway under the post office will facilitate the distribution of the mails. Yet the government wants to charge the city a larger sum for the easement than it could possibly get from a court of law. The actual damage suffered by the government will be negligible, but it can hold up a piece of work vital to the health and prosperity of the people of New York, and it is proceeding to do so. The payment of \$1,000,000 for the privilege of running a subway under the post office would be more like a payment of blackmail than a payment of damages.

The vestrymen of Trinity Parish are not aware of any historical associations

The vestrymen of Trinity Parish are not aware of any historical associations or other reasons why they should wish to preserve St. John's Chapel, in Varick street. It is a quaint little edifice, but not so very old as churches go. It was not here during the Revolution, and it played no part in any other national crisis. The park which once gave St. John's a picturesque distinction was saccrisis. The park which once gave St. John's a picturesque distinction was sacrificed to commerce, and today it is surrounded by factories and warehouses. There are houses of worship that are older and handsomer, and besides there is now another St. John's in the same ecclesiastical denomination—the great cathedral on Morningside Heights. The architectural idea of having the sidewalk of Varick street built through the porch of the chapel would be excellent if the trustees desired it, but as they do not, and as they are the most competent persons to decide, what reason is there for others to assume the responsibility and the expense?

## Why Fifth Avenue's Prestige Should Be Preserved.

Editor of the RECORD AND GUIDE:

Why Fifth Avenue's Prestige Should Be Preserved.

Editor of the RECORD AND GUIDE:

The high-class retail business for which Fifth avenue is so well known is the most sensitive and delicate organism imaginable, depending first on the exclusiveness of the neighborhood; secondly, on the nearness to the homes of the rich and the large hotels, and, thirdly, on its lack of congestion, especially on the sidewalks, so that the customers are not crowded or jammed in a hurly-burly crowd on their way to and from the different shops.

Wholesale trade, on the other hand, is crowding the retail as firmly as the retail businesses invade the residence section, their object being to be as close as possible to their customers.

Fifth avenue, below 34th street as far as 23d street, has already been doomed. Below 23d street it is irretrievably lost. Nothing of any nature can ever redeem it. Of primal importance, therefore, is the preserving of Fifth avenue from 42d to 59th street. Loft buildings have already invaded some of the side streets with their hordes of employees, under the guise of "light manufacturing," and, if the occupancy of the buildings were restricted so that no manufacturing could be done either on Fifth avenue or from Madison avenue over to Sixth avenue, the problem would doubtless be entirely solved.

Employees from these loft buildings cannot be controlled. They spend their time during the lunch hour and before and after business congregating in crowds that are doing more than any other thing to destroy the exclusiveness of Fifth avenue, as witness below 23d street, and when the exclusiveness and desirability of Fifth avenue is destroyed, the value of real estate on Fifth avenue will depreciate immediately.

This is not a plea for property-owners, but for the preservation of Fifth avenue, the most wonderful shopping

will depreciate immediately.

This is not a plea for property-owners, but for the preservation of Fifth avenue, the most wonderful shopping street in this country, and in many respects more wonderful than anything in Paris or London. The city would lose millions of dollars in taxes in not preserving it.

serving it.

serving it.

In case that the occupancy cannot be regulated through the Factory Commission or otherwise, the next best step would be the limitation of the height of buildings in this zone, thereby diminishing the volume of operatives. From a business standpoint, this would be no hardship on the owners of property for the most paying investment

From a business standpoint, this would be no hardship on the owners of property, for the most paying investment today in the section under discussion is a six-story building. A large office building and a large hotel, owing to the nature of their occupancy, are no disadvantage. A first-class hotel, on the contrary, is a decided advantage. If the scope of the commission is broad enough, I would recommend the limitation of the height of buildings through the city into zones, so that the different sections may be treated in a manner that would comply with their local problems. For instance, if the Greenwich section and the old drygoods section above Chambers street were treated as a manufacturing center, this would work out to the salvation of the neighborhood. The tenements of the East Side furnish the operatives for manufacturers of this city, and therefore should factories be established in the neighborhood more convenient to their homes, which this would do, it would be of mutual advantage, at it would supply a line of tenancy for buildings that are now nine-tenths vacant.

Values north of 42d street, on the side

streets between Fifth and Madison avenues, as compared with those between 11th and Sixth avenues, are indicative of the value of property occupied for exclusive business, and that occupied tor loft business. Between Fifth and Madison avenues, where there are practically no loft buildings property is worth \$4,500 and up a front foot. The buildings are all used for retail businesses, while between Fifth and Sixth avenues there are already a number of loft buildings which have determined the occupancy of the remainder of these streets between Fifth and Madison avecupancy of the remainder of these blocks and the value of real estate is from \$2,700 a front foot to as high as \$5,000, according to its nearness to Fifth avenue.

These are the conditions as they exist day, and it something is not done today, and it something is not done speedily to check further inroads, the same condition now existing below 23d street will, in a few years, prevail on Fifth avenue, north of 34th street, and Fifth avenue's prestige will then be lost to this cuty forever.

to this city forever.
FRANK D. VEILLER. 10 East 47th street, June 1.

### New York As a Future Steel Center.

New York City is the largest market for structural steel in the United States, as everybody knows, and the Merchants' as everybody knows, and the Merchants' Association claims that steel shapes will be manufactured here at less cost than in the Pittsburgh district, when the barge canal is ready for service. Not only shall we then be able to get Lake Superior ores, on which Pittsburgh depends, for a lower transportation rate than Pittsburgh pays, but Adirondack, Newfoundland and Cuban ores can be put down here for a lower price still; and the iron and steel scrap used in manufacturing also costs less in this port than at Pittsburgh. The Hudson River valley was once a great iron manport than at Pittsburgh. The Hudson River valley was once a great iron manufacturing center, and is likely to be again, because, when considered with New York harbor, it is the strategic center of the world's trade and has the resources of a continent behind it. The Merchants' Association points out, further, that in the last applies the them. Merchants' Association points out, fur-ther, that in the last analysis the choice of a location for steel-making is a question of freight rates, and that this dis-trict has exceptional advantages in this respect, not only for assembling the raw material, but also for distributing the finished product. Already two blast fur-naces are under construction in this harbor, and are referred to as proof that there are manufacturers in the steel in-

dustry who hold the same view.

This new industry, should it desire to locate in this district, must, however, be treated in a broad way by our commercial bodies and city authorities. They must not expect that room will be found for great steel mills on the secretary for great steel mills on the congested waterfront of Manhattan or Brooklyn, or even in The Bronx. More likely the mills will be on the Jersey side of the harbor, up the Hudson, where there are iron mines, coal depots and deep water, and on the Jersey meadows. No feeling of jealousy against the suburbs should be shown in this matter. Let the outbe shown in this matter. Let the out-skirts have the smoke-emitting mills and the laborers, and let New York be content with the trade and commerce they will bring in their train.

### Transit in Queens.

At a joint meeting of the Board of Directors and the Transit Committee of the Chamber of Commerce of the Borough of Queens, held this week, resolutions were adopted opposing any change in the plans of the Dual Subway System tending to delay the inauguration of that part of rapid transit into Queens Borough which passes through the Bridge Plaza, Long Island City, and requesting the Board of Estimate to make requesting the Board of Estimate to make at the earliest possible moment the necessary appropriations requested by the Bridge Department for the reconstruction of the Queensboro Bridge to adapt same for rapid transit trains. It was also the sense of those present at this meeting that the Board of Estimate and the Public Service Commission should take into consideration the serious matter of the reduction in the width of the present roadway by the operation of the Brooklyn Rapid Transit trains, and that if it is finally determined that this roadway must be reduced in width, then any such reduction of roadway be compensated for by providing additional and sufficient roadway space on some part of the bridge, or by any other meth-

part of the bridge, or by any other method.

Seven separate contracts have been let to date aggregating \$5,601,842, for every rapid transit extension in Queens Borough included in the Dual Subway System with the exception of the lines across the Queensboro Bridge and the extension of the Brooklyn Rapid Transit System from Cypress Hills, Brooklyn, to Jamaica. Of these extensions which connect with the station on the Bridge Plaza, in Long Island City, work on the Astoria extension is completed, and construction of the extension to Woodside, Elmhurst and Corona is progressing rapidly. The construction of the big passenger transfer station on the Bridge Plaza in Long Island City is now under way, and it is hoped will be finished in a little over a year, the Steinway Tunnel will be ready for operation by January 1st, 1915, and its extension to Queensboro Bridge will be finished shortly after. To connect all these lines across the Queensboro Bridge it is necessary that work be started as soon as possible as it is estimated that it will take two years from the time the work starts, to complete the reconstruction of the bridge.

### THE ADVISORY COUNCIL.

(Continued from page 1004.)

tive at the eighth annual conference of the National Tax Association at Denver, September 8-11, 1914.

Recodification of the Labor Law. Recodification of the Building Code. Secured Debt Law. Billboard Law. Tax Lien Law. Inheritance Tax Law. Workmen's Compensation Law. Mayor's Market Commission. Land Bank. Law permitting the Board of Assessors to fix the area of assessment.

"Free port proposition" as outlined by the Merchant's Association. Improvement of the Port of New York by the expenditure of \$5,000,000, as recommended by Justice McLean.

"Down-town Hotel" as supported by the Wholesale Drygoods Centre Association.

sociation.

Construction of a cross-island canal nnecting Flushing and Jamaica onnecting Bays.

Railroad terminals for freight on

river-front.

New Jersey-New York Bridge proposition, as recommended by R. G. Cooke.

Movement to regulate negro occu-Improvement to regulate negro occu-pancy of property as recommended by the proposed Property Owners' Improvement Association. Improvement of 34th street and Fourth avenue, as recommended by the Murray Hill Association. Proposed local assessment upon Brooklyn Heights property to provide

Proposed local assessment upon Brooklyn Heights property to provide a route for a tunnel for a subway, which will run through the heights without even a station to relieve the locality.

## The Inspection Pest.

(Brooklyn Eagle.)
The system reeks with incompetency. It reeks with politics. It reeks with graft. Inspectors with scant idea of the work before them are getting \$1,200, \$1,800, \$2,000 and more. Many of these men owe their positions to the pull of politicians. It is true that most of them are on the civil service list, but such matters are easily arranged by the professional politician. There are a certain number of places to give out and for these places the politicians have their men in readiness, and in many instances the men are placed there. (Brooklyn Eagle.)

—Ten years of American occupation of the Panama Canal Zone were completed on May 4, 1914. The decade has seen the virtual completion of the canal and the beginning of its commercial and mayal use naval use.

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## THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Market Conditions Continue To Improve

### COMING NIGHT AUCTION.

Fleet Estate in Bay Ridge to Be Offered

Fleet Estate in Bay Ridge to Be Offered in Brooklyn June 16.

One of the most important auction sales of Brooklyn property to be held in recent years is scheduled for the evening of June 16, in the Music Hall of the Brooklyn Academy of Music, on Lafayette avenue, between Fulton street and Flatbush avenue. The offering comprises the holdings of the Fleet estate and consists of 291 lots located in 68th street, between Third and Sixth avenues and on Fifth, Sixth and Bay Ridge avenues, Bay Ridge. The selling estate has had possession of the property for the last 79 years, and when it acquired the tract there was nothing but farm land surrounding. Today, however, buildings have encroached on every side, and it is a vacant oasis in the midst of a built-up city.

The property is located at the 68th

is a vacant oasis in the midst of a builtup city.

The property is located at the 68th
street station of the Fourth avenue subway system, now in course of construction, but in addition the tract is reached
by the various trolley lines on Third,
Fifth and Bay Ridge avenues. Moreover, the station on the Fifth avenue elevated system at Third avenue and 65th
street is only a few blocks distant. All
the streets have been made on the property to be sold, and Fifth and Bay Ridge
avenues are paved and sewers installed. avenues are paved and sewers installed. The new Bay Ridge High School, at Fourth avenue and 67th street, is within

Fourth avenue and 67th street, is within one block of the lots.

Mr. Johnson, of the Jere Johnson, Jr., Company, who will conduct the sale, said last week: "At present there is but one great subway in actual operation. As everyone knows, this runs from Flatbush and Atlantic avenues, Brooklyn, to 96th street, Manhattan, where it diverges, one branch passing through the upper west side of the Borough of Manhattan, on to Van Cortlandt Park, and the other branch penetrating the Bronx hattan, on to Van Cortlandt Park, and the other branch penetrating the Bronx as far as 181st street and Boston road. When the contracts were let for this existing subway, and also when the operation stage was reached, times were unusually good, and the resultant rise in values in the then outlying sections that came under the subway influence was almost beyond comprehension. The was almost beyond comprehension. The building growth that followed, for in-stance on Washington Heights, was the talk of the country, and the wonder was that, despite the enormous annual increment in the population of New York City, this crop of apartments, stores and rows of houses could be so readily absorbed.

"On the other hand, when contracts for the Fourth avenue subway were let, the real estate market was at its lowest ebb, which result was brought about not by investments in high grade property, but by wild-cat speculation in inaccessible, sparsely settled sections where the supply was apparently limitless, but where the legitimate demand was practically nil. Well-located lots were fortunate under the circumstances in main-

where the legitimate defining was place tically nil. Well-located lots were fortunate under the circumstances in maintaining their own. As the future has not been as yet discounted along the route of the Fourth avenue subway, now is the time to buy.

"Things generally are beginning to brighten; there is a much better demand for well-located property in Bay Ridge; the stimulating influences of the Fourth avenue subway are in evidence, and the supply of available vacant land along this route is very limited. Just the same as water always seeks its level, there must be a readjustment and equalization between Manhattan and the Bronx on the one hand, and the property along the

Fourth avenue subway on the other, which means a marked enhancement, as far as the Brooklyn end is concerned, for otherwise New York, instead of being the banner city of the world, is nothing more than a mammoth junk heap—the latter a proposition which even the most pessimistic would not care to defend."

Realty Golf Tournament.

Realty Golf Tournament.

The first spring tournament of the Real Estate Board of New York was held at Baltusrol Golf Club, Short Hills, N. J., on Tuesday, June 2nd. The programme was arranged by the board's golf and tennis committee, which includes Albert B. Ashforth, chairman; Joel S. deSelding, secretary, and Alfred V. Amy, John P. Kirwan, Leroy Coventry, Walter Stabler, W. J. VanPelt, Harry Parker and H. H. Hazelton. There were fifty-one entries and eight prizes were awarded in two classes—Class A and Class B.

The winners in Class A were H. C. Richards, prize low gross score 87; B. N. Phillips, prize low net score gross 87 handicap 15 net 83. Class A selected scores, afternoon and morning rounds, H. J. Sachs, low gross 87; G. H. Conger, low net 80. In Class B, low gross, W. B. Mabie; low net, G. D. Arthur, gross 104, handicap 25, net 79. Selected score, R. H. Macdonald, low gross 97; F. D. Kalley, low net 85.

The object of the tournament was to increase the bond of good fellowship between the members of the Golf Club and, the Real Estate Board.

New Schools in the Suburbs.

### New Schools in the Suburbs.

New Schools in the Suburbs.

Significant as an indication of suburban growth near New York City are the school buildings in the southern half of Nassau County and several new ones in the western part of Suffolk County. These buildings have been built to provide school facilities primarily for the children of thousands of new residents to the territories, most of whom formerly resided in the city. As there is an average of three children to every family, so it may readily be understood why modern and more ample school facilities were imperative.

### Business at Bronx Register's Office.

Business at Bronx Register's Office.

Register Edward Polak reports the following as the business transacted in the register's office for the five months ending May 31, 1914: Mortgage tax indebtedness, \$14,455,534; consideration of conveyances, \$3,059,348; receipts from mortgage tax, \$69,861; receipts from other sources, \$19,063; folios recorded, 120,290; mortgages recorded, 4,093; chattel mortgages, 8,437; conveyances, 3,586; notary certificates filed, 1,450; commissioner of deeds' certificates filed, 1,057.

### National Conference on Taxation.

The National Tax Association, though of recent formation, having been founded in 1906, has already assumed a commanding position in dealing with the prosaic subject of taxation. Its work has been of a pioneer character, mainly educational, designed to provoke a statewide and nation-wide study of the underlying principles of taxation, to remove wide and nation-wide study of the underlying principles of taxation, to remove outgrown restrictions preventing effective administration and to promote uniformity in the treatment of similar situations in neighboring states. The effect of this work is familiar to students and administrators being indicated by the much more intelligent development of the subject in recent years and a much greater care in administrative details.

The association numbers among its The association numbers among its members tax officials of practically all the States and of the Provinces of Canada, as well as economists from the leading universities in both countries. Its volumes are widely circulated through the State, university and local libraries, and are frequently consulted and quoted in public discussions. The annual conference is attended by delegates appointed by the Governors of States, Premiers of Canadian provinces, presidents of universities and associations of accountants.

of Canadian provinces, presidents of universities and associations of accountants.

The next conference will be held at Denver, September 8-11. Professor Seligman of this city will preside. There will be eight sessions in all—one devoted to the Federal income tax, one to the single tax and one to the subject of efficiency in taxation. Among the speakers will be Dr. Allen of the New York Bureau of Municipal Research, Congressman Hull, Dr. J. L. Coulter of the Federal Census Bureau, Prof. A. B. Clark of Manitoba University, G. J. Knapp of Pueblo, Col.; F. J. Dixon of Winnipeg, F. C. Wade of Vancouver, A. C. Rearick of New York, Edmund F. Trahue of Louisville, W. Hastings Lyon, counsel to committee of the American Bankers' Association.

## PRIVATE REALTY SALES.

Last week the real estate situation showed signs of improvement, not only on account of a noticeable increase in the volume of business transacted, but on account of the class of buyers. Considerable surprise was manifested in real siderable surprise was manifested in real estate circles that this season of the year was productive of more than the usual trading. Last week's budget of sales apparently was not a flash in the pan, for the market continued to be active and to attract the numerous investors, whose presence indicate confidence in local real estate holdings, and as a consequence strengthened conditions. tions.

There were a number of important deals consummated this week, involving properties held at several millions of dollars. High-class West Side apartment houses still hold the center of interest. Another out-of-town investor, from Pittsburgh, figured in a million dollar deal whereby he became the owner of a valuable multi-family structure at West End avenue and 78th street. Dr. Charles L. Paterno disposed of a similar structure in West 109th street, obtaining in trade a Broadway corner which is to be improved with an apartment house. The boroughs of Queens and Brooklyn contributed largely to the business. There were a number of important business

A number of large leases were closed, the most prominent involving apartment houses in West 43d street, which are to be modernized, the Hotel Wellington, and mercantile buildings in Perry street.

The total number of sales reported and not recorded in Manhattan this week was 33, as against 39 last week and 19 a year

33, as against 39 last week and 19 a year ago.

The number of sales south of 59th street was 3, as compared with 11 last week and 5 a year ago.

The sales north of 59th street aggregated 30, as compared with 28 last week and 22 a year ago.

The total number of conveyances in Manhattan was 171, as against 155 last week, 21 having stated considerations totaling \$1,331,800. Mortgages recorded this week number 83, involving \$4,513,550, as against 82 last week, aggregating \$1,890,232.

From the Bronx 14 sales at private

\$1,890,232.
From the Bronx 14 sales at private contract were recorded, as against 9 last week and 9 a year ago.
The amount involved in Manhattan and Bronx auction sales this week was \$989,442, compared with \$529,959 last week making a total since January 1 of \$19,861,463. The figures for the corresponding week last year were \$912,661, and the total from January 1, 1913, to June 7, 1913, was \$25,161,690.

Squadron A Buys Rockland Farm. The Verdin homestead and 123 acres of land, near New City, the county seat of Rockland, have been purchased by

Squadron A, a leading organization of the New York National Guard. The farm which is 28 miles from the Manhattan Armory is ideally located for the purposes of the buyers.

For more than two generations the Verdin homestead has been one of the exhibition places of Rockland county. It was selected by a committee of the squadron after hundreds of places had been inspected in the last five years. The large residence on the place is in a beautiful grove of pine and spruce trees and dates back to Revolutionary days. The stone walls are twenty-two inches thick. Although many buildings are available for immediate use, extensive improvements and additional structures are contemplated. The sale was made through Dudley P. Power.

Paterno Trades Apartment House.

Dr. Paterno Trades Apartment House.

Max Marx has sold through David Stewart, to Dr. Charles V. Paterno, the plot of about six lots at the northwest corner of Broadway and 48th st. measuring 102.5x133.5x140.7x102.2, for which the buyer gave in exchange the Prince Monaco apartments, at 227 West 109th street, a nine-story structure, on plot 55.8x100.11, between Amsterdam avenue and Broadway. The Broadway plot will be improved with a 14-story apartment house. In June, 1912, the Bendheim Construction Co. sold it to Harry Schiff, who razed the small buildings then on the premises, and planned to erect a tall apartment and planned to erect a tall apartment building. The project was never carried through, however, and the following month the property was retransferred to Max Marx, the present seller.

A \$1,000,000 West End Avenue Deal.

A \$1,000,000 West End Avenue Deal.
George H. Flinn, of Pittsburgh, Pa., has purchased from the Cambridge Construction Co., Adolph Hirschfield, president, the 12-sty. apartment house on plot 102x75, at the southwest corner of West End avenue and 78th street. In part payment, he gave three four-story apartments, each with 50 feet frontages, on Craft avenue, Pittsburgh. The deal, which was negotiated by Tucker, Speyers & Co. involved about \$1,000,000. Mr. Flinn is president of the newly-organized Flinn-O'Rourke Co., Inc., which has been formed to construct the four East River tunnels. Title to the New York property passed on Wednesday subject to a mortgage of \$525,000.

58th Street Apartment Houses Sold.

The Biltmore-Bleiheim Co., L. The Biltmore-Bleiheim Co., L. Napoleon Levy, president, has sold through William B. May & Co. the two sevenstory apartment houses, at 54-62 West 58th street, on plot 100x100.5 near Sixth avenue. The buildings are in modern condition and will be held by the purchaser as an investment. They are advantageously located, being opposite the 58th street entrance to the New York Athletic Club. The seller, who acquired the property in June, 1906, from Edward H. Landon, has held it at \$550,000.

### 34th Street Deal Denied.

The report earlier in the week that interests identified with the McAlpin Hotel had purchased from William M. Cruikshank, the two buildings at 46-48 West 34th street, adjoining the hotel, was denied by both of the reported principals.

### Manhattan-South of 59th Street.

Manhattan—South of 59th Street.

BLEECKER ST.—Van Vliet & Place have sold for the Laux Estate the southeast corner of Bleecker and Bank sts, an old 3-sty hotel, on a plot 44.6x50, at the intersection of Bleecker, Bank and Hudson sts and 8th av.

22D ST.—Goodale, Perry & Dwight sold for Harriet E. Rummler, 213 West 22d st, a 3-sty dwelling on lot 17x90.

46TH ST.—Frederick Fox & Co. have sold for Marian Kuhn, Hattie M. Markowitz and Simon Meyer, the 3-sty building, 110 West 46th st, on lot 20x100.5, to Charles Geoly, doing business as Eaves Costume Co., at present located at 226 West 41st st. He will improve the site with a mercantile building and occupy same for his business.

Manhattan-North of 59th Street.

69TH ST.—Nathan Kean & Co. sold through Seton Henry and Douglas Gibbons two 6-sty tenements, 503-505 East 69th st, on plot 36.8x 100.5.

73D ST.—Edward W. Browning has purchased, through the Douglas Robinson, Charles S. Brown Co., and Leroy Coventry from George E. Hoe et al., trustees under will of William E.

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REAL ESTATE BROKER, under thirty, active, energetic, with some capital, wishes to form association with well established firm where there would be opportunity later to purchase interest in the business. Nine years' experience, Fifth Avenue and midtown section. Unquestionable references. Box 316, Record and Guide.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1918. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 9, 1914. Record and Guide Company, 179 W 40th St.

Hoe, the 4-sty dwelling, 126 West 73d st, on lot 25x102.2. Mr. Browning has bought in the last month three other dwellings in the immediate neighborhood at 42, 43 and 118 West 72d st.

74TH ST.—The J. Romaine Brown Co. has sold for Joseph Steiner the 4-sty dwelling 134 West 74th st, on lot 20x102.2, to William C. Schmidt.

Schmidt.

78TH ST.—Francis B. Robert has resold, as broker, for about \$52,500, the 4-sty dwelling at 22 East 78th st, on lot 15.3x102.2. The house which is directly opposite the residence of Mrs. Stuyvesant Fish, was sold for James McLean last April, through the same broker, to the seller in the present transaction.

seller in the present transaction.

84TH ST.—John J. Cody has sold for the Murray Estate 163 and 165 East 84th st, a plot 50x102 ft., which will be immediately improved for a high class livery stable. This plot has not changed owners in over 40 years.

99TH ST.—Oscar Kress is reported to have sold 260 West 99th st, a 5-sty flat on lot 25x 100.11, 100 ft, east of West End av. Mr. Kress acquired the property last year at foreclosure for \$33,000.

114TH ST.—J. Thomas Webb, of Ware, Mass., has sold 217 East 114th st, a 5-sty flat, on lot 25x100, between 2d and 3d avs. The seller acquired the property at foreclosure last year.

120TH ST.—Goodwin & Goodwin sold for Tillie Berger to Mary M. Sully the 3-sty dwelling at 155 West 120th st.

lie Berger to Mary M. Sully the 3-sty dwelling at 155 West 120th st.

1247H ST.—Derschuch & Co. have sold for Karl Stein the 7-sty apartment house at 531 and 533 West 124th st, on plot 52x100, containing three apartments of six and seven fooms on a floor. The purchaser has appointed Derschuch & Co. as agents.

167TH ST.—Moore, Schutte & Co. have sold for Charles J. G. Meisel 508-510 West 167th st, a plot 50x85, with a 3-sty frame building.

177TH ST.—The Brown-Weiss Realties have bought from the Strange & Slawson Co. 60% West 177th st, a 5-sty apartment house, known as the Eddystone, on plot 50x89.10, adjoining the northwest corner of St. Nicholas av. In part payment the buyers gave 37 West 97th st, a 3-sty dwelling, on lot 17x100, near Central Park West. The brokers were Mark Rafalsky & Co.

AMSTERDAM AV.—Dimock & Finck have purchased from the Riverside Drive Viaduct Realty Co., Newmark & Jacobs, the 1-sty tax-payer at the northwest corner of Amsterdam av and 157th st, plot 100x125, which has been held at \$170,000. The purchaser gave in part payment four lots at the northwest corner of Audubon av and 180th st, 100x100, which the new owners will improve with a high class apartment house. Weschler & Kohn, as attorneys, acted for the Riverside Viaduct Realty Co.

AUDUBON AV.—Donald Robertson purchased

AUDUBON AV.—Donald Robertson purchased the northwest corner of Audubon av and 185th st, plot 55.4x100, through Hall J. How & Co. from the Genco Realty Co. The buyer will erect an apartment house.

an apartment house.

NORTHERN AV.—The Haven Construction Co., Charles Flaum, president, has purchased from Sonn Brothers the plot 138x100, at the northwest corner of Northern av and 180th st. The site will be immediately improved with three 5-sty apartment houses similar to the four structures recently erected by the Haven Co., on the block front on the west side of Northern av, between 179th and 180th sts.

PARK AV.—Mary H. Maynard is reported to have sold 855 Park av, a 5-sty flat, on plot 26x 100, adjoining the northeast corner of 78th st, which belongs to Goodhue Livingston. The aujoining property at the north, No. 887, is owned by Borough President Marcus M. Marks.

ST. NICHOLAS AV.—Duff & Conger sold for

by Borough President Marcus M. Marks.

ST, NICHOLAS AV.—Duff & Conger sold for the Manhattan Life Insurance Co. the southwest corner of St, Nicholas av and 154th st, plot over 100x100 ft, and comprising the five 4-sty private houses 869-871-873-875 St. Nicholas av and 402 West 154th st. The property has been held at \$140,000. Howard C. Forbes represented the Manhattan Life Insurance Co. 7TH AV.—The Rossmore Holding Co. has sold the Douglas and Desmond apartment houses at the northwest corner of 7th av and 121st st, known as 2022-2028 7th av, consisting of two 6-sty elevator structures, occupying a plot fronting 100.11 ft. on 7th av and 95 ft. on 121st st. The sellers acquired them in January from the New York Real Estate Security Co., which had bought them from ex-Gov. Levi P. Morton.

Bronx.

### Bronx.

FOX ST.—B. V. Construction Co. sold to Louise J. Reckendorfer S92 Fox st, 5-sty apartment house, on plot 52x105, between Tiffany and Barretto. The purchaser gave in part payment 173 East 95th st, a 3-sty dwelling on lot 16.8x100.8, near 3d av.

lot 16.8x100.8, near 3d av.

134TH ST.—Ennis & Sinnott have purchased rom Lowenfeld & Prager and resold through O'Reilly & Dahn to Barbara Weiss 530 East 134th st, a 5-sty flat, on lot 50x100, between Brook and St. Ann's avs.

163D ST.—George F. Johnson has sold through Emil Leitner to Pujo Bros. and Nathan Wilson the block front in the south side of 163d st, from Intervale av to Roger pl, with a frontage of 187 ft. and a depth of 100 ft. The property will be improved with 5-sty apartment houses.

ALEXANDER AV.—Louis Block sold for S. ALEXANDER AV.—Louis Block sold for S. chewine to a Mrs. Garrabrant of Mt. Hope, Westchester Co., N. Y., the 4-sty flat, on lot 19.5x 85.5, at 134 Alexander av, adjoining the southeast corner of 134th st.

BATHGATE AV.—Goodale, Perry & Dwight

BATHGATE AV.—Goodale, Perry & Dwight sold for Mrs. Kate Utton of Chicago, the 5-sty apartment house, 1993 Bathgate av. Mrs. Utton recently acquired this property in exchange for Chicago lots.

FAIRMOUNT PL.—Charles Gunich purchased from K. & J. Construction Co. the 5-sty flat at the southwest corner of Fairmont pl and Oak Terrace, 25x100, giving in part payment three lots in the south side of Fairmount pl, 75 ft. west of Southern Boulevard. A. Frank was the

FORDHAM RD.—L. M. Mosauer & Co. have sold for the Keary Estate a large plot at the southeast corner of Fordham rd and Marion av, having a frontage of 254 ft. on Fordham rd and 99 ft. on Marion av, with irregular depth, running from 99 to 170 ft. The property has been in the Keary Estate upwards of forty years and was formerly part of the Keary Homestead known as the Elms. It has been held at \$100,000. The purchaser is the Adams Realty Co., Milton E. Oppenheimer president, which will improve the property immediately with 1-sty store buildings, and have already accepted offers, through L. M. Mosauer & Co., from retail merchants for about one-third of the property. Koppe & Moore have been authorized to draw plans and title to the property is expected to pass about July 1.

JEROME AV.—E. Osborne Smith and Joseph P. Day sold for Ira H. Parker, the 4 lots with a frontage of 100 ft on the east side of Jerome av, 190 ft south of 175th st.

RIVER AV.—Isidor Grayhead is reported to have sold the four lots, 90x105, at the northeast corner of River av and 167th st.

ST. ANNS AV.—Anthony F. Burger sold for D. Meyer 145 St. Ann's av, 5-sty flat, on lot 25x100; also for Benenson Realty Co., the 5-sty new house in the south side of 157th st, 100 ft. east of Melrose av, on plot 50x100.

TINTON AV.—The Walsh estate has sold 774-776 East 169th st, a 3-sty building at the southeast corner of 169th st, on plot 50x100.

VYSE AV.—H. M. Fischer sold for Emily Arnold to Phillip Epstein the three 2-family houses, 1141-1145 Vyse av, on plot 60x100.

## Brooklyn.

FULTON ST.—The estate of George J. Smith sold 446 and 448 Fulton st to Julius Brodle, a dry-goods merchant, for improvement, with 4-sty business building, Milton Hertz and M. Linn Bruce negotiated the sale.

M. Benjamin 84 Hopkins st, a 6-sty tenement on plot 26x100.

M. Benjamin 84 Hopkins st, a 6-sty tenement on plot 26x100.

STERLING PL.—Jerome Property Corporation has sold 315 Sterling pl, between Vanderbilt and Underhill avs, a 3-sty residence, for Margaret Reid to Robert H. Deery, of the New York World, who after extensive alterations, will occupy as his permanent home; also 315 7th av, between 8th and 9th avs, a 4-sty business property, for J. H. Renken.

WASHINGTON ST.—Roman Catholic diocesan authorities of Brooklyn have purchased from the Moses estate a large plot of ground on the northeast corner of Washington st and Atlantic av. The plot, which measures 191 ft, on Atlantic av, 131 in Washington st and is 256 ft. deep, will be improved with a group of five buildings to be used as a seminary for boys.

WOODEINE ST.—The G. X. Mathews Co. has bought from the Meyerrose estate 20 lots in Woodbine st, adjoining the Ridgewood "L," for about \$59,000. This land is to be used as a site for six family houses.

3D ST.—Samuel Harris sold the 4-sty apartment bouse on 1812 77 6 200115.

3D ST.—Samuel Harris sold the 4-sty apartment house, on plot 37.6x90x115, at 404 3d st to Washington H. Taylor, who gave in part payment the 5-sty flat at 171 West 80th st, Manhattan, the sale of which was reported the early part of last month.

part of last month.

47TH ST.—I. Salzberg sold for William B. Abell to Harris Wilner a plot, 37.6x100, in 47th st, 137.6 ft, north of 13th av.

76TH ST.—I. Cortelyou has sold for the State Banking Dept. of New York to George T. Raymond the 2-sty dwelling with garage, on plot 130x109.4, in the south side of 76th st, 25 ft west of 3d av. The price was about \$16,000. CLINTON AV, ETC.—H. W. Rozell & Son sold 80 Clinton av, a 4-sty apartment house, for Mrs. Ida Finestone to a Mr. Kindberg; also 3 adelphi st, a 2-sty building for the Doyle estate; 82 Clinton av, a 4-sty apartment house for Mrs. M. Meyer to J. Teahan, and 248 Adelphi st, a 3-sty house for a Mr. Cole.

COLONIAL ROAD.—S. Osgood Pell and Co.

COLONIAL ROAD.—S. Osgood Pell and Co. have sold to E. R. Sandford for L. V. Kilmer 2 lots at the northwest corner of Colonial rd and S8th st.

and 88th st.

EASTERN PARKWAY.—The Ross-Krafft Co. has sold for Joseph M. Bacon to the Serota Brothers Construction and Realty Co., 26 lots on Eastern Parkway, Union st, Lincoln and St. Johns places. The buyer gave in part payment two apartment houses at 873 to 879 Bergen st. A number of apartment houses will be erected on the newly purchased plot.

NOSTRAND AV.—M. C. O'Brien has sold for the Brady estate the block front on the east side of Nostrand av between Sterling st and Lefferts av, a plot 200x317, which has been held at \$37,000. The buyers plan to improve with business buildings.

WASHINGTON AV.—Bulkley & Horton Co.

WASHINGTON AV.—Bulkley & Horton Co. old for Ethel May Waefalaer, the 2-sty priate houses at 158-160 Washington av, between fyrtle and Park avs.

Myrtle and Park ays.

SOUTH MARLBORO, ETC.—Wood, Harmon & Co. have sold at So. Marlboro lots to D. S. Fuller and M. B. Buckner, C. L. Furr, C. D. Pratt, J. F. Zerby, Jr., Charles C. Cole, Alex. Backus, W. O. Brown, C. Harmsburger, J. M. Gamble, W. W. Wilburn and R. A. Dobson; also at Marlboro, to A. E. Pretty, Charles Hopewell, I. F. Davidson, J. Kelly, C. J. Furlong and L. J. Carroll; and at Kensington Park, to R. E. Dismukes, W. C. Neill, and W. A. Mohrman.

### Queens.

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold to John Halloh, of Manhattan, for improvement, a plot in Broadway-Flushing with 60 ft. frontage in the west stee of 26th st, 60 ft. north of Depot la, for about \$3,000. The property is within one block of the new Broadway station, which is nearing completion.

FLUSHING.—Adolph Lewisohn has purchased through L. J. Phillips & Co. from Peter B. Olney, referee in bankruptcy, and William Willcox, trustee of the Interborough Realty

Co., a tract of 56 acres in the Murray Hill section of Broadway, Flushing, between Whitestone and Flushing. The property was offered at auction on May 14 in bankruptcy sale, the highest bid being made in Mr. Lewisohn's interest. The court, however, refused to confirm the sale and Mr. Lewisohn has purchased the property at private sale.

sale and Mr. Lewisohn has purchased the property at private sale.

FLUSHING.—The Flushing Bay Improvement Co, has added to its holdings on the Flushing meadows by the purchase from the Cord Meyer Development Co, of three parcels west of Flushing Creek, the first consisting of 3½ acres fronting on Flushing Creek, the second of 3 acres fronting in Buena Vista st, and the third of 4½ acres fronting on the Flushing rd. The purchase price was about \$25,000.

FLUSHING, L. I.—The executors of the John Morris estate sold the 2-sty dwelling at the northwest corner of Amity st and Wilson av to Conrad Voelcker, of Flushing; also the 2-family dwellings at 139 and 141 Lincoln st to Harry Bartlett; the 2-sty dwelling at 864 4th av, College Point, to Mrs. Kate Doyle, and the 2-sty dwelling at 7 Broadway, Flushing, to the Halleran Real Estate Agency.

JAMAICA, L. I.—John H. Elder has sold a plot at the corner of Hillside and Bergen avs to Stephen Contoni.

LONG ISLAND CITY.—The United Assets Corn of Long Island City, has purchased forty-

to Stephen Contoni.

LONG ISLAND CITY.—The United Assets Corp. of Long Island City has purchased forty-five 3-sty 6-family brick tenements on 13th, 14th and Graham avs, Long Island City, paying \$346,500 for the entire property, subject to liens which will bring the total purchase price to nearly \$400,000. The property was sold under foreclosure against the Currie Realty Co. at the Queens seal Estate Auction rooms by Henry C. Johnson, Jr.

LONG ISLAND CITY.—John Greer has sold 2 lots in Lockwood st, near Pierce av, and 2 3-family brick houses on the north side of Pierce av, 25 ft. east of 3d av; also a 2-sty dwelling on Baylis av, and the frame dwelling at 26 Hanover st.

KEW GARDENS.—Leander B. Faber sold to

KEW GARDENS.—Leander B. Faber sold to Max Gross, a Jamaica builder, the plot 300x 100, bounded by Metropolitan av, Willow and Division sts, Kew Gardens, for improvement with eight houses. The consideration is reported to be about \$25,000.

ported to be about \$25,000.

RICHMOND HILL.—The Alexander Campbell Milk Co. bought from Henry L. Crandell 30 lots at Richmond Hill, the plot being bounded by Hillside and Metropolitan avs, Sherman st and the Long Island Rallroad, and occupied by a large concrete factory building.

RIDGEWOOD HEIGHTS.—Charles W. Schreiber and George H. Westhall have sold 169 Foxhall st, a 2-family brick dweling on lot 20x 100, for Amelia Schubel and 108 Centre st, a 3-sty tenement on lot 25x100, for Martin and William Ehret.

ROSEDALE.—The New York Suburban Land

ROSEDALE.—The New York Suburban Land Co. has sold in the 4th Ward, 60x100 in Oxford pl to William J, Lohn; 100x100, in Park av to Arthur Loender; 40x100, on Lincoln av to Herbert T. White, and 40x100, in Sterling st to Theo. F. Hyatt,

### Richmond.

WEST NEW BRIGHTON.—J. Sterling Drake sold for James M. Taber to Theodore Kunath, of Jersey City, 50x125, with residence and improvements at 46 Lincoln pl, which Mr. Kumath will occupy as a permanent residence.

### Rural and Suburban.

Rural and Suburban.

GLEN ROCK, N. J.—S. S. Walstrum-Gordon & Forman have sold for Bernhard D. Forster, a dwelling on Doremus av, Glen Rock, N. J., to Mrs. Lillian F. Woolley, of Manhattan.

GARWOOD, N. J.—The New York Suburban Land Co. has sold in its development at Garwood, house and 60x100 on Willow av to Gustav and Rose Schmal; 30x100 on Pine av. each, to Helena Blatt and Margaret Fenton; S0x100 on Willow av and 60x100 on South av to James and E. B. Smith; also at Westfield, N. J., 50x 120, in Suffolk pl to Geo. Gilsey; 40x100 on Newark av to Richard Henry Cutley, and 40x 100 on Fanwood av to Francis J. McKenna.

HALESITE, L. I.—The Halesite Company, Inc., Robert E. Farley president, sold at Halesite, L. I., on Huntington Bay, Graynook, the residence of George Taylor, vice-president and treasurer of the selling company, to Dr. George B. Foster, of Manhattan. The house has a beautiful view of the bay.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to M. A. Godfrey, 40x100 on Willow av; to M. Ryan, 20 x97, on Milburn av; to T. Kennedy, 20x96, on Milburn and Kane avs; to M. Hribar, 60x103, on Grand and Acacia avs; to S. E. Chapman, C. M. Fair, I. Ahrens and H. M. Foster each, 40x100, on Kane av; to H. J. Krombach, 60x100, on Kennedy and Acacia avs; to M. Lanot and T. & A. Hanley each, 40x100, in Marshall st; to C. P. Vogel, 60x100, on Oceanside av and Booth st; to M. Glassman, M. Heuer and F. Machatsek and F. Machatsek each, 40x100, on Acacia av; also at Rosedale to J. Heaney, 60x100, on Clifton av, and C. Scanlon, 40x100 in Bradley pl; at Floral Park to A. Tully, 100x104; in Spruce st; at Rockville Centre to W. Roes, 60x100, in Ceydeler, 40x100, on Derans av.

HICKSVILLE, L. I.—Saul Saltzman sold for the L. C. Nicoll Land Co. 25½ acres in Hicksville, L. I., and will erect a high-class residence.

MORRISTOWN, N. J.—Pease and Elliman have sold for Mr. A. E. Outerbridge his estate of about 19 acres, including a handsome house and buildings situated on Sussex av, Morristown, N. J. The prop

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## WINDSOR LAND and IMPROVEMENT CO.

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LONGACRE BUILDING, entire 11th floor 1476 BROADWAY, Phone Bryant 146 NEW ROCHELLE, N. Y.—A large private residence in Lyncroft, New Rochelle, held at \$30,000, has been sold by the Lyncroft Realty Co. being given in part payment for the Kenmore apartment house at \$2 Downing st, Brooklyn, held at \$75,000. O'Connor & McCann were the apartment house at held at \$75,000. O'd brokers in the deal.

NUTLEY, N. J.—St. Paul's Congregational Church has bought from the Nutley Realty Co. the corner of Hillside av and St. Paul's pl. Plans have been completed by William A. Lambert for a parsonage for the plot. With this purchase the church owns the entire block through to Franklin av.

SKILLMAN, N. J.—The F. R. Wood, W. H. Dolson Co. has sold for Alfred Nelson, of Hopewell, N. J., a farm comprising 144 acres of land with farmhouse and outbuildings at Skillman, N. J. The place, which has been held at \$40,000, was purchased by James S. Walker, of this city, who will conduct it as a model dairy and stock farm.

#### LEASES.

#### Apartment Houses to Be Modernized.

Apartment Houses to Be Modernized. The 48th st. Co., Henry Claman, president, has leased from Edward H. Raynolds, through the Herman Arns Co. and Wilcox & Shelton, the two six-story apartment houses at 241 to 247 West 43d street, near Broadway, 75x100, for 21 years at an average yearly gross rental of \$25,000, making an aggregate rental of more than \$500,000 for the term.

The lessee will immediately reconstruct and modernize the buildings. The apartments are to be arranged in suites

apartments are to be arranged in suites of one, two and three rooms, with bath. According to plans prepared by Gronenberg & Leuchtag the alterations will cost \$50,000. Edward A. Isaacs represented the lessee as attorney and Messrs. Stitt & Phillips acted for Mr. Raynolds.

#### Western Firm Locates in New York.

The John R. Watkins Medical Co., Paul Watkins, president, of Winona, Minn., has leased from the St. Johns Park Minn., has leased from the St. Johns Park Realty Co., the new eight-story mercantile building at 155-159 Perry street containing about 100,000 square feet of floor space. The brokers were M. & L. Hess, Inc. The lessees had considered locations for their plant in other Eastern coast cities and selected New York on account of the great number of industrial and commercial advantages which this city offers to large manufacturers.

## M. E. Fritz Leases Hotel Wellington.

Wellham Realty Co., Charles F. Rogers, president, has leased to M. E. Fritz, proprietor of the Iroquois Hotel in 44th street, the 13-sty. Hotel Wellington at Seventh avenue and 55th street, at an aggregate rental of about \$400,000. The brokers were Harris & Vaughn and the John J. Fleming Co.

### Mrs. King Leases Gould House.

Charles A. Gould has leased, through Douglas L. Elliman & Co., to Mrs. S. G. King the four-story residence at 43 West 50th street, on lot 15x100.

#### Manhattan.

JOHN J. CLANCY & CO. leased the dwelling at 337 West 58th st to Bessie Hawkins and the dwelling at 364 West 58th st to Sophia Klient.

THE CROSS & BROWN CO. leased for the Farmers Loan & Trust Co. the 2d floor in 230 West 58th st to Philip H. Lang; in conjunction with Albert B. Ashforth, space on the 12th floor in 14 and 16 East 33d st to Geo. Henry Scrags, and to I. S. Pants Co., of 35 West 3d st, the 4th floor in 841 and 843 Broadway.

EARLE & CALHOUN leased for Paterno Brothers to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st, a store in the new 13-sty apartment house at Broadway, 78th to 79th sts.

DOUGLAS L. ELLIMAN & CO, leased a large duplex apartment of 11 rooms and 3 baths at 969 Park av to Mrs, William Draper; and apartments in 118 East 54th st to Mrs, C. W. Keeling, for Moore & Wyckoff, agents; in 18 East 48th st to Augustus E. Bechstein and in 9 East 49th st to Courtney B. Schweppe.

DOUGLAS L. ELLIMAN & CO. leased for Haliburton Fales 107 East 72d st, a 4-sty dwelling. on a lot 20x100, which was recently remodeled, to J. E. Zanetti.

ROBERT L. GERRY leased through Cruik-shank Co. the furnished house at 2 East 67th st, belonging to Henri P. Wertheim, who was represented by Douglas Robinson, Charles S. Brown Co. Mr. Gerry will occupy the house next fall,

M. & L. HESS, INC., have leased for the Friedman Print, the 6th loft in 424-434 West 33d st, to the Knickerbocker Electrotype Co.

for 10 years. The Friedman Print occupies two floors in the building, but will shortly move to the Hill Building at 37th st and 11th av, where it recently leased five floors through the same brokers. Negotiations are now pending for the lease of the other floor in the 33d st

THE HOUGHTON CO. leased for Isaac Friend the 4-sty dwelling at 31 West 84th st to Nicholas Bisulka for 5 years.

CHAS. S. KOHLER leased for Joseph Hoffart to Andrew Davey the double store at 926 Columbus av; for Caroline Otten to Abraham Bruder the store in 852 Columbus av; and for Bernhard Gerdes to Fannie Freed of 705 Amsterdam av the store in 705 Amsterdam av.

PETRO MADRONE leased the two 5-sty tenements at 436 and 438 East 117th st, through J. Bernstein, from Charles Laue. The lease is for 3 years at a rental that will aggregate about \$10,000.

SAMUEL H. MARTIN leased the 4-sty dwelling, 125 West 67th st, for Eliza J. Arkenburgh to Katherine Walsh for 3 years.

to Katherine Waish for 3 years.

THE CHARLES F. NOYES CO., leased the store and basement in 262 5th av for John B. Donchian to the Smith-Gray Clothes Shop store and basement in 2 Platt st to The Humite Co; store in 67 Gold st for John J. Burton to Samuel M. Leve and the store and basement in 839 and 841 Broadway for Roosevelt & Son to M. H. Finkelstein.

in S39 and S41 Broadway for Roosevelt & Son to M. H. Finkelstein.

PEASE & ELLIMAN leased apartments in S29 Park av to E. M. Leask; in 144 East 56th st to E. S. Simons, and to Mrs. Alice Furman; in 104 East 40th st to C. W. Clark; in 40 East 62d st to W. J. Maloney; and in 157 East 81st st to S. E. Nicholson; the 5-sty American basement dwelling at 167 East 74th st for Howard Greenley to Lydig Hoyt; for Mrs. Ralph Sanger the 5-sty American basement dwelling at 131 East 69th st to Charles Edge; for Walter J. Donovan the store in 2146 Broadway to the Eagle Motor Cycle Co; apartments in 165 West 72d st to J. K. Paulding; in the "Severn" at 73d st and Broadway to J. T. Van Loan; and in the "Curlew" at 250 West 58th st to William Brown for Hans Letz, and for L. B. Rolston to Monroe Hayman the 2-sty garage, 20x100, at 332 West 70th st.

PEASE & SELLIMAN leased for Benjamin N. Menke to John J. O'Hare the new 2-sty garage to be erected on a plot 50x100 at the northwest corner of 64th st and Amsterdam av. The property will be used for a public garage.

property will be used for a public garage.

S. OSGOOD PELL & CO. leased apartments at the northwest corner of Madison av and 47th st to J. B. G. Rinehart; in 38 Central Park South to R. L. Frank and in 375 Park av to T. C. Meadows; a loft in 20 East 46th st, to Groll and a store in the Ritz Chambers to the Vernon Castle Dance School.

PEPE & BRO. leased for Wm. H. Hilts two lofts in 80 and 82 West 3d st to Gerbereux, Duft & Kinder, of 214 Sullivan st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Russell Sage for 3 years the two 4-sty dwellings, each on lot 25x 90, at 733 and 735 Madison av. The lessee is John W. Brett, who will renovate the buildings, installing stores on the ground floor and converting the upper portions into bachelor apartments.

THE M. ROSENTHAL CO. leased to Benjamin H. Marcus space in 11 West 25th st; to the Eagle Pleating Co. the 1st loft in 489 6th av; to the Parisian Novelty Co. the store in 24 East 125th st; 53 East 25th st and 352 4th av to the Hugo S. Adam Co., Inc., of 44 West 18th st; to Henry I. Cohen for Webster B. Mabie & Co. in 15 West 26th st and to the Irving Button Co. in 36 West 26th st.

RUBIN BROS., manufacturers of cloaks and suits at 50 West 18th st, have leased through Heil & Stern the 7th and 8th floors in the Revillon Building, 19 West 34th st, running through to 35th st, for 5 years at a total rental of about \$60,000. This is the first clothing manufacturing concern to take space in this street and is indicative of the northward trend of the trade.

CHRIS. SCHIERLOH leased for Mary C. O'Brien, the parlor floor store in 1568 Broadway to the Royal Tonsorial Parlor Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased the 2d loft in 257 West 27th st for Edward Jansen.

ward Jansen.

SHAW & CO. leased the following stores in West 125th st for the International Amusement and Realty Co., to John F. and James J. Kelly in 276 Lenox av for John J. Spowers to A. Heyer, and in 2417 1st av for the Tisch Estate to John Schatz.

SETON HENRY & DOUGLAS GIBBONS leased of Francis Coyle 25 East 29th st for the Pennylvania Co., 322 East 19th st for Mrs. C. Mccenna, and an apartment for John H. Williams in 123 East 54th st.

SETON HENRY & DOUGLAS GIBBONS leased an apartment in 123 East 53d st to Herman Behr.

SETON HENRY & DOUGLAS GIBBONS leased for Harry P. Robbins 113 East 54th st to Mrs. Laura B. Levering.

SHAW & CO. leased the dwellings at 146 West 122d st to Mrs. A. Puckhafer, 266 West 127th st to Mary McCullough, and 6 East 130th st to James D. V. Breen.

SLAWSON & HOBBS rented for Mrs. O. P. Hoe the 5-sty American basement dwelling at 144 West 86th st to H. J. Lesser.

SLAWSON AND HOBBS have rented for Mrs. Chas. S. Basch the 23-ft dwelling, 15 West 82d st, to Dr. R. E. Warren.

SLAWSON & HOBBS leased 35 West 72d st for Bella G. Bernheimer to Samuel H. Kis-sam, and 310 West 73d st for Henry Zuckerman to H. J. Wallace.

SOL STERN leased to the Chapin-Vossler Co. about 10,000 sq. ft. of space in the 12-sty building at 30 Irving pl; the rear store and

basement in 114 and 116 East 28th st to Carl Spring's Son, and space in the upper part of the same building to the Norwich Wire Basket Co., of 1123 Broadway; Bockmeyer & Burton; William Davis; John J. Beetson Co., of 114 East 28th st; Axel W. Nilsson and others; in 31 and 33 East 27th st the east store and basement to S. Briskman & Solomon, of 33 East 27th st, and space in the upper part of the same building to Karle Lithographic Co., of 31 East 27th st, arthur S. Cohen; M. & A. Chudom; Colin S. Craig, of 31 East 27th st; Chapin & O'Donnell and Independent News Bureau; in the building at the southwest corner of 125th st and Madison av stores to R. H. Roda, I. Alschwang and S. Salamy.

J. G. WHITE leased for Uses of the Salamy.

J. G. WHITE leased for Horace S. Ely & Co. the store in 158 Chambers st to W. J. Lachner, of 107 West Broadway; for the Thomas Suffern estate four lofts in 154 Chambers st to J. M. Sherwood Co., of 168 Church st; the 3d loft in 143 Chambers st to M. E. Bernhardt, of 157 Chambers st; and for W. R. Keene space in 143 Chambers st; and for W. R. Keene space in 143 Chambers st; New York Iron & Steel Products Co., of 143 Chambers st, and Toplin Manufacturing Co., and in 2228 West Broadway, the 4th loft to Thomas & Davis.

WILLIAM H. WHITING & CO. leased the store and basement in 217 Fulton st to David Wolff, and the building at 213 Front st to Wal-ter T. Smith, Inc., of 151 Fulton Market.

E. S. WILLARD & CO. leased the 6th floor at 52 William st to the Industrial Finance Corporation of 25 Broad st; offices at 68 William st to Henry A. Miller, of 2 Rector st; Lucille Pugh, of 76 William st; Joseph Pugh; George L. Robinson, of 76 William st, and De Witt H. Stern, of 46 Cedar st; and a store in the Fuller Building to the Adams Express Co.

BERNARD WURTENBERG leased lofts in 109 West 27th st to Silberman & Fischel; in 56 West 22d st to M. Felenstein & Bro., of 463 Broome st; in 54 West 22d st to the Nenner Skirt Co., of 16 Walker st; in 331 4th av to the Henbert Silk Co., of 29 West 17th st; in 22 West 32d st to Irving Finwelstein; in 54 West 22d st to the Fair Skirt Co., and in 35 East 42d st to the Fifth Avenue Stenographic Co., of 200 5th av.

### Brooklyn.

CHARLES E. RICKERSON leased 116 Prospect pl, a 3-sty dwelling, for Mrs. Mary E. Hewitt to Alexander W. Waters, and 149 Sterling pl, a 3-sty dwelling, to Mrs. Hanna Wicklund.

HERBERT' RUSSELL LUDDEN leased the 2d floor in 351 Jay st for Thomas J. Patterson Sons to A. P. Stillman for 3 years; the 1st floor at the corner of Johnson and Edwards sts for Charles W. Strohbeck to Weber & Wagner for 3 years; the basement at the southwest corner of York and Jay sts for the Purvis estate to Werner & Pfliederer for 3 years, and the 3d floor in 28 Morton st for the Brooklyn Factory & Power Co. to the New York Steel & Copper Plate Engraving Co. for one year.

Queens.

THE LEWIS H. MAY CO. leased at Rockaway Park for John W. Harding cottage on N. 10th av to Jos. Solomon; for Otto Hoffritz cottage on N. Columbus av to Sidney Krause; for R. W. Brodman cottage on S. 10th av to Sidney A. Guggenheimer. At Belle Harbor, for Sam Brown cottage on N. Winthrop av to Joseph Hurtig; for Wm. C. Ormond cottage on N. Montauk av to S. L. Malone; for Mrs. Lena Schwartz cottage on N. Brighton av to John A. Meehan.

THE LEWIS H. MAY CO. leased at Far Rockaway for Mata E. Cahn cottage on McNeil av to W. W. Strasser; for David Goodman, cottage on Healy av to Henry Phillips; for Joseph Cassidy, cottage at Simis Beach to S. Cohn; at Arverne, for Miss E. H. Barrett, cottage on Storm av to Mrs. J. Burchell; for Jennie S. Simon, cottage on Jerome av to Ar. Meyer; at Edgemere, for Rachel Rhinehart, cottage on Frank av, to Dr. Leo Buerger; for Chas, Seilitz, cottage on Neptune av to Jerome Foster.

HERBERT RUSSELL LUDDEN leased the water front property at the corner of Creek and 3d sts, Long Island City, for William P. Collins to the Indian Refining Co. for 3 years, and the 3d floor in the building in Dry Harbor road and the Long Island railroad, Glendale, for the Bishop Securities, Inc., to Walter J. Vogt for 2 years.

MISS HENRIETTA J. BRUNO rented the Gil-roy cottage on Franklin av, Far Rockaway, to J. S. Baer.

### Suburban.

ADAMS & KEELER rented at Ridgefield, Conn., to Senator George B. Agnew for Mrs. McDougal Hawkes her residence on Ridge av; also to Joseph Conron Mrs. S. E. Carpenter's place in West Mountain rd, and to Colonel L. D. Conley Dr. George G. Shelton's place, "West Lawn," on West Lane rd.

SETON HENRY & DOUGLAS GIBBONS leased for Mrs. Richmon Levering her residence at Amagansett, L. I., to Dr. Graver, of Pittsburgh, Pa.

Pittsburgh, Pa.

ALFRED E. SCHERMERHORN leased at Southampton, for the season for Goodhue Livingston, trustee, "The Dolphins" to Frederick M. Davis; for B. Ogden Chisolm Mrs. Robert Waller's "Vyne Croft," in east side of 1st Neck lane on the lake, to Mrs. Robert L. Stevens; for Mrs. William Manice her cottage in the west side of 1st Neck lane to Mrs. E. M. Horne; for Mrs. Benjamin M. Baird her cottage in the west side of Main st to Miss Isabel Hauser; for Grenville T. Emmett his "Bonito" on the ocean to John W. Cross, and for Hubert H. Schrader his cottage on the west side of little Plains rd to Mrs. P. A. Valentine for the occupancy of her chauffeur.

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5th, 6th & Bay Ridge Aves.

BAY RIDGE, Thirtieth Ward, Borough of Brooklyn.

Right at Bay Ridge Ave. - 68th St. Station of FOURTH AVENUE SUBWAY

NOW NEARING COMPLETION.

PARTICULAR ATTENTION is directed to the 17 lots fronting on 5th Ave., the great business street of the 8th and 30th Wards.

THE LOTS are adapted for apartment houses, flats, brick one and two-

family houses, etc.

IMPROVEMENTS.—Streets made, 5th and Bay Ridge Aves. paved, sewers in all streets. All lots with exception of about a dozen have sidewalks and curbs.

75% May Remain on Mortgage WITH RELEASE CLAUSES LARGE PRIVILEGES WILL BE GIVEN

All Titles Insured by the Title Guarantee & Trust Co.

HENRY A. INGRAHAM, Esq., 189 Montague St., Brooklyn, BAYLIS & SANBORN, Esqs., 37 Liberty St., New York

Attorneys for the Fleet Heirs.

Further particulars, maps, etc., may be obtained from attorneys or



Jere Johnson, Jr. Co.

187 Broadway, New York. 193 Montague St., Brooklyn.



## WOOD TANKS



## Sprinkler House Supply

New work delivered on short notice and repairing done promptly.

## J. Schwarzwalder & Sons. Inc.

Tel. 1581 Hoboken.

15th and Jefferson Sts. HOBOKEN, N. J.

## Tenement House **Building Department** Violations Removed

Plans Drawn and Filed in both Departments.

Expert Service from Cellar to Chimney Top

### F. C. DUNTLIN

Contractor

Tel. Murray Hill 6913 489 Fifth Ave.



## JANSEN'S Window and Office Cleaning Co. 38-44 SULLIVAN STREET

**Telephone Spring 878** 

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential win-dow and house cleaning. Floor wax-ing, polishing and staining. Expert vacuum cleaners.

## Murray Hill Window Cleaning Company

331 Madison Ave.

TELEPHONES
Murray Hill 1962 Spring 878

Henry Jansen

Mrs. A. Voshage

FISH & MARVIN rented for the season the property of R. B. M. Cook on Comly av, Port Chester, to E. Voss.

JULIA BEVERLEY HIGGENS leased two ottages at Merrick, L. I., for E. C. Camman Mrs. Frederic Chauncey and Anson Moran.

JULIA BEVERLEY HIGGENS leased for Miss Augusta Wood her place "Stonecrest," Mount Kisco, to Reginald Fincke, of New York; for Mrs. J. C. Hunt her place "Feather Farm" at Bedford Hills to George Cabot Ward, New York Park Commissioner, for the season.

KENNETH IVES & CO. leased at Ardsley Park-on-Hudson for Mrs. Daniel Bacon her house in Clifton pl to A. M. Stewart, and for Herbert S. Carpenter his residence on Langdon av to John Edwin Dietz.

av to John Edwin Dietz.

PEASE & ELLIMAN leased for Richard T. Wainwright for the summer season his large brick Colonial house with several acres of land at Milton Point, Rye, known as "Homewood," to Charles Ewing, of Ewing & Chappell, architects of this city, and designers of the Architects' Building at Park av and 40th st; also leased for Herbert C. Lakin his country place of 10 acres in the Heathcote tract at Scarsdale, N. Y., to G. Fara Forni, Consul General of Italy to this country.

JOHN F. SCOTT leased at Woodmere, for Mrs. E. F. Hendrickson her house at the corner of Burton av and Crawford rd to A. Hamilton Campbell.

JOHN F. SCOTT rented for Mrs. James L. Livingston her house on Washington av, Law-rence, L. I., to Mrs. Prescott Slade.

## REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits gage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

Conveyances.

1913

May 29 to	June 4	May 29	to June 5
Total No	\$13,837	21	\$8,697,120 22
Consideration	\$1,331 \$1,332		\$389,766 \$716,000
Jan, 1	to June 4	Jan.	1 to June 5
Total No	\$211,960	,241 ,941 <b>\$</b> 2	3,799
No. with consideration.		340	539
Consideration	\$13,199 \$14,065		23,497,286 23,424,062
Mor	tgages.		
	191	1	1913

May 29 to	June 4 May	29 to June 5
Total No	83	144
Amount	\$4,513,550	\$2,470,736
To Banks & Ins. Cos	16	26
Amount	\$790,000	\$677,000
No at 6	32	63
Amount	\$1,884,550	\$640,180
No. at 51/2	3	2
Amount	\$64,500	\$80,000
No. at 5%	18	44
Amount	\$492,500	\$1,076,831
No. at 41/2	5	1
Amount	\$1,510,000	\$40,000
No at 4%	2	
Amount	\$160,000	
Unusual rates		******
Amount		
Interest not given	23	34
Amount	\$402,000	\$633,725
Jan. 1	to June 4 Ja	n. 1 to June 5
Total No	1,945	2,443
Amount	\$58,290,041	\$110,872,000
To Banks & Ins. Cos	455	642
Amount	\$29,140,700	\$68,549,100
Mortgage	Extensions.	1

May 29 to June 4 May 29 to June 5 Total No. \$1,428,000
Amount \$1,428,000
To Banks & Ins. Cos. \$11
Amount \$788,000

Jan. 1 to June 4 J

975 Total No. 975 961
Amount. \$51,740,835 \$38,114,818
To Banks & Ins. Cos. 336 321
Amount. \$34,892,450 \$22,995,200 To Banks & 1us. 6. \$34,892,700 Amount. \$34,892,700 Inc. 1914 1913

June 1 to 5 May 31 to June 6

8 113,000

BRONX.
Conveyances.

1914
May 29 to June 4

May 29 to June 5

146
31

26

219,555 \$3,247,667 \$3,174,111

Mor	tgages.			
	1914	1913		
May 29 t	o June 4 Ma	ay 29 to June5		
Total No	85	110		
Amount	\$702,122	\$1.134.069		
To Banks & Ins. Cos	15	\$1,134,009		
Amount	\$374,300	\$132,500		
No at 8		\$132,500		
No. at 6%	33	43		
Amount	\$252,350	\$414,725		
No. at 51/25	000 000	80000		
Amount	\$28,000	\$255,000		
No. at 5%	21	21		
Amount	\$102,322	\$255,300		
Unusual rates	00 500	5		
Amount	\$2,700	\$5,519		
Interest not given	25	33		
Amount	\$316,750	\$203,525		
	to June 4 Ja			
Total No	1,645 \$15,221,156	1,959		
Amount	\$15,221,156	\$20,787,920		
To Banks & Ins. Cos	188	202		
Amount	\$4,068,401	\$3,801,779		
Mortgage	Extensions			
	June 4 Ma	ay 29 to June5		
Total No	14	9		
Amount		\$192,500		
To Banks & Ins. Cos	6	\$102,000		
Amount	\$314,000	\$72,000		
Jan. 1	to June 4 Ja	an, I to June 5		
Total No	349	268		
Amount	\$7,542,950	\$4,661,200		
To Banks & Ins. Cos	67	56		
Amount	\$2,228,900	\$1,705,000		
	-,-20,000	42,100,000		
Building Permits.				
	1914	1913		

M	1914	11 00	1913
May 2	9 to June 4	May 29	to June 5
New buildings		8	29
Cost		50	\$841,500
Alterations	\$19,1	50	\$53,500
Jan. 1	to June 4	Jan. 1	to June 5
New buildings	3	49	495
Cost		42 \$1	3,610,541
Alterations	9562.0	40	9491 700

## BROOKLYN

	1914	1	013
May 28 to	June 3 N	May 28 to	June 4
Total No	58	2	548
No. with consideration		52	66
Consideration	\$215,14	9 \$	289,118
Jan. 1 to	June 3	Jan. 1 to	June 4
Total No	10,11		10,696
No. with consideration	1.06		894
Consideration	\$7 040 22	2 95	681 194

## Mortgages.

May 28 to June 3         May 28 to June 4           Total No         379         476           Amount         \$1,856,276         \$2,652,862           To Banks & Ins. Cos.         82         127           Amount         \$566,950         \$684,853           No. at 6\$         196         266           Amount         \$77,958         \$1,604,603           No. at 5½\$         80         98           Amount         \$637,150         \$437,891           No. at 5½\$         84         \$524,550           Unusual rates         2         4           Amount         \$7,200         \$29,700           Interest not given         17         18           Amount         \$57,218         \$56,118           Jan. 1 to June 3         Jan. 1 to June 4           Total No         7,104         7,767           Amount         \$29,825,995         \$31,848,229           To Banks & Ins. Cos         1,463         1,883           Amount         \$1,640,314         \$12,278,696		1314	1910
Amount. \$1,856,276 \$2,652,862 To Banks & Ins. Cos. 82 To Banks & Ins. Cos. 82 To Banks & Ins. Cos. 82 Region 196 Region	May 28 to	June 3	May 28 to June 4
To Banks & Ins. Cos. 82 127 Amount. \$566,950 \$684,853 No. at 6\$ 196 266 Amount. \$767,958 \$1,604,603 No. at 5½\$ 80 98 Amount. \$637,150 \$437,891 No. at 5\$ 84 90 Amount. \$386,750 \$524,550 Unusual rates 2 2 Amount. \$7,200 \$29,700 Interest not given. 17 18 Amount. \$57,218 \$6,118 Jan. 1 to June 3 Jan. 1 to June 4 Total No. 7,104 7,767 Amount. \$29,825,995 \$31,848,220 To Banks & Ins. Cos. 1,463 1,883	Total No	3	79 476
Amount \$566,950 \$684,853  No. at 6≰ 196 266 Amount \$767,958 \$1,604,603  No. at 5½≰ 80 Amount \$637,150 \$437,891  No. at 5½ 84 90 Amount \$386,750 \$524,550 Unusual rates 2 4 Amount \$7,200 \$29,700 Interest not given 17 18 Amount \$57,218 \$56,118  Jan. 1 to June 3 Jan. 1 to June 4  Total No. 7,104 7,767 Amount \$29,825,995 \$31,848,220  To Banks & Ins. Cos 1,463 1,883	Amount	\$1,856,2	76 \$2,652,862
No. at 6\$         196         266           Amount         \$767,958         \$1,604,603           No. at 5½\$         80         98           Amount         \$637,150         \$437,891           No. at 5\$         84         90           Amount         \$386,750         \$524,550           Unusual rates         2         4           Amount         \$7,200         \$29,700           Interest not given         17         18           Amount         \$57,218         \$56,118           Jan. 1 to June 3         Jan. 1 to June 4         7,767           Amount         \$29,825,995         \$31,848,220           To Banks & Ins. Cos         1,463         1,883			
Amount     \$767,958     \$1,604,603       No. at 5½\$     80     80       Amount     \$637,150     \$437,891       No. at 5½     84     90       Amount     \$386,750     \$524,550       Unusual rates     2     4       Amount     \$7,200     \$29,700       Interest not given     17     18       Amount     \$57,218     \$56,118       Jan. 1 to June 3     Jan. 1 to June 4     7,767       Total No     7,104     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883	Amount		
No. at 5½≤     80     98       Amount     \$637,150     \$437,891       No. at 5≤     84     90       Amount     \$386,750     \$524,550       Unusual rates     2     4       Amount     \$7,200     \$29,700       Interest not given     17     18       Amount     \$57,218     \$56,118       Jan. 1 to June 3     Jan. 1 to June 4     7,767       Total No     7,104     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883	No. at 6%		
Amount     \$637,150     \$437,891       No. at 55     84     90       Amount     \$386,750     \$524,550       Unusual rates     2     42,700       Amount     \$7,200     \$29,700       Interest not given     17     18       Amount     \$57,218     \$56,118       Jan. 1 to June 3     Jan. 1 to June 4     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883	Amount	\$767,9	58 \$1,604,603
No. at 5\$         84         90           Amount         \$386,750         \$524,550           Unusual rates         2         4           Amount         \$7,200         \$29,700           Interest not given         17         18           Amount         \$57,218         \$56,118           Jan. 1 to June 3         Jan. 1 to June 4         7,767           Total No         7,104         7,767           Amount         \$29,825,995         \$31,848,220           To Banks & Ins. Cos         1,463         1,883	No. at 51/2 %		
Amount     \$386,750     \$524,550       Unusual rates     2     4       Amount     \$7,200     \$29,700       Interest not given     17     18       Amount     \$57,218     \$56,118       Jan. 1 to June 3     Jan. 1 to June 4     7,767       Total No     7,104     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883	Amount		
Unusual rates         2         4           Amount         \$7,200         \$29,700           Interest not given         17         18           Amount         \$57,218         \$56,118           Jan. 1 to June 3         Jan. 1 to June 4         7,767           Total No         7,104         7,767           Amount         \$29,825,995         \$31,848,220           To Banks & Ins. Cos         1,463         1,883	No. at 5%		
Amount     \$7,200     \$29,700       Interest not given     17     18       Amount     \$57,218     \$56,118       Jan. 1 to June 3     Jan. 1 to June 4       Total No     7,104     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883		\$386,7	
Interest not given     17     18       Amount     \$57.218     \$56,118       Jan. 1 to June 3     Jan 1 to June 3     Jan 1 to June 4       Total No     7,104     7,767       Amount     \$29,825,995     \$31,848,220       To Banks & Ins. Cos     1,463     1,883			
Amount.     \$57.218     \$56,118       Jan.1 to June 3     Jan.1 to June 4       Total No.     7,104     7,767       Amount.     \$29,825,995     \$31,848,220       To Banks & Ins. Cos.     1,463     1,883			
Jan. 1 to June 3         Jan 1 to June 4           Total No.         7,104         7,767           Amount.         \$29,825,995         \$31,848,220           To Banks & Ins. Cos.         1,463         1,883			
Total No	Amount	\$57,2	18 \$56,118
Amount	Jan. 1 to	June 3	Jan 1 to June 4
Amount	Total No	7.1	04 7.767
To Banks & Ins. Cos 1,463 1,883		\$29,825,9	95 \$31,848,220
		1,4	63 1,883
		\$11,540.3	\$12,278,696

### Building Permits.

	1914	1913
May 28 to	June 3 May	29 to June 5
New buildings	108	68
Cost	\$1,229,200 \$42.728	\$436,058 \$70,805
	toJune 3 Ja	
New buildings	2,114	1,683
Cost	\$21,427,860	\$14,175,992
Alterations	\$1,304,787	\$1,722,605
QUI	EENS.	

## Building Permits. 1914 1913 e 3 May 29 to June 5 May 28 to June 3 Mi \$679,250 \$16,169 New buildings...... Jan. 1 to June 3 Jan. 1 to June 5 2,044 2,091 \$9,240,522 \$6,953,473 \$501,042 \$540,463

## RICHMOND.

	1914	1913
May 28 to Ju	ne 3 Ma	y 28 to June 5
New buildings	\$25,342	\$49,750
Alterations	\$6,205	\$5,785
Jan. 1 to	June 3	Jan. 1 to June 5
New buildings	503	467
Cost	\$776,451 \$109,291	\$835,996 \$111,183

#### REAL ESTATE NOTES.

UNGER & WATSON have been appointed agents for 255 East 61st st and 1163 2d av.

HARVEY UNDERHILL is the buyer of the 5-sty apartment house 438 West 37th st, sold recently by Theodore Yankauer.

MORTGAGE ASSOCIATES, INC., is the purchaser of 239 7th av, sold recently for the Coleman Construction Co. by M. & L. Hess.

LOUIS ROTH is the buyer of 983 Lexington av, sold recently by Harry E. Zittel for the estate of Frederick Beinhauer.

GOODALE, PERRY & DWIGHT have been appointed agents for 32 West 22d st, a 6-sty business building.

business building.

FORMER BONDHOLDERS of the Westchester Townsite Co, have ordered the sale of 127 building lots and two dwellings, at absolute auction, on the premises, to-day.

JOHN M. DICKINSON is the buyer of the Murray Hill dwelling, at 127 East 36th st, sold recently by the estate of Samuel Sloan through Pease & Elliman.

C. S. McCLELLAN & CO. have opened an office at 1st st and Corlies av, Pelham, N. Y., where they will conduct a general real estate business.

BOLTON HALL is in St. Luke's Hospital with a broken shoulder blade, sustained in a fall from a bicycle at his country place at Berkeley Heights, N. J.

CHARLES S. KOHLER was the broker in the recent sale of the West End Church House, 166 West 105th st, a 3-sty dwelling, for the West End Presbyterian Church to Charles C.

McMann.

PEASE & ELLIMAN have been appointed agents for the tenements and stores at the northwest corner of 7th av and 30th st by Mrs. Harriet L. Deming, and for 116 East 76th st by the 75th St. Co. East.

WARREN S. BURT, a Manhattan lawyer, purchased at foreclosure for \$3,900, the Shinnecock Democratic Club property on Broadway, Flushing. It is a 3-sty building on a plot 125x124.

JOSEPH PATERNO purchased the dwelling at 885 West End av, sold recently by A. E. Sterns. The property was bought to protect the light of the Mentone apartments, on the 104th st corner.

CHARLES SHONGOOD, by order of the United States District Court, will sell on the premises today at 2 p. m., the Hollywood Hotel, completely furnished and equipped, also 8 furnished cottages and 150 plots of land at Hollywood, near Long Branch, N. J.

nished cottages and 150 plots of land at Hollywood, near Long Branch, N. J.

TITLE was passed yesterday by the John T.
Brooks Co., to Leo Feist, to the property at 219 and 221 West 46th st, a 3-sty modern building, occupied by Remick & Co., adjoining the Globe Theatre on the west. The transfer was made subject to a mortgage for \$110,000.

HENRY MORGENTHAU CO. closed the recently reported exchange with William F. Burns, involving the Columbus, at Broadway and 157th st, for which Burns gives the Glenham, at 2626 Broadway, and the Elbe, at the northeast corner of Riverside Drive and 143d st. Arnold, Byrne & Bauman were the brokers.

MRS. GUSTAVIA A. SENFF and Frederick W. Senff have taken title from Elijah George, as trustee, to the 4-sty dwelling at 302 Madison ay, adjoining Mrs. Senff's former residence at the northwest corner of 41st st. The buyers now control a plot 49.6x74.

EDWARD R. HOLDEN, JR., of the New York Suburban Realty Co., has instituted a system of listing real estate which embraces all the communities within New York's suburban zone. Brokers in New York who do not handle suburban realty are privileged to make use of the system.

COLONY CLUB took title on Thursday from M. Orme Wilson and others, as executors of

ban realty are privileged to make use of the system.

COLONY CLUB took title on Thursday from M. Orme Wilson and others, as executors of Richard T. Wilson, to the northwest corner of Park av and 62d st, 100.5x100, where its new home will be built. The consideration was \$400-000. The club gave back to Mr. Wilson a mortgage of \$280,000 for one year from June 3.

WHITLEY P. WESTERVELT has obtained for Moc Levy a permanent loan of \$225,000 at 5% interest for 6 years on "the Flat Iron Building" located at 112-126 Walker st, running through to 224-230 Canal st, being entire block bounded by Centre, Canal, Walker and Harry Howard Square, on which there are three loft buildings.

C. LEDYARD BLAIR and John B. Dennis, of the firm of Blair & Co., have purchased a tract of about 10,000 acres of farm land near Kingsport, Tenn., for the purpose of establishing a mammoth dairy and cattle ranch. The land was purchased from George L. Carter for about \$1,500,000, and the Kingsport Farms, Inc., has been organized to take over the property.

WEST SIDE CONSTRUCTION CO. took in art payment for the Placid Hall apartments at Riverside drive and 151st st, the plot 100x150 at the south corner of the drive and 149th st. David Stewart was the broker. The plot will be improved with 12-sty apartments for six families on each floor, from plans by G. F. Pelham.

CALUMET CLUB at its meeting Wednesday night, voted to purchase the former Harry B.

Pelham.

CALUMET CLUB at its meeting Wednesday night, voted to purchase the former Harry B. Hollins residence at 12-14 West 56th st, for a new club-house. The club recently obtained, through Pease & Elliman, an option to purchase that property for a reported price of \$250.000. The details of this transaction were given in last Saturday's Record and Guide.

SCHWAR & CO. proposition the deal of the control of

\$250,000. The details of this transaction were given in last Saturday's Record and Guide.

SCHWAB & CO. negotiated the deal, recorded Friday, involving the building on plot 33x100 at the northeast corner of Tremont and Webster avs. sold by the Webster-Tremont Building Co. to John C. Heintz and Jacob Siegel, of the John Eichler Brewing Co. The buyers gave in exchange the plot \$2x100 at the southwest corner of Brook av and 169th st, which will be improved with two 5-sty apartment houses.

GEORGE C. TILYOU, proprietor of Steeple-

mproved with two 5-sty apartment houses,
GEORGE C. TILYOU, proprietor of Steeplechase Park, Coney Island, has sold the 6-sty
apartment house at 235 and 237 West 108th st,
on plot 75x100, and a cottage at Red Bank,
N. J., fronting the Shrewsbury River, to Harry
Schwitzer, who gave in part payment about 15
acres at Great Neck, with a 25-ft right of way
on Manhasset Bay. M. F. Sternberger, of the
Gross & Gross Co., and E. E. Howard were the
brokers.

LISTING BLANKS.—The current issue of the National Real Estate Journal contains a six-page article by Mr. L. D. Woodworth of the Garfield Real Estate Company, Rochester, on "Listing Blanks," After a general consideration





## To Apartment House Agents, **Painters and Contractors**

LU-CO-FLAT is a modern preparation for Interior Decorating. It produces a surface without gloss that is soft to the eyes and pleasing to artistic tastes.

**LU-CO-FLAT** is hygienic and is not affected by vapor, moisture or dampness. When soiled it can be washed. It is easily applied and the cost is moderate.

**LU-CO-FLAT** is made in all colors and many shades. As a background for stencil detail it is incomparable.

**LU-CO-FLAT** holds its color—the most permanent flat coat offered. Many change bedroom walls from the unsanitary paper to paint because **LU-CO-FLAT** is so generally pleasing, affording sanitation along with richness of color and beauty.

Try it on your next job and you will use no other.

Write for color card, showing combination of harmonious colors.

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John Lucas & Co., Inc.

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**NEW YORK** 

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41 PARK ROW

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BRIDGE PLAZA

LATH

HOUSES FACTORY

Queens Borough Real Estate

JOSEPH CACCAVAJO, C. E.

WARREN C. HAFF, M. E.

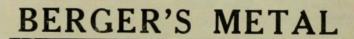
EXPERTS IN

## REAL ESTATE ENGINEERING

CACCAVAJO & HAFF

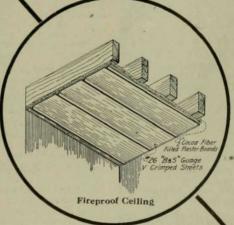
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Also STAMPED METAL CEILINGS WALLS for Stores and Residences

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Chelsea No. 1409

22d St. and 11th Ave., New York

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EXPERT Real Estate Appraiser **Broker and Auctioneer** 

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## KETCHAM BROS.

ESTABLISHED 1891

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Telephone, 86 Bushwick

BROOKLYN

## WM. H. SMITH

## Real Estate Auctioneer Broker and Appraiser

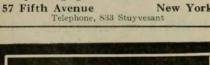
Special attention given to Auction Sales of Real Estate, for Executors, Trustees, Receivers, Partition, Fore-closure or Voluntary Sales, with best possible results.

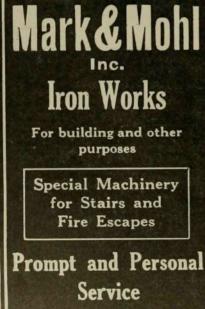
REAL ESTATE BUILDING 189 Montague St.

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DECORATIVE Painting
aper Hangings and Interior Decorations
Fifth Avenue New York





273-277 Russell Street Near 23d Street Ferry

Brooklyn, N. Y.

Telephones 549 Greenpoint 1658 Greenpoint

of the value, use and necessity of written listings, the report considers the separate clauses that are necessary to a complete blank, fair to both owner and broker and which covers the essential details of a broker's employment, thus avoiding misunderstandings that frequently arise when the contract is verbal and a matter of memory only.

THE REAL ESTATE Board is co-operating with the Safety First Society of which Mr. Ogden L. Mills is president, and will, as a preliminary step, lend its aid in securing from such owners as are willing to loan them, vacant lots throughout the city to be used as public play grounds for the children who would otherwise have to use the streets. Some time ago the Board took this matter up and appointed this Committee to work with the Safety First Society: Lawrence B. Elliman, chairman, Albert B. Ashforth and Frederick D. Kalley. This committee met on Thursday with a committee of the Safety First Society and went over the preliminaries for a vigorous campaign for "vacant lots for playgrounds" and the Board is taking this matter up with its members. Police Commissioner Woods, who is also interested in the play ground scheme, has been notified of the Board's plan for co-operation.

#### REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardles of mortgages or other liens.

ELLEN DOLLARD—314 East 41st st, \$8,800.

CAROLINE BEATUS.—306 E. 50th st, \$10,000.

000.

JAMES MEEHAN.—1000 Park av, \$66,000; 1002 Park av, \$47,500; 63 East S4th st, \$23,000.

NATHAN WISE.—122 West 118th st, \$22,000; 42 West S7th st, \$41,000, 849 St. Nicholas av, \$79,000; 853 St. Nicholas av, \$74,000; 402 West 153d st, \$79,700; 625 Broadway, \$345,000; plot on west side of Nelson av, Bronx, 25x168, abt 200 ft south of 169th st, \$1,850; plot on north side of Nagle av, 100x350, abt 130 ft west of Arden st, \$32,000; lot on east side of Broadway, 24x60, abt 125 ft north of 231st st, \$3,000;

#### OBITUARY

CHARLES D. HOLMES, twenty-two years, an insurance agent of 257 West 90th st, died on Thursday night in the Hudson St. Hospital The young man was taken ill in his office, 125 William st, soon after returning from dinner

## 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.

Interest in the auction market this week was confined largely to large lot offerings, the two important properties sold to the highest bidder having been the Pearsall estate tract in The Bronx, and a tract at Neponsit, Long Island. The former property was sold by Joseph P. Day and J. Clarence Davies, two days being consumed in disposing of the 420 lots. The bidding was without spirit, except at times, the buyers seeming to feel that by holding back bargains could be obtained. It is pertinent to compare the Pearsall estate sale with the Morris Park offering of a year ago, inasmuch Park offering of a year ago, inasmuch as the tracts adjoin and are governed by the same transit conditions, both

as the tracts adjoin and are governed by the same transit conditions, both present and prospective.

In the case of the Morris Park sale, which started Decoration Day, 1913, an average price of about \$1,200 a lot was obtained for the 3,089 lots. This price was considered remarkable when the size of the offering was taken into account, as well as the general apathetic condition of the realty market in The Bronx. This week's sale averaged about \$990 a lot, or about one-sixth less than obtained a year ago. The auctioneers announced at the sale that the property cost the selling interests, with taxes, assessments and improvements, an average of about \$1,700 a lot; consequently those who disposed of the property took a generous loss on their investment. Still it must be remembered that the present purchasers will have to expend large sums of money before their holdings are thoroughly improved.

In the majority of cases only a small percentage of the purchase price was paid at the time of sale, the result being that a generous mortgage will stand against the property for some years to

come. New street improvements, including paving, grading, guttering, sidewalks, gas, water and sewers, will have to be installed, all of which will have to be borne by the realty owners; so before their purchases are finished products a considerable additional outlay will have to be made.

their purchases are finished products a considerable additional outlay will have to be made.

There is no doubt in the minds of those who have made realty conditions in The Bronx a study that values will rise, and that in the course of a few years the present prices will appear cheap. But the long, tedious period of waiting must be taken into account. The real solution of the situation now lies in the hands of the new owners. Should a building movement be started, and homes and apartment houses be erected on the property, the increment would increase rapidly and ready profits be obtained. On the other hand, if the auction buyers simply remain dormant, and make no effort to improve their properties, the expense account will mount up and a longer time will have to elapse before a profit can be obtained.

The sale of the 145 seashore lots at Neponsit on Decoration Day by the Jere Johnson, Jr., Company reached a total of \$65,080, or an average of approximately \$450 a lot. The sale also included three cottages, which were sold for \$6,900, \$6,500 and \$4,500, respectively. When the auctioneer commenced the sale about 750 people faced the stand. Most of the buyers took two or more lots.

For the coming week, the most im-

Most of the buyers
lots.

For the coming week, the most important sale will concern 600 lots, known as the Stewart McDougall property in Borough Park, Brooklyn, to be offered, today, on the premises by Bryan L. Kennelly.

At the Manhattan and Bronx Exchange Salesrooms, the various auction-

Kennelly.

At the Manhattan and Bronx Exchange Salesrooms, the various auctioneers will offer a number of properties, with tenements and dwelling particularly conspicuous. The more important properties to be sold are loft buildings in Lispenard and Lewis streets by Joseph P. Day, and in East 17th street by Henry Brady.

#### Manhattan.

The following is the complete list of property sold, withdrawn or ad-Journned during the week ending June 5, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

#### JOSEPH P. DAY.

JOSEPH P. DA1.

Bleecker st, 305-7, es, 80.3 s Grove, 26.10 x75, 2-2-sty bk tnts & strs; due, \$12,619.72; T&c, \$815; withdrawn.

Lewis st, 63, ws, 100 s Rivington, 25x100, 5-sty bk tnt & strs; due \$25,158.87; T&c, 372.95; Mildred Ehrman.

21ST st, 137 E (\*), ns, 210.6 w 3 av, 20.6 x98.9, 5-sty stn dwg; due, \$3,315.89; T&c, \$1,700; sub to mtg \$29,000; Eliz Kelly.

29,957

\$\frac{\chi\_{\text{8}}\chi\_{\text{9}}\chi\_{\text{9}}\text{5th dwg}; \text{20}\text{90}\text{11}\text{10}\text{10}\text{11}\text{10}\text{10}\text{11}\text{10}\text{1

13STH st W, ss, 175 e Lenox av, 50x
99.11, pt 1-sty fr shed & 2-sty bk church;
adj sine die.
144TH st. 421 W (\*), ns, 155 e Convent
av, 20x99.11, 4-sty & b bk dwg; Action 1;
due, \$16,931.58; T&c, \$484.07; Germania
Life Ins Co.
17,000 due, \$15,33130; 17,000 Life Ins Co. 144TH st, 423 W (\*), ns, 136 e Convent av, 19x99.11, 4-sty & b bk dwg; due, \$16,-416.90; T&c, \$497.57; Germania Life Ins Co. 16,500

BRYAN L. KENNELLY,

100TH st, 403 E (\*), ns, 50 e 1 av, 50x
63.5, 6-sty bk tnt & strs; due, \$28,972.54;
T&c, \$926.40; Anna C F Schwartz. 30,000
136TH st, 170-2 W (\*), ss, 75 e 7 av, 25x
99.11, 6-sty bk tnt; due, \$52,923.88; T&c.
\$2,097.25; Walter S Gurnee et al. 50,000

### SAMUEL MARX.

SAMUEL MARX.

Morningside av, 16 (\*), es, 56.5 s 116th,
53.10x68.3x47.8x93.3, 6-sty bk tnt; due, \$62,855.32; T&c, \$2,730; Carl Fischer. 55,000

HERBERT A. SHERMAN.
72D st. 14 E, ss, 241 e 5 av, 27x102.2, 5sty stn dwg, 4-sty ext; adj sine die.

#### JACOB H. MAYERS.

7TH av, 424, ws, 41.2 n 33d, runs w61.2xn 13.6xw8.8xn5.9xe69.10xs19.3, 4-sty stn tnt & str; adj June 23.

Total \$419,982 Corresponding week 1913 183,948 Jan. 1, 1914, to date 16,434,097 Corresponding period 1913 21,782,056

#### Bronx.

The following are the sales that have taken place during the week ending June 5, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

(Sale on property and at 14 & 16 Vesey st of 420 lots of the Pearsall Estate.)

Sale off 1909ety and a reference at 6 420 lots of the Pearsall Estate.)

Hering av, ws, 89.11 s Lydig av, 50x100;
Jos McDonough. 1,150

Hering av, ws, 139.11 s Lydig av, 50x100;
Evan S Young. 1,100

Hering av, ws, 175 s Neil av, 50x100;
Saml Borowitz. 1,150

Hering av, ws, 150 n Neil av, 25x100;
Chas Lairz. 1,200

Hering av, es, 425 s Neil av, 25x99.11x
25.1x101.11; Sam Nilsen. 500

Hering av, es, 475 s Neil av, 19x96.10x
15.5x97.11; Wm Robinson. 400

Hering av, ws, 100 s Pelham Pkway S, 25x100; Jas Reolig. 1,025

Hering av, ws, 125 s Pelham Pkway S, 50x100; Emil Olsen. Hering av, ws, 150 s Pelham Pkway S, 50x100; Emil Olsen.

Hering av, ws, 100 s Pelham Pkway S, 25x100; Jas Reolig. 1,025
Hering av, ws, 125 s Pelham Pkway S, 25x100; Emil Olsen. 850
Hering av, ws, 150 s Pelham Pkway S, 50x100; Jno J Morris. 800
Hering av, ws, 175 s Pelham Pkway S, 50x100; Kate Kennedy. 1,500
Hering av, ws, 125 n Lydig av, 25x100; Bertha Haute. 750
Hering av, ws, 100 n Lydig av, 25x100; Zelek Elson. Hering av, es, 100 n Neil av, 25x100; Hesterman. 650
Hering av, es, 125 n Neil av, 25x100; Henry Clews. 625
Hering av, es, 150 n Neil av, 25x100; Henry Clews. 625
Hering av, es, 138.1 s Lydig av, 25x100; Henry Clews. 625
Hering av, es, 100 n Lydig av, 100x112.6; Dudley T Fowler. 2,900
Hering av, es, 150 s Pelham Pkway S, 25x112.6; Harry Tuchen. 800
Hering av, es, 100 s Pelham Pkway S, 50
x112.6; Sarah Rourke. 1,850
Hering av, ws, 450 s Neil av, 46.3x100; G Buhr. 1,200
Hering av, ws, 450 s Neil av, 50x100; Hering av, ws, 450 s Neil av, 50x100; G Buhr. 1,200

x112.6; Safan Kourke.

Hering av, ws, 450 s Neil av, 46.3x100; G
Buhr.

Hering av, ws, 400 s Neil av, 50x100;
Andrew Lauder.

Hering av, ws, 350 s Neil av, 50x100;
Matthew J McQuillan.

Hering av, ws, 325 s Neil av, 25x100;
Paul Majna.

Fig.

Hering av, ws, 300 s Neil av, 25x100;
Edw Schaeffer.

Hering av, ws, 275 s Neil av, 25x100;
Michael Rourke.

Hering av, ws, 150 s Neil av, 25x100;
Michael Rourke.

Hering av, ws, 150 s Neil av, 25x100;
Fred Engelhardt.

Hering av, ws, 100 s Neil av, 25x100;
Shernow.

Too

Hering av, es, 100 s Neil av, 25x100; Dani J Calvan.

Hering av, es, 125 s Neil av, 25x100; Hyman Shapiro.

Hering av, es, 150 s Neil av, 25x100; I Shernow.

Hering av, es, 125 s Neil av, 25x100; Hyman Shapiro.

Hering av, es, 150 s Neil av, 25x100; I Shernow.

Hering av, es, 175 s Neil av, 50x117.7x 25.2x121.7; P E Anderson.

Hering av, es, 225 s Neil av, 50x113.8x 25.2x117.7; Anna Glickenhaus.

1,100

Hering av, es, 275 s Neil av, 75x107.10x 75.2x113.8; E N Scoble.

Hering av, es, 350 s Neil av, 25x105.10x 25.1x107.10; Thos Moss.

Hering av, es, 355 s Neil av, 50x101.11x 50.1x105.10; Henry Mihm.

Hering av, es, 450 s Neil av, 25x97.11x 25.1x99.11; Rud Kuntner.

Hering av, ws, 475 s Neil av, 22x100x 24.11x100; G Buhr.

600

Lydig av, nwc Hering av, 50x100; S F Creithton.

Lydig av, nwc Yates av, 27.4x81.1x25x 92.3; W P Todd.

Lydig av, ns, 27.4 w Yates av, 54x932.3 x50x114.7; W P Todd.

Lydig av, ns, 50 e Yates av, 50x100; J W Giguere.

Lydig av, ns, 50 e Yates av, 25x100; Henry K King.

Lydig av, ns, 75 w Narraganset av, 75x100; H Gulbenkam.

2,550

Lydig av, ns, 75 w Narraganset av, 75x100; H Gulbenkam.

Lydig av, ns, 50 e Tenbroeck av, 25x 100; H Gulbenkam.

Lydig av, ns, 50 e Tenbroeck av, 25x 100; Mrs. T Quinn.

Lydig av, ns, 50 e Tenbroeck av, 25x 100; Hangia av, ns, 50 e Tenbroeck av, 25x 100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino.

Lydig av, ss, 56 e Tenbroeck av, 57.4x48 6.8x 55.4x15; Mrs R Mazzio.

Lydig av, ss, 54.7 e Tenbroeck av, 27.4x 84.7x25x95.10; Anna Duggan.

Lydig av, ss, 54.7 e Tenbroeck av, 27.4x 84.7x25x95.10; Anna Duggan.

Lydig av, ss, 54.7 e Tenbroeck av, 27.4x 88.7x2x25x76; R J Porter.

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Lydig av, nec Narragansett av, 25x1 ffred Tucker. Alfred Tucker.

Lydig av, ss, 57.3 w Van Hoesen av, 50x
79.11 to Neil av x46.2x46.7; Mrs R Mazzio

Lydig av, ss, 27.4 e Narragansett av, 27.4x79.11 to Neil av x25.3x89; Jno P Reilly.
Lydig av, sec Narragansett av, 27.4x89 to Neil av, 25.3x104; Nathan Halperin.
1,000

Lydig av, swc Narragansett av, 27.4x 143.8 to Neil av x25x132.6; Emil V Vigour-1,900 oux.
Lydig av, ss, 27.4 w Narragansett 254.6x166 to Neil av x50x143.8; Emil V Vi

Lydig av, ss, 27.4 w Narragansett av, 54.6x166 to Neil av x50x143.8; Emil V Vigouroux.

Lydig av, ns, 86.1 e Williamsbridge rd, 27.4x114.7x25x125.10; F E Wright. 1,000
Lydig av, nwc Tenbroeck av, 25x100; Molie Helfer. 1,000
Lydig av, ns, 25 w Tenbroeck av, 50x100; Louis H Hellman. 1,300
Lydig av, ns, 75 w Tenbroeck av, 50x100; Angelin L Lenz. 1,250
Lydig av, ns, 75 e Hering av, 25x100; Max Zaritsky. 1,250
Lydig av, ns, 50 e Hering av, 25x100; Max Zaritsky. 1,975
Lydig av, ss, 82.1 w Tenbroeck av, 27.4x143.5x25x132.2; Henry Clews. 82
Lydig av, ss, 82.1 w Tenbroeck av, 27.4x 143.5x25x132.2; Henry Clews. 82
Lydig av, ss, 27.4 w Tenbroeck av, 54.9x 122.2x50x109.11; Anna Wittekind. 1,900
Lydig av, ss er Yates av, 26.5x125x25x 118.1; Jno J Moran. 1,300
Lydig av, ss, 53.10 e Yates av, 27.4x106.11
x25x95.10; David M Powers. 725
Lydig av, ss, 27.4 w Hering av, 82.1x134.7
x75x101.1; M F Reardon. 2,550
Lydig av, ss, 27.4 w Hering av, 82.1x134.7
x75x101.1; M F Reardon. 2,550
Lydig av, ss, 27.4 e Hering av, 27.4x106.11
x26ug av, ss, 27.4 e Hering av, 27.4x138.1x25x 126.11; Henry Clews. 1,050
Lydig av, ss, 54.9 e Hering av, 27.4x115.9x
Lydig av, ss, 54.9 e Hering av, 27.4x110.7
25x93.5; Henry Clews. 725
Lydig av, ss, 54.9 e Hering av, 27.4x110.7
25x93.5; Henry Clews. 725
Lydig av, ss, 82.1 e Hering av, 27.4x104.7

Mone. 1,275

Narragansett av, es, 150 n Lydig av, 125 x100; also NARRAGANSETT AV, es, 100 n Lydig av, 50x100; H Gulbenken. 5,025

Narraganset av, ws, 100 s Pelham Pkway S, 50x125; H Gulbenkam. 1,950

Narraganset av, ws, 150 s Pelham Pkway S, 25x125; Isaac Lewis. 700

Narraganset av, ws, 150 n Lydig av, 50x 125; Johnathan Cartmer. 1,400

Narraganset av, ws, 100 n Lydig av, 50x 125; Jno J O'Brien. 1,550

Neil av, nwe Tenbroeck av, 125x100; Benj Cohen. 3,700; Benj Cohen. 3,700; Benj Cohen. 3,700; Benj Cohen. 3,700; Benj Cohen. 1,500

Neil av, swe Tenbroeck av, 25x100; Chas M Berstein. 1,100

Neil av, swe Hering av, 25x100; Chas M Berstein. 1,100

Neil av, sve Hering av, 25x100; Chas M So; also LyDiG AV, ss, 109,6 w Narragansett av, 50x 100; also LyDiG AV, ss, 109,6 w Narragansett av, 27.4x98.4x25x87.2; Geo H Warren. 1,950

Neil av, nec Tenbroeck av, 75x100; Theo
C Camp.
Neil av, nwc Wilson av, 58.3x162.2x61x
94.10; D R Ritchey.
Neil av, ns, 58.3 w Wilson av, 60x134.4x
50x101.2; Andw McCormack.
1,300
Neil av, ns, 118.3 w Wilson av, 30x
150.11x25x134.4; C R Black.
700
Neil av, ns, 148.3 w Wilson av, 60x152,
50x125.11; H J Junemann.
1,400
Neil av, ns, 75 e Van Hoesen av, 29.9x
84.2x25x100; R Gutthelf.
Neil av, nsc Van Hoesen av, 75x100; Hyman Brandes.
Neil av, ns, 50 e Hering av, 25x100; J O
Tepper.
85 a Hering av, 25x100; J o
Tepper.

Nell av, ns, 25 e Hering av, 25x100; Isidor Kartz.

Nell av, nec Hering av, 25x100; Isidor I,075

Nell av, nec Hering av, 25x100; Isidor I,075

Kartz.
Neil av, nwc Hering av, 25x100; Andrew 950 Rauch.
Neil av, ns. 25 w Hering av, 50x100:

Merlis, Neil av, ns, 75 w Hering av, 25x100; Louis Crown.

Neil av, ns, 75 e Yates av, 25x100; Louis 675

Crown.

Neil av, ns, 25 e Yates av, 50x100; Louis 1,350 own. Neil av, nec Yates av, 25x100; Alex I 1.000

Neil av, nwc Yates av, 25x100; Max Neil av, ns, 25 w Yates av, 25x100; Dun an W Gillres. Neil av, ns, 50 w Yates av, 75x100; L V

yons. Neil av, swc Yates av, 25x100; Felivatkiewizc. Neil av, sec Yates av, 25x100; Wm R

Neil av. ss, 25 e Yates av, 25x100; Roberson.

Neil av, ss, 50 e Yates av, 50x100; Beni
Cohen.

Neil av, ss, 100 w Yates av, 25x100; Min-

nie Gross.
Neil av, ss, 75 w Yates av, 25x100; Min nie Gross. 675
Neil av, ss, 50 w Yates av, 25x100; Nerva
Levitzky. 650 Nell av, ss, 25 w Yates av, 25x100; Arthur P Sturgis for client.

Neil av, ss, 50 e Hering av, 25x100; Leo
Ornstein.

Neil av, ss, 75 e Hering av, 25x100; Louis

Merz.

Neil av, ss, 25 w Hering av, 75x100; Benj 2,300 Neil av, sec Hering, 50x100; Thos eny. Meil av, ss, 75 w Tenbroeck av, 25x100 ouis Merz.

Neil av, sec Hering, 50x100; Thos B (Kelly. 1,800
Neil av, ss, 75 w Tenbroeck av, 25x100; Louis Merz. 625
Neil av, ss, 50 w Tenbroeck av, 25x100; Dave Schanben. 625
Neil av, ss, 25 w Tenbroeck av, 25x100; David Cohn. 675
Neil av, ssc Tenbroeck av, 25x120.3x26.4x
111.10; W Borcham. 900
Neil av, ssc 25 e Tenbroeck av, 75x111.10
x77.10x91.2; Edw Janikula. 1,775
Neil av, ss, 50 w Narraganset av, 50x91.2
x52.7x74.10; C F Donovan. 1,050
Neil av, ss, 25 w Narraganset av, 25x
74.10x26.4x66.4; Edw M Michelbacker. 400
Narraganset av, sec Neil av, 38.3x82.8x
26.3x80; Barney Weiss. 725
Neil av, swc Narraganset av, 25x66.4x
26.5x57.11; Edw M Michelbacker. 700
Pelham Pkway S, sec Narraganset av, 25x100; M Weiss. 2,100
Pelham Pkway S, ss, 25 w Van Hoesen av, 25x100; Marshall Hollister. 1,600
Pelham Pkway S, swc Van Hoesen av, 25x100; Jno J O'Brien. 2,575
Pelham Pkway S, sec Van Hoesen av, 25x100; S G Katzen. 2,050
Pelham Pkway S, ss, 25 e Van Hoesen av, 25x100; S G Katzen. 1,425
Pelham Pkway S, ss, 50 e Van Hoesen av, 25x100; S G Katzen. 1,425
Pelham Pkway S, ss, 75 e Van Hoesen av, 25x100; S G Katzen. 1,350
Pelham Pkway S, ss, 75 e Van Hoesen av, 25x100; S G Katzen. 1,350
Pelham Pkway S, ss, 75 e Van Hoesen av, 25x100; S G Katzen. 1,350
Pelham Pkway S, ss, 75 e Van Hoesen av, 25x100; S G Katzen. 1,350
Pelham Pkway S, ss, 75 w Wilson av, 25x100; D R Ritchey. 1,500
Pelham Pkway S, ss, 75 w Wilson av, 25x100; D R Ritchey. 1,425
Pelham Pkway S, ss, 50 w Wilson av, 25x100; D R Ritchey. 1,426
Pelham Pkway S, sec Wilson av, 50x75.9
Neil av x67x119.8; Rosalie L Davies. 3,325
Pelham Pkway S, swc Neil av, 176x75.9x
Pelham Pkway S, swc Neil av, 50x75.9
Neil av x67x119.8; Rosalie L Davies. 3,325

Pelham Pkway S, swc Neil av, 17.6x7.
69.4x45.2; Geo F Moody.
Pelham Pkway S, ss, 50 e Yates av,
100; M F Oppenheimer.
1.
Pelham Pkway S, ss, 75 e Yates av,
100; W R Knobloch.
Pelham Pkway S, swc Hering av,
100; F B Proctor.

100; F B Proctor.

100; F B Proctor. 100; F B Proctor.

Pelham Pkway S, sec Williamsbridge rd, 68.6x141.11x40.3x130.2; Frank Josephs.
12,000

Pelham Pkway S, ss, 68.6 e Williams-sidge rd, 25x130.2x25.9x124.1; Frank Jos-4,000

Pelham Pkway S, ss, 93.6 e Williams idge rd, 25x124.1x25.9x118.1; Frank Jos idge rd, 25x118.1x25.8x112; Frank Jos-Pelham Pkway S, ss, 118.6 e Williams-ridge rd, 25x118.1x25.8x112; Frank Jos-2,700

Pelham Pkway S, ss. 143.6 e William bridge rd, 25x112x25.9x106; Frank Joseph

Pelham Pkway S, ss, 168.6 e William bridge rd, 25x106x25.9x100; Frank Joseph

Pelham Pkway S, ss, 50 w Yates av, 75x 100; Frank Josephs.
Pelham Pkway S, ss, 50 w Yates av, 75x 100; Frank Josephs.
Pelham Pkway S, ss, 50 w Yates av, 25x 100; Frank Josephs.
Pelham Pkway S, ss, 25 w Yates av, 25x 100; Frank Josephs.
Pelham Pkway S, swc Yates av, 25x 100; Frank Josephs.
Pelham Pkway S, swc Yates av, 25x 100; Frank Josephs.
Pelham Pkway S, sec Hering av, 25x100; Emil S Levi.
Pelham Pkway S, sec Hering av, 25x100; Emil S Levi.
Pelham Pkway S, swc Tenbroeck av, 25x100; Emil S Levi.
Pelham Pkway S, swc Tenbroeck av, 100x 100; Emil S Levi.
Pelham Pkway S, ss, 100 e Tenbroeck av, 25x100; Emil S Levi.
Pelham Pkway S, ss, 100 e Tenbroeck av, 25x100; Isidor Kartz,
Pelham Pkway S, ss, 75 w Narraganset av, 50x100; H Gulbenkam.
S, 25x100; H Gulbenkam.
Pelham Pkway S, ssc Yates av, 25x100; Edgar H Farr.
Pelham Pkway S, ss, 25 e Yates av, 25x100; Edgar H Farr.
Pelham Pkway S, ss, 25 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 e Narraganset av, 25x100; H Gulbenkam.
Pelham Pkway S, ss, 50 w Van Hoesen av, 50x100; Harrette I Conroy.
S, 25x1126; Isidor Fruim.
Tenbroeck av, ws, 150 s Pelham Pkway S, 25x1126; Isidor Fruim.
Tenbroeck av, es, 150 n Lydig av, 50x 125; Harry Glickman.
Tenbroeck av, es, 150 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, es, 150 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, es, 150 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, es, 150 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, ws, 100 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, ws, 100 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, ws, 100 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, ws, 100 s Pelham Pkway S, 25x125; Ph N Gladstone.
Tenbroeck av, ws, 100 s Pelham Pkway S, 25x126; Jno Reilly.
Tenbroeck

Van Hoesen av, es, 175 n Lydig av, 25x 100; Rubin Klinger. 750
Van Hoesen av, es, 100 s Pelham Pkway S, 25x100; S G Katzen. 800
Van Hoesen av, ws, 100 s Peslham Pkway S, 25x100; Ervin Pieper. 850
Van Hoesen av, ws, 100 s Pelham Pks, 50x100; Annie Duysont. 1,350
Van Hoesen av, ws, 175 s Pelham Pkway S, 25x100; Wm Kovnat. 675
Van Hoesen av, ws, 175 n Lydig av, 50x 100; Jos Terrizze. 1,300
Van Hoesen av, ws, 100 n Lydig av, 25x 100; Evan S Young. 675
Van Hoesen av, ws 100 n Lydig av, 25x 100; Evan S Young. 725
Van Hoesen av, ws Neil av, 7.9x122.4x 126.3x126.6; Wm E Lagan. 725
Williamsbridge rd, nec Lydig av, 37.9x Yates av, es, 375 s Neil av, 50x100; Perina.

Yates av. es, 425 s Neil av, 50x100; Ma-nasa Greenberg.

1,150 JOSEPH P. DAY.

Arthur av, 2375-7 (\*), ws, 164.8 s 187th, 50x124, 1-sty bk theatre & 2-sty fr dwg & str; due, \$13,962.26; T&c, \$218.97; Jno Bussing Jr et al.

Sedgwick av, es, 289.7 n 183d, 40.11x
120.9x40.8x126.3, 3-sty fr dwg; due, \$4,436; T&c, \$1,120.61; sub to 1st mtg \$11,500; Chas F Uhl. BRYAN L. KENNELLY.

170TH st E, see College av, see Teller v, see 170.

College av, es, 100 s 171st, see Teller av, 170. 26.3x126.6; Wm E Lagan. 72.9x
Williamsbridge rd, nec Lydig av, 37.9x
86.1x22.6x93.4; F E Wright. 2,000
Williamsbridge rd, es, 217.10 s Pelham
Pkway S, 150.3x126.8x151.6x156.3; Fanny
Gladstone. 10,250
Williamsbridge rd, es, 167.9 s Pelham
Pkway S, 50x156.3x50.4x164.8; Geo D Hencken. 3,600 sec 170.
College av, es, 25 n 171st, see Teller av, College av, es, 25 rose 170th, 104.10x29.7x111.6 sec 170.

Teller av (\*), sec 170th, 104.10x29.7x111.6 x18.11; also COLLEGE AV, es, 25 n 171st, 25x100; also COLLEGE AV, es, 100 s 171st, 25x125, vacant; due, \$4,429.48; T&c, \$730.45; Blanche Wesselman. 1,800 Pkway S, 50015550257 cken. 3,500 Williamsbridge rd, es. 142.8 s Pelham Pkway S, 25x164.8x25.2x168.11; Jos E Marx. 2,325 Williamsbridge rd, es, 142.8 s Pellam (2,325)

Williamsbridge rd, es, 200 s Neil av, 50x 17.8x50x118.4; J Silverman. 1,759

Williamsbridge rd, es, 200 s Neil av, 50x 17.8x50x118.4; J Silverman. 1,759

Williamsbridge rd, se Neil av, 50x95.4x 0x95.11; Geo W Stokes. 2,250

Williamsbridge rd, es, 50 s Neil av, 50x 4.8x50x95.4; Evan S Young. 1,750

Williamsbridge rd, es, 100 s Neil av, 50x 19.1x50x119.8; Chas M Berstein. 1,700

Williamsbridge rd, es, 150 s Neil av, 50x 18.4x50x119.1; Fanny Gladstone. 1,750

Williamsbridge rd, es, 250 s Neil av, 25x 17.4x25x117.8; Henry J Latham. 900

Williamsbridge rd, es, 275 s Neil av, 150

Williamsbridge rd, es, 275 s Neil av, 50x 116.5x117.4; A K Butler. 5,250

Williamsbridge rd, es, 425 s Neil av, 50x 116.5x17.4; A K Butler. 5,250

Williamsbridge rd, es, 475 s Neil av, 50x 116.10x50x116.5; Evan S Young. 1,800

Williamsbridge rd, es, 113 n Lydig av, 51x118.4x25.9x126.8; F E Wright. 1,200

Williamsbridge rd, es, 113 n Lydig av, 51x118.4x25.9x126.8; F E Wright. 3,600

Williamsbridge rd, es, 50 n Neil av, 25x 4x93.4x77.1x118.4; F E Wright. 3,600

Williamsbridge rd, es, 50 n Neil av, 25x 4x93.4x77.1x118.4; F E Wright. 3,600

Williamsbridge rd, es, 50 n Neil av, 25x 1,200

Williamsbridge rd, es, 50 n Neil av, 25x 1,200

Williamsbridge rd, es, 50 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200

Williamsbridge rd, es, 100 n Neil av, 25x 1,200 Blanche Wesselman. 1,800
CHAS. A. BERRIAN.
Coster st, 646 (\*), es, 300 s Spofford av, 20x100, 2-sty bk dwg; due, \$6,561.81; T&c, \$287.67; Otto F Struse et al, exrs. 4,500
Home st, nec Hoe av, see Hoe av, 1200.
Home st, 975 (\*), ns, 40.3 e Hoe av, 45.4x
93.6x45x104.8; due \$2,768.93; T&c, \$485;
Margt Knox.
Hoe av, 1200-2 (\*), nec Home, 109.3x40x
104.8x40.3, 5-sty bk tnt; due, \$4,360.74; T
&c, \$540; Margt Knox.

CEPORCE PRINCE GEORGE PRICE Coster st, 648 (\*), es, 280 s Spofford av, 20x100, 2-sty & bk dwg; due, \$6,560.30; T&c, \$287.67; Grace Porter & ano. 4,500 Southern blvd, 1501-3 (\*), ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & strs; due, \$5,258.55; T&c, \$290; Anna M Jones. M. MORGENTHAU JR. CO. 175TH st, 486 E (\*), ss, 66.1 e Washington av, 18.8x103.10x18.8x103.9, 2-sty fr dwg; due, \$5,012.24; T&c, \$166.03; American Savgs Bank. HENRY BRADY.

176TH st, 507 on map 509 E (\*), ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, \$1,-812.21; T&c, \$45,936; Fredk Tanson. 3,050 118.4x25x118; Geo W Stokes. 1,025
Williamsbridge rd, es, 125 n Neil av, 100
x118x100x115.7; Emil Fleischl & Son. 4,000
Williamsbridge rd, sec Lydig av, 25.1x
97.2x25x94.11; Louis Lewis, 1,650
Williamsbridge rd, es, 225 n Neil av, 25.1
x115.7x25x113.4; Pompeo Pante. -1,025
Williamsbridge rd, es, 149.8 s Lydig av,
50.2x113.4x50x108.9; Jos A Hoegger. 2,300
Williamsbridge rd, es, 124.6 s Lydig av,
25.1x108.9x25x106.5; Michael F Powers.
1,100 SAMUEL GOLDSTICKER. Belmont av, 2451, nwc 188th, 45x87.5 ant; due, \$4,121.79; T&c, \$604.68; G ozza. | \$569,460 | Corresponding week 1913 | 728,713 | Jan. 1, 1913, to date | 3,011,166 | Corresponding period 1913 | 3,580,526 Williamsbridge rd, es, 99.5 s Lydig av, 25.1x106.5x25x104.1; Jonathan Cartnel, 1,025 Williamsbridge rd, es, 25.11 s Lydig av, 75.4x104.1x75x97.2; Louis Lewis. 3,300 Yates av, es, 100 n Neil av 50x100; David 1,300 Blum. Brooklyn. The following are the sales that have taken flace during the week ending June 3, 1914, at the Brooklyn Sales-rooms, 189 Montague Street: Yates av, es, 100 n Neil av 50x100; David Blum.

Yates av, ws, 100 s Lydig av, 25x100; Harry Duvak.

Yates av, ws, 225 s Neil av, 50x100; Louis Wahl.

Yates av, ws, 275 s Neil av, 50x100; Louis Wahl.

Yates av, ws, 200 s Neil av, 25x100; R A Aufiero

Yates av, es, 475 s Neil av, 28.9x100.1x

Yates av, es, 475 s Neil av, 28.9x100.1x

Yates av, es, 475 s Neil av, 28.9x100.1x

Yates av, es, 475 s Neil av, 28.9x100.1x Adultero
Yates av, es, 475 s Neil av, 28.9x100.1x
24.11x100; Max Zaritzky.

Yates av, ws, 275 s Pelham Pkway S, 50
x103.1x50.2x100; W P Todd.
1,650
Yates av, ws, 100 s Pelham Pkway S, 25
x125x25.2x121.1; Jasper H Field.
1,500
Yates av, ws, 125 s Pelham Pkway S, 100
x121.11x100.7x109.4; M J Ryan.
4,000
Yates av, ws, 225 s Pelham Pkway S, 50
x109.4x50.3x103.1; Danl J Harrington. 1,800
Yates av, es, 100 n Lydig av, 25x100;
Henry Polettner.
800
Yates av, es, 125 n Lydig av, 50x100; S
Meryash.
1,550
Yates av, es, 125 n Lydig av, 50x100; S
X100; Fanny Gladstone.
775
Yates av, es, 150 s Pelham Pkway S, 25
x100; J La Mendola.
Yates av, es, 100 s Pelham Pkway S, 50
x100; H Gulbenbam.
Yates av, es, 150 n Neil av, 50x100; E R
Henderson.
1,200
Yates av, es, 225 n Neil av, 25x100; Susan M N Terrizzi.
Yates av, es, 150 s Lydig av, 50x100; E I
Henderson.
1,200
Yates av, es, 225 n Neil av, 25x100; Susan M N Terrizzi.
Yates av, es, 150 s Lydig av, 25x100; Louis Bodder.
Yates av, es, 155 s Lydig av, 25x100; Louis Bodder.
Yates av, ws, 125 s Lydig av, 10x100; Robt Ingram.
2,800
Yates av, ws, 225 s Lydig av, 125x100; Emil Fleischil & Son.
4,000 WILLIAM P. RAE.
CONOVER ST. sws. S4 s Walcott, 16x
100; withdrawn
BAY 197H ST (\*), nws. 179.1 sw Bath
av, '18.1x70.3; Lawyers Title Ins & Robt Ingram. 2,800
Yates av, ws. 225 s Lydig av, 125x100;
Emil Fleischl & Son. 4,000
Yates av, ws. 475 s Neil av, 30.11x100x
34.9x100; Michael J McCormack. 650
Yates av, ws. 425 s Neil av, 50x100;
Michael J McCormack. 1,050
Michael J McCormack. 2,050
Michael J McCormack. 2,050
Wates av, ws, 325 s Neil av, 100x100; Martin Wetzel. 2,100
Yates av, ws, 225 s Neil av, 50x100; Martin Wetzel. 2,050
Yates av, ws, 150 s Neil av, 50x100; Isaac Antler. 1,050
Yates av, ws, 100 s Neil av, 50x100; Jas Dillon. 1,050
Yates av, es, 100 s Neil av, 50x100; S L
Pinner. 1,050 NATHANIEL SHUTER. Yates av, es, 100 s Neil av, 50x100; Pompeo Pante.
Yates av, es, 150 s Neil av, 50x100; Pompeo Pante.
Yates av, es, 200 s Neil av, 50x100; Martin Wetzel.
Yates av, es, 250 s Neil av, 25x100; Saml Weber.
Yates av, es, 275 s Neil av, 50x100; Jno Haut.
-Yates av, es, 325 s Neil av, 50x100; Cord Havecker.

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Fort Hamilton; also 85TH ST, nes,
100 se 22 av, 60x100; also 86TH ST,
sws, intersec nws Bay 41st, 58x100;
also BAY 41ST ST, nws, 100 sw 86th,
100x96.8; also BAY 41ST ST, nws, 200
sw 86th, 96.8x80; Fredk H Graham..14,100.00

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Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

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### VOLUNTARY AUCTION SALES.

#### Manhattan.

JUNE 10. BRYAN L. KENNELLY.

165TH ST, 471 W, ns, 200 e Ams av, 25x69.7x 25.3x73.3, 3-sty fr dwg.

### Brooklyn.

BRYAN L. KENNELLY.

JUNE 6. 600 LOTS on 44 st, New Utrecht av, Ft Hamilton pkway, 8 9 & 10 avs & 41, 43, 44, 45, 46 & 47 sts at 1 p m on premises.

#### 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 Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 6. No Legal Sales advertised for this day.

JUNE 6.

No Legal Sales advertised for this day.

JUNE 8.

LEWIS ST, 102, es, 75 n Stanton, 21x100, 6-sty
bk loft & str bldg & 6-sty bk rear loft bldg;
J Frederic Kernochan—Fannie Rosenblum et
al; Henry F Miller (A), 44 Pine; Isaac S
Heller (R); due, \$19,139.49; T&c, \$763.08;
mtg recorded Feb29'04; Joseph P Day.

LISPENARD ST, 13-15, ns, 125.11 e West
Bway, 49.10x100x50.3x100, 5-sty stn loft & str
bldg; Geo E Chisholm et al exrs—Henry W
Ellison et al; Middleton S Borland (A), 46
Cedar; Earl W Webb (R); due, \$41,290.25;
T&c, \$1,838.50; Joseph P Day.

96TH ST, 524 W, ss, 266.8 w West End av, 41.8
x100.8, 6-sty bk tnt; Dora Schiffer—Sause
Realty Co et al; Wolf & Kohn (A), 203
Bway; Jos N Tuttle (R); due, \$39,912.38;
T&c, \$1,425; Joseph P Day.

135TH ST, 209 W, ns, 175 w 7 av, 25x99.11, 5sty bk tnt; Equitable Life Assur Soc of the
U S—New York Real Estate Security Co et
al; Action 1; Alexander & Green (A), 165
Bway; Sheridan S Norton (R); due, \$19,
199.13; T&c, \$231.75; J H Mayers.

135TH ST, 211 W, ns, 200 w 7 av, 25x99.11,
5-sty bk tnt; same—same; Action 2; same
(A); same (R); due, \$19,203.25; T&c,
\$249.57; J H Mayers.

135TH ST, 213 W, ns, 225 w 7 av, 25x99.11,
5-sty bk tnt; same—same; Action 3; same
(A); same (R); due, \$19,201.08; T&c,
\$249.57; J H Mayers.

JUNE 9.

AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100,

135TH ST, 213 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, \$19,201.08; T&c, \$249.57; J H Mayers.

JUNE 9.

AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & strs & 1-sty ext; Metropolitan Sayes Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, \$14.429.47; T&c, \$741.99; mtg recorded Apr21'13; Joseph P Day.

28TH ST, 162 W, see 7 av, 311-15.

34TH ST, 158 E, ss, 132.10 w 3 av, 23.8x98.9x 9.11x99.7, 4-sty stn tnt & str; Ludin Realty Co—Jas Corkrey et al; Deyo & Bauerdorf (A), 111 Broadway; Nathan Burkan (R); due, \$6,065.30; T&c, \$1,081.60; mtg recorded Dec12'11; Joseph P Day.

37TH ST, 162 East, ss, 80 w 3 av, 20x69.3, 4-sty & b stn dwg; Guaranty Trust Co of N Y—Nannie J Faulkner et al; Gillespie & O'Connor (A), 20 Vesey; Melvin H Dalberg (R); due, \$21,426.99; T&c, \$397.27; Joseph P Day.

134TH ST, 45 E, ns, 340 w Park av, 25x99.11, 5-sty bk tnt; Chas T Dotter—Sarah McCornick et al; Davison & Underhill (A), 50 Court; Jos E Davidson (R); due, \$15,423.33; T&c, \$960; mtg recorded Feb4'95; Samuel Marx.

158TH ST, 644 W, ss, 768.10 w Broadway, 18.8x 100, 3-sty & b bk dwg; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A), 2 Wall; Roger Sherman (R); due, \$3,043.65; T&c, \$334.45; sub to pr mtg \$10,000; Herbert A Sherman.

180TH ST, 502 W, ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; Margt S Brandreth et al, exrs & trstes—Hayman Wallach et al; Action 1; Granville Whittlesey (A), 25 Broad; Maurice S Cohen (R); due, \$31,544.70; T&c, \$1,611.80; L J Phillips & Co.

180TH ST, 502 W, ss, 137.6 w Ams av, 37.6x 100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$35,536.34; T&c, \$1,611.80; Bryan L Kennelly.

7TH AV, 311-5, see 28th (No 162), 78.1x56.11x 82; 25.77, 3-5-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettratch (R); due, \$105,732.60; T&c, \$2,626.86; Bryan L Kennelly.

9THNE 11.

3TH ST, 508 W, ss, 125 w 10 av, 20x98.9

JUNE 11.

37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; City Real Estate Co—Dundon-ald Estates Co et al; Harold Swain (A), 176 Bway: Arthur M Levy (R); due, \$11,353.05; T&c, \$3,925.37; J H Mayers.

71ST ST, 432-4 East, ss, 100 w Av A, 50x145.4,

7-sty bk loft bldg; East River Savgs Inst—Travelers Realty Corpn et al; Omri F Hibbard (A), 74 Bway; Jno H Rogan (R); due, \$42,359.56; T&c, \$1,400; Henry Brady.

118TH ST, 306 W, ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & strs; Anna A Gillies—T R Smith Realty & Constn Co et al; L & A U Zinke (A), 290 Bway; Fredk R Rich (R); due, \$23,193.84; T&c, \$1,170; Joseph P Day.

129TH ST, 247 W, ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Bowery Savgs Bank—Peter A French et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm T Quinn (R); due, \$7,722.02; T&c, \$519.80; Henry Brady.

sham & Taft (A), 40 Wall; Wm T Quinn (R); due, \$7.722.02; T&c, \$519.80; Henry Brady.

JUNE 12.

34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; Lawyers Mtg Co—Jno T Watson et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, \$13,529.32; T&c, \$320.32; mtg recorded Jan14'11; Henry Brady.

55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; Jas A Trowbridge—Jos Doelger et al; Thos H Baskerville (A), 46 Cedar; Manton M Wyvell (R); due, \$4,392.66; T&c, \$2,153.01; sub to 1st mtg \$30,000; Joseph P Day.

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Instn—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, \$14,374.33; T&c, \$452.77; Samuel Marx.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 6 & S.

No Legal Sales advertised for these days.

JUNE 9.

WHITTIER ST, ws, 160 n Garrison av, 50x 128.4x51.2x117.6, vacant; G DeWitt Clocke—Emma R Tompkins et al; Clocke, Koch & Reidy (A), 391 E 149th; Chas P Hallock (R); due, \$2,065.31; T&c, \$200; Chas A Berrian.

28STH ST, 238 E, ss, 380 e Kepler av, 20x100.2.

(R); due, \$2,065.31; T&c, \$200; Chas A Berrian.

23STH ST, 238 E, ss, 380 e Kepler av, 20x100,

2-sty fr dwg; Mary H Weight—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex

av; Chas E Moore (R); due, \$3,925.99; T&c,

\$136.26; James L Wells.

240TH ST E, sec Martha av, 75x100, vacant;
Henry Ubelhor—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex av; Chas E
Moore (R); due, \$3,910.48; T&c, \$145.53;
James L Wells.

LONGFELLOW AV, 1255, es, 90.4 s Freeman,

41.4x109.5, 5-sty bk tnt; Levi S Tenney et al
trstes—Rosanna Rosenfeld et al; Levi S Tenney (A), 26 Liberty; Earnest R Eckley (R);
due, \$33,865.08; T&c, \$1,372.65; Joseph P
Day.

MARTHA AV, sec 240th, see 240th E, sec Mar-

tha av.
TIEBOUT AV, ws, abt 100 n 187th, see Valentine av. 2438-42.
VALENTINE AV, 2438-42, es, 100 n 187th, tine av, 2438-42.

VALENTINE AV, 2438-42, es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av, xn100.1 xw235xs101.11 to beg, 2-2-sty fr dwgs & vacant; Mortimer Smith—Marie J C Carey et al; Salter & Steinkamp (A), 140 Nassau; Wm T Quinn (R); due, \$16,425,42; T&c, \$880.20; mtg recorded Jan4'13; Henry Brady. VILLA AV, 3164, es, 391 n 204th, 18x100, 2-sty fr dwg; Geo F Dobson, trste—Jesse F Thorn et al; Noble S Nelson (A), 658 Nostrand av, Bklyn; Edgar M Troutfelt (R); due, \$1,732.33; T&c, \$137.06; M Morgenthau Jr Co.

trand av. Bklyn; Edgar M Troutfelt (R); due, \$1,732.33; T&c, \$137.06; M Morgenthau Jr Co.

JUNE 10.

ARTHUR AV, 2361-3, see Arthur av, 2375-7.

ARTHUR AV, 2361-3, see Arthur av, 2375-7.

ARTHUR AV, 2375-7, ws, 164.7 s 187th, 50x 115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk theatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & strs; Smada Realty Co—Jos Tesoro et al; Oliver E Davis (A), 3210 3 av; Harold H Straus (R); due, \$4,740.51; T&c, \$683.97; sub to two mtgs aggregating \$37,639.17; Joseph P Day.

JUNE 11.

BOSTON RD, nws, 162.10 n Bryant av, see Bryant av, 1918.

BRIGGS AV or 213TH ST E, ns, 200 w Tilden av, 100x100; Harriet A Worster—Liborio Battaglia et al; Earle & Russell (A), 165 Bway; T Ashley Atkins (R); due, \$2,663.59; T&c, \$201.99; Joseph P Day.

BRYANT AV, 1918, nec Boston rd (No 1923), 79.3x87.2x124.10, vacant; also BOSTON RD, ws, 162.10 n Bryant av, 31.2x21x22, gore, vacant; Saml Keeler—Jno Bogart et al; Saml Keeler (A), 132 Nassau; Howard Humiston (R); due, \$1,181.94; T&c, \$1,559.50; sub to pr mtg \$4,000; Joseph P Day.

JUNE 15.

170TH ST, 392 E, ss, 47.9 w Clay av, 20.2x 63.3x16.8x74.4, 2 & 3-sty fr dwg; Eliz A Reid extrx—Tremont Iron Works et al; Thos F Doyle (A), 156 Bway; Jas C Brady (R); due, \$5,174.68; T&c, \$595.0; Bryan L Kennelly, MAPES AV, 2157-9, ws, 78.6 s 182d, 60.10x 145.3x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co—Jno Voilante Realty Co et al; Stephen W Collins (A), 63 Wall; Geo P Breckenridge (R); due, \$8,134.26; T&c, \$555.42; sub to two 1st mtgs aggregating \$47,500; Herbert A Sherman.

Brooklyn.

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

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

stated,
JUNE 6.
No Legal Sales advertised for this day.
JUNE 8.
CONEY ISLAND AV, ws, 397.1 s Foster av,
30x90; Henry Timm et al—Antonie Grundler
et al; Carl S Heidenreich (A), 2772 Fulton;
Bernhard Bloch (R); Nathaniel Shuter.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B
King et al—Jno E Sullivan et al; Action 3;
Henry A Ingraham (A), 189 Montague; Chas
W Philipbar (R); Jere Johnson Jr Co.

JUNE 9.

JUNE 9.

JEFFERSON ST, nws, 285 ne Bway, 44x100; Orion H Cheney—Saul Koppman et al; Louis Goldstein (A), 26 Court; Clark A Wick (R); Wm P Rae.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk § Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk § Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.

ATLANTIC AV, ns, 80 w Pleasant pl, 17x98.7; Johanna K E Ahlers—Antonio Ciervo et al; Albt Tameling (A), 215 Montague; Gaspar J Liota (R); Wm H Smith.

GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 24x80.7.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm H Smith.

JUNE 10.

JACKSON ST, ws, 25.4 s Hudson av, 25.4x84; also CONCORD ST, ss, 101.4 e Hudson av, 25.4x75; Everett H Moe—Ida M Baker et al; Harrison C Glore (A), 391 Fulton; Fred M Mathews (R); Wm H Smith.

REGENT PL, ns, 83.2 e E 21st, 20.9x100.1; williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A), 217 Havemeyer; Baruch Miller (R); Wm H Smith.

BAY 11TH ST, ws, 332.7 ne Cropsey av, 20x 96.8; Jno R Sparrow—Lena Fishgal et al; Culhane & Krouse (A), 60 Wall, Manhattan; David Hirshfield (R); Wm H Smith.

61ST ST, ns, 144 w 19 av, 18x100; also 61ST ST, ns, 343.10 e 18 av, 18x100; Chas A Rippman—Brill Constn Co et al; Clarence F Corner (A), 375 Pearl; Gilbert H Rhoades (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

Wm H Smith.
63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.
71ST ST, nes, 144.1 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
77TH ST, sws, 400 nw 21 av, 166.3x100; Eliz A W Woolston—Sol Mintz et al; Suffern Humphreys & Orr (A), 215 Montague; Henry B Ketcham (R); Wm H Smith.
81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A W Burlingame (R); Wm P Rae.
FORT HAMILTON AV, nws, 40.10 ne 60th, 20.3 x70; Wm Forger—Israel J Rosenstein et al; Action 1; McGuire, Horner & Smith (A), 16 Exchange pl, Manhattan; Jas T Williamson (R); Wm H Smith.
FORT HAMILTON AV, nws, 61.2 ne 60th, 20.4 x70; same—same; Action 2; Fred M Ahern (R); Wm H Smith.
FORT HAMILTON AV, nws, 101.9 ne 60th, 20.4 x70; same—same; Action 3; Manasseh Miller (R); Wm H Smith.
FORT HAMILTON AV, nws, 11.9 ne 60th, 20x 70; same—same; Action 5; same (A); Edw H Maddox (R); Wm H Smith.
FORT HAMILTON AV, nws, 121.9 ne 60th, 20x 70; same—same; Action 5; same (A); Edw H Maddox (R); Wm H Smith.
FORT HAMILTON AV, nws, 141.9 ne 60th, 20x 70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.
FORT HAMILTON AV, nws, 141.9 ne 60th, 20x 70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.
FORT HAMILTON AV, nws, 141.9 ne 60th, 20x 70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.
FORT HAMILTON AV, nws, 141.9 ne 60th, 20x 70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.
FORT HAMILTON AV, nws, 141.9 ne 60th, 20x 70; same—same; Action 6; same (A); Edw H Maddox (R); Wm H Smith.
FORT HAMILTON AV, nws, 121.9 ne 60th, 20x 70; same—same; Action 6; same (A); Edw H Maddox (R); Wm H Smith.
FORT HAMILTON AV, nws, 12

JUNE 11.

W STH ST, es, 440 n Av R, 20x82.6; Louis Bosch—Chas W Sass et al; Bacher & Klein (A), 955 Bway; Chas H Haubert (R); Nathaniel Shuter.

20TH ST, ss, 250 w 6 av, 25x100; Jeanette Gardam—Francesca Fraumeni et al; Stanton & Hopkins (A), 31 Nassau, Manhattan; Edw L Frost (R); Wm H Smith.

3D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.



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Legal Sales, Brooklyn-Continued.

Legal Sales, Brooklyn—Continued.

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

CROPSEY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected cl 20 ay, runs sw1780.1nw 158.1xne1772.1xse158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

FLATBUSH AV, es, 400 se Morton av, —x—; also MORTON AV, cl, 200 e Flatbush av, —x—; also FLATBUSH AV, es, intersec cl Morton av, 200x200; Penn Bond & Mtg Co—Samuel Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Wm J Mahon (R); Wm H Smith.

5TH AV, es, 68.7 s 72d 20.7x93.5; Henry F Malley et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.k n 73d, 24x115.9; Fredk Bischoff—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

JUNE 12.

STERLING PL, ns, 200 w Bedford av, 20x100;

—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

JUNE 12.
STERLING PL, ns, 200 w Bedford av, 20x100; Michl Tuch—Aronson Realty Co et al; Edw Cohn (A), 132 Nassau, Manhattan; Howard E Greene (R); Nathaniel Shuter.

51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schirenbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga Co Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R), Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Algernon I Nova (R); Chas Shongood.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Algernon I Nova (R); Chas Shongood.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

BLAKE AV, ss, 75.6 e Jerome, 24.6x120; Annie Chester—Ida Kostakowsky et al; Saml Rabinowitz (A), 459 Stone av; Abr Rockmore (R); Nathaniel Shuter.

BELMONT AV, sec Fountain av, runs e 200 to Crystal, xs— to New Lots rd, xw&sw— to Sutter av, xw— to Fountain av, xn— to beg; Mary Davies—Katherina F Mitchell et al; Smith, Doughty & Weynberg (A), 44 Court; Jas E Doherty (R); Jas L Brumley.

OCEAN AV, es, 264.11 n Albemarle rd, 72.1 x240; Marquette County Savgs Eank—Grant R Pitblado et al; Steele & Otis (A), 25 Broad, Manhattan; Horatio C King (R); Jas L Brumley.

JUNE 13. No Legal Sales advertised for this day.

JUNE 15.

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; Ralph W Kenyon (A), 44 Court; Leon R Jacobs (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock et al; Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; Jacob M Peyser (A), 26 Court; David Hirshfield (R); Nathaniel Shuter.

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; Jacob M Peyser (A), 26 Court; David Hirshfield (R); Nathaniel Shuter.

71ST ST, ns, 181.1 e 18 av, 18.6x100; Caroline H Crane—Jacob Kaiser et al; Alphonse Dession (A), 82 Wall, Manhattan; Jesse W Johnson (R); Wm P Rae.

SCHENCK AV, es, 150 n N Carolina av, 50x 100; Jno D Forbell—Sarah E Wadsworth et al; Abr Feinstein (A) 16 Court; Edw R W Karutz (R); Wm P. Rae.

6TH AV, sws, 20 ne 52d, 20x80; also 80TH ST, ns, 280 e Ridge blvd, 80x118; U S Marshall's Sale all right, title, &c, which Michl Neville had on Oct4'12; or since, on the premises at 12 o'clock noon by U S Marshall.

6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank Brooklyn—Albt Goeser et al; Action 1; Jno J Bakerman (A), 5014 5 av; Jas M Fawcett (R); Nathaniel Shuter.

6TH AV, es, 32.8 n 54th, 45x100; same—same; Action 2; same (A); Leroy W Ross (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

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

### Manhattan.

JUNE 1.

MERCER ST, 171; Union Trust Co of N Y—
James A Gilmour et al; Miller, King, Lane &
Trafford (A).

86TH ST, ss, 198 w East End av, 29.3x102.2; W
Wilton Wood—Katharina Bolz; Harrison, Elliott & Byrd (A).

133D ST, ns, 160 w 5 av, 25x99.11; V Everit
Macy et al—Joseph B Peck et al; Davison &
Underhill (A).

JUNE 2.

SHERIFF ST, 54; Lizzie A Scholtz—Beckelman Co, Inc, et al; Cary & Carroll (A).

15TH ST, ss, 347.7 w 7 av, 24.9x86.6; Oscar Rose—Frederick O McLaughlin et al; T H & G E Baldwin (A).

45TH ST, 62 W; Geo Backer et al—Nathan S Jarvis et al; R Rodecker (A).

65TH ST, ns, 220 w Central Park West, 30x 100.5; William Rau—Ursuline Realty Co; M S & I S Isacs (A).

78TH ST, ss, 250 w 1 av, 20x102.2; Pauline Brommer—Edward Burns et al, exrs, &c; H F Lippold (A).

125TH ST, 551 W; Broadway Savgs Institution of the City of N Y—James Fitzgerald et al; R Kelly (A).

BROADWAY, 32-34; also NEW ST, 69-71; Mutual Life Ins Co of N Y—Hudson Building et al; F L Allen (A).

JUNE 3.

29TH ST, 510 W; Jacob Kaplon—Hearne Realty
Co Inc et al; Cohen Bros (A).

106TH ST, 160 E; Herbert R Schaff—Baruch
Israeli et al; Graham & L'Amoreaux (A).

BROADWAY, nwc 66th, 112.10x140.8; Union
Estates Co—Wm L Flanagan Jr et al; amended; Eisman, Levy, Corn & Lewine (A).

ed; Eisman, Levy, con.

JUNE 4.

36TH ST, ss, 520.1 w 5 av, 16.7x98.9; Anne H
Byrd et al—Lizzie W Wright et al; R W B
Elliott (A).
78TH ST, 338 E; Pauline Brommer—Edw Burns
et al; amended; H F Lippold (A).
120TH ST, ns, 237 e 7 av, 20x100.11; N Y Life
Ins Co—Julia Brownold et al; G W Hubbell

Ins Co—Julia Brownold et al; G W Hubbell (A).

129TH ST, 235 W; Effle Goff et al—Horace L Ingersoll et al; F B Chedsey (A).

150TH ST, ss, 116.6 e Convent av, 83.6x99.11; Jno G Moore et al—N Y Real Estate Security Co et al; G S Kebabian (A).

AMSTERDAM AV, nwc 168th, 50x100; Abel King et al—Madeline E Gerleit et al; Lese & Connolly (A).

nolly (A).

JUNE 5.

CANNON ST, 128; Jos L Buttenwieser—Moses
Poppel et al; M S & I S Isaacs (A).

CLINTON PL, ns, 64.4 e University pl, 26.6x
93.11; Bertha M Johnson et al—Fredk Schroeder et al; Wells & Snedeker (A).

MADISON ST, 147; Max Kobre—Abr Lewis et al; Feltenstein & Rosenstein (A).

MONROE ST, sec Jackson, 100x20; Max Markel
—Maximillian Davidoff et al; amended; A

Felt (A).
29TH ST, ss, 150 e 9 av, 16.8x98.9; Annie Huss
—Devonshire Realty Co et al; M Sulzber-

—Devonshire Realty Co et al; M Sulzberger (A).

50TH ST, 224-32 W; Jos L Graf et al—Bonwit Realty Co et al; amended; Weed, Henry & Meyers (A).

53D ST, 546 W; Irving Savgs Institution; Louis Daniels; Deyo & Bauerdorf (A).

70TH ST, 220 E; N Y Title Ins Co—Jno H Bodine et al; H M Bellinger Jr (A).

70TH ST, 222 E; St John's Guild of the City of N Y—Jno H Bodine et al; H M Bellinger Jr (A).

Jr (A). 128TH ST, 213 W; Frances S Quinn—Geo V Morton et al; Wayland & Bernard (A).

### Bronx.

Bronx.

MAY 29.

BRONX PL, ns, 25.5 e White Plains rd, 100x 100; United Staets Trust Co of N Y, trustees —Kate Daly et al; Stewart & Shearer (A).

THOMAS ST, ns, 105.5 ft w rd to Westchester docks, 83.2x30.6xirreg; The Bronx Savgs Bank —Thos B Bowne & Son Co et al; D B Simpson (A).

MADISON AV, es, 264 s 3d, 64x98.9x9xirreg; Eliz H Jaques—Levison Improvement Co et al; W C Arnold (A).

UNION AV, 634; Mary Kleman—Fleischman Realty & Constn Co et al; J Hallheimer (A).

LOT T, map 170, lots of Cedar Hill, plot of Powell Farm, Fordham Village; Eben Demarest—Antonio Cimillo; Salter & Steinkamp (A).

JUNE 1.

181ST E, swc Valentine av, 54.1x139.7; Jno A McCarthy et al—Tobruk Constn Co et al; E S Napolis (A).

LOTS 69 & 70, map Bronxwood Park; Louise Hinckleday—Lillian M Austin et al; I E Miller (A).

Miller (A).

JUNE 2.

TINTON AV, es, 120.5 n Southern blvd; 50x100;

John Kroog-Fox Street Constn Co et al; H
Robitzek (A).

VAN COURTLANDT AV, nec Grand blvd & Concourse, 251.2x235.9; Farmers Loan & Trust Co—C Adelbert Becker et al; Geller Rolston & Horan (A).

JUNE 3. No Foreclosure Suits filed this day.

JUNE 4.

VYSE AV, ws. 490.7 n 177th, 20x100; Fridolin C
Mehler—Irving Constn Co et al; J Kadel (A).

19TH AV, —s, 130 e 2d, 25x114; Albt Lefurgy
—Amalie Huber et al; I N Tompkins (A).

LOTS 226 & 227, map 327 lots known as Hunter
Estate; Leonard J Langbein, exr—Matthew
T Halpin et al; H Meyer (A).

### JUDGMENTS IN FORECLOSURE SUITS.

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

#### Manhattan.

MAY 28.

PITT ST, 25; Harriett B Morse et al—
Anna I Koran et al; Martin, Fraser &
Spier (A); Warren Leslie (R); due.23,231.40

109TH ST, 238 E; Alfd M Snydecker—
Little Italy Realty Co et al; Hollander & Bernheimer (A); Edw J
Redington (R); due.........\$16,840.50

MAY 29.
29TH ST, 236 E; Murtilla F Herndricks
et al—Santo Fiumefreddo et al;
Saml Riker Jr (A); Philip J McCook
(R); due 15.860.34

JUNE 2.
BOSTON RD, 1444; Helen McC Channing—Henry C Ahrens; Cary & Carroll (A); Chas Moise (R); due....16,036,25

JUNE 3.

No Judgments in Foreclosure Suits filed this day.

#### LIS PENDENS.

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

#### Manhattan.

JUNE 1.

38TH ST, 36 W; Samuel Augenblick—Jefferson Clark; specific performance; L B Brodsky (A).

70TH ST, 235 W; Chas E Hess—Cornelius Otto et al; action establish validity of tax lien; Eisman, Levy, Corn & Lewine (A).

N Y LIS PENDENS

JUNE 2.
71ST ST, 67 W; Genevieve C Skelly—Mary A Mortimer et al; action to vacate deed; Clark & Clark (A).
95TH ST, ss, at bulkhead of the Hudson or North River, 60x100; Calumet Iron Works—Burns Bros et al; action to foreclose mechanics lien; H S Flynn (A).

UNE 3. OSTH ST, ns, 20 e Madison av, 50x50.6; Jacob W Solomon et al—Compact Realty Co Inc; action to enforce lien; J S Rosalsky (A).

JUNE 4. 5TH AV, ws, Lot 891; Edw Cassidy—Hanora Cassidy et al; partition; W C Foster (A).

Cassidy et al; partition; W C Foster (A).

JUNE 5.

38TH ST, 265-7 W; Margt T Albus et al—
Alwold Realty Co; action to cancel deed, &c;
E I Gottlieb (A).

84TH ST, ss, 83.4 e W End av, 66.2x62.2x
irreg to Bway x32x irreg, except parts released; also STH AV, ws, whole front bet
116th & 117th, -x-, except parts released;
also MANHATTAN AV, nwc 114th, 100.11xto Morningside av E; Carl H Richardson,
trste—Chas S Gill et al; action to remove
cloud, &c; Krauthoff, Harmon & Mathewson
(A).

(A).

AV A, 1680; Hans Federer—Rosa Schwartz et al; foreclosure of tax lien; J Gans (A).

AMSTERDAM AV, sec 117th, 450x100.11 to Morningside av W; Kath Drexel Penrose et at—Eliz D Lehr et al; partition; Wingate & Cullen (A).

AMSTERDAM AV, ws, 176th to 177th, 100.10x 100; also RIVERSIDE DR, sec 152d, 104.5x 140xirreg; two actions; Geo H Moran Jr—Heslock Real Estate Co; two actions to foreclose mechanics liens; J F Burke (A).

#### Bronx.

MAY 29.

WASHINGTON AV, ws, 50 n 173d, 25x90; (2) ns of road leading from Fordham to West Farms, 24.8 w from corner intersection of ws said road, 108.1x21xirreg; Abraham Greenberg—Goldberg & Greenberg, Inc., et al; action to enforce reconveyance; H E Elias (A).

WEBB late Tee Taw av,\*\* nws, adj land of Roman Catholic Orphan Asylum, 109.4x irreg; Sargent & Co—F D Gheen & Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

JUNE 1. No Lis Pendens filed this day.

JUNE 2.

CLINTON AV, 1965; Hannah Gold—Herman Ruf et al; action to foreclose transfer of tax lien; L J Gold (A).

PARCEL 207, map of property known as Kings Redoubt, Fordham Heights; Sargent & Co—F D Gheen & Co et al; action to foreclose mechanics liens; Phillips & Avery (A).

JUNE 3. No Lis Pendens filed this day.

JUNE 4. LOT 62, blk 1906, Ward 24 on tax map; Bella Altman—Tene Altman et al; action to fore-close transfer of tax lien; T Schwartzman (A).
\*\*Recorded in N Y County.

### Brooklyn.

Brooklyn.

MAY 28.

ASHFORD ST, es, 440 n Hegeman av, 20x100;
Matilda Sussman—Bridget Varley; H Feldman (A).

FULTON ST, ss, 50.10 w Railroad av, 45x82x45.9
x73.10; Albert Rosen—Locust Realty Co et al;
Lewis & Lewis & Lewis (A).

GROVE ST, ses, 181.8 ne Wyckoff av, 25x100;
Title G & T Co—Wm Abel et al; T F Redmond (A).

PARK PL, ns, 162.6 w Utica av, 20x127.9; Jos
O Laino—Chas A Lynch et al; Watson &
Kristeller (A).

TRUXTON ST, ns, 25 e Sackman, 19.6x84; Chas
W Pfueler—Annie Tropauer et al; E J Reilley (A).

W Flueler—Annie Tropauer et al; E J Reiley (A).

12TH ST, nec Av V, 60x100; Title G & T Co—
Henry E Hanlon et al; T F Redmond (A).

36TH ST, nes, 180 se 14 av, 20x102; Alfred B
Kutscher—Elsa Arlt et al; H L Thompson

(A). 48TH ST, nes, 140 se 14 av, 40x100.2; Title G & T Co-Sophie Herbert et al; T F Redmond

& T Co-Sophie Helder (A).

(A).

CONEY ISLAND AV, ws, 320.10 s Av C, 20x 92.9x20x94.2; Fannie A Du Mont-Mary F Jeffards & ano; H L Thompson (A).

CROPSEY AV, nes, 31.4 nw 19 nv, 31.4x111.9; Max Lewis-Jacob Hilbert & ano; P A Katske

June 6, 1914	RECORD AND GUIDE	1023
NEW UTRECHT AV, ws, 88 n 58th, 20x72; Max Schwarz—Eliz F Stewart et al; M M Himo-	S 1ST ST, ss, 100 e Hooper, 25x95; Chas Schmidt-Henry Segelke & ano; Gollmar,	JEFFERSON ST, ss, 270 e Bremen, 25x100; J Rubin—Moses Botteld 45.00
wich (A). VERNON AV, 157; Max L Epstein—Aaron Zwerdling et al; foreclosure of mechanics lien;	Smith & F (A). 2D ST, ns, 109.9 e 5 av, 18x100; Jno K Vanderveer—Cath Burns et al; Aron & Vanderveer (A).	LOT 265, block 6750, map "The Lindens; R Imbesi—Anna & Isadore Levy 200.00
H S & C G Bachrach (A).  MAY 29.  CHESTER ST, ws, 525 s Sackett, 25x100; Sarah  Bisheleen J. Bish at al. partition: M	E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld—Charity E Van De Water et al; J Wood (A).	JUNE 1. STERLING PL, sec Rochester av, 120x 100; Sam Boyarn—J V Cunningham, Inc
Finkelson—Jos L Bien et al; partition; M Spevack (A). ELTON ST, es, 450 n Liberty av, 25x90; Gustiva Librettti—Guseppina Visone et al; L C	32D ST, es, 420 s Mermaid av, 40x118.10; Gowanus Wrecking Co—Jacob Sommer et al; foreclosure of mechanics lien; B C Ribman	WEST ST, 239-251; Chas Goldstein— Bristol Bldg Co
Fottrell (A). HART ST, ns, 73.9 e Myrtle av, 25x95; Selma Leschorn—Annie Leschorn et al; Deyo &	(A), 44TH ST, ss, 180 e 15 av, 20x100.2; Johanna S Riedemann—Urban Realty Co et al; A	P K Miller
Bauerdorf (A). QUINCY ST, ss, 100 w Tompkins av, 20x100; Celia Rosenthal—City R E Co; judgment for	Gardner (A). 74TH ST, ns, 395.11 e Stewart av, 100x140; Helene V Engel—Mafin Constn Co et al; H S & C G Bachrach (A).	JUNE 2. MALTA ST, 43-45; J G Scharff—John Kashner & Louis Wallin
possession; Kaufman & Gisnet (A). SACKETT ST, ss, 346.8 e Hoyt, 16.8x75; Chas A Hitchcock—Pasquale Polizzi et al; F W	75TH ST, nes, 180 nw 19 av, 40x100; N Y Mtg & Security Co-Fredk J Croacher et al; H M Bellinger (A).	STERLING PL, sec Rochester av, 100x 120; Jennie Silverstein—Acme Homes Co & Jas V Cunningham 36.00
Moxley (A). S 3D ST, nes, 100 nw Hewes, 25x90; Thos Mc Cabe—Mary J Anderson et al; J Gans (A). W 3D ST, ws, 730.1 n Neptune av, runs w157.9x	LINCOLN AV, ws. 50 n Union av, 30x85; Chas Schmidt—Jno Scholl et al; Gollmar, Smith & F (A).	ATLANTIC AV, 1736; M F Cohen— Meta Andrews & Harry Andrews 69.00 SNEDIKER AV, ws, 90 s Hegeman av, 40x100; Klein Material Co—Ester &
ne-xe130xs40 to beg; Mary R. Kayser-Gus-	MECHANICS' LIENS.	Louis Wallin 64,44 SAME PROP; R Kanter—Louis & Annie Wallin 45.00
tave R Bernstein et al; M B Hatch (A).  E 9TH ST, es, 280 s Av L, 40x100; Eliz Brown  —Lillian B Koepke et al; H J Davenport (A).  NEW LOTS RD, swc Williams av, 20x96.8x  21.2x89.10; Georgia Bldg Co—Vermont Bldg	First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.	SAME PROP; J G Scharff—Louis & Annie Wallin
NEW YORK AV, ws, 40 n Tilden av, 20x100; Geo H Whittaker—Mabel C Lathrop et al; J	Manhattan.	COURT ST, 46; Jas Roncoli—Weinbros Real Estate Co & Jno H Parker
H Breaznell (A). NEW YORK AV, ws, 80 n Tilden av, 20x100; same—same; same (A). STONE AV, ws, 225 n Livonia av, 50x100; Em-	75TH ST, 501-505 E; Jno Best—Berent C Gerken & Jas De Fago (1) 100.00 LIBERTY ST, 105-109; D H McLaury	FULTON ST, 2015-21; Aaron Schonberger—Ethel A & Geo & Geo, Jr Potts
ma Moss—Abe Koeppel et al; J A Kohn (A). VARKENS HOOK RD, sws, at int c l Av F —x —: Montrose Realty Co—Chartered Land	Marble Co—Geo N Robinson et al; July15'13	EASTERN PKWAY, sec Schenectady av, 100x100; United Plumbing & Con- tracting Co—City of N Y & Luke A Burke & Sons
Syndicate et al; W F Purdy (A). LOTS 61 & 62, block 4748, map Rugby E; Chas Adler—Frank Holtsberg; breach of contract;	SAME PROP; Joseph Elias & Co—same; July 15'13	Burke & Sons
C H Broas (A).  JUNE 1.  JAY ST, es, 10 s Front, runs s102xe135xn112x	et al; Feb14'14	SATISFIED MECHANICS' LIENS.
w25xs10xw110 to beg; also JAY ST, sec Front, 10x110; Bway Saygs Institution—Aaron Rappaport et al; R Kelly (A).	the Bar of the City of N Y, Parsth Elec- tric Co (5)	First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.
LINDEN ST, nws, 450 sw Central av, 39.5x100x 75x100; Henry C West—Wm Gambert et al; H L Thompson (A). PALMETTO ST, nws, 80 sw Hamburg av, 20.7x	Louis Hirsch—United Electric Light & Power Co; F T Nesbit & Co, Inc (4)	Manhattan.
95.5x20x90.7; Julia L Condax—Saml Mosko- witz et al; Taylor Knowles & H (A). E 23D ST, ws, 220 s Av O, runs s140xw128.11xnw	6TH AV, ws, 59.4 n 29th, 24.8x72; Sandhop Contracting Co, Inc—Henry Vogel, Liberty Greek Restaurant (3) 659.00	JUNE 1. 65TH ST, 306 E; Max Newman—Anna M McIntyre (2)
138,1xn21,6xe200 to beg; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).	JUNE 3. LEWIS ST, swc 7, 57x61; David Sach- nin—Wendell Est, J D Wendell &	JUNE 2. BROADWAY, nec 94th; Stuhlmiller Mantel Works—Harry Schiff et al; Nov25'13
29TH ST, ss, 333.4 w 5 av, 16.8x100.2; Czeslaw Wacławski-Konstanty Ogonowski & ano; M Miller (A).	Jacob Klinger (7)	Nov25'13 6,511.00 PARK AV, 1022-1024; Hoffman & Elias —Christina Hoguet et al; Jan8'14 608.80 6TH AV, 489; Abraham Solomon—Jno
BAY 32D ST, nws, 360 w 86th, 40x96.8; Charlotte Rasquin—Sarah Levine et al; R R Rasquin (A).  E 35TH ST, ws, 257.6 n Av E, 60x100; Varian	x200; Silvestro Nollo—United Elec- tric Light & Power Co & F T Nesbit & Co, Inc (11)	Theodoropoulos et al; May21'14 22.90  JUNE 3.  No Satisfied Mechanics Liens filed this
Banks—Harriet K Maurer, et al; H L Thompson (A). AV O, nec E 19th, 120x125.9; also OCEAN AV,	Carl Dieringer—United Electric Light & Power Co & F T Nesbit & Co	JUNE 4. AMSTERDAM AV, 1050-2; Raisler
ws, 60 n Av 0, 200x125.9; Lawyers Title Ins & Trust Co—Rockfall Realty Co; Dean Tracy & Mc (A).	(8)	Heating Co—Compact Realty Co et al; June3'14
AV O, nec E 17th, 100x121.8x100x118.9; also E 17TH ST, ws, 300 n Av O, 40x127.6x40x128.8; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).	Av Co & Feature Picture Theatre Co of America (10)	Laughlin Co—97th St & Broadway Realty Co et al; May28'14 259.25  JUNE 5.
KINGS HWAY, nec E 24th, runs n—xse210.7xsw — to beg; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).	Sussman (9)	Mary Lyons et al; Jan29'13 28.00
KINGS HWAY, nec, E 23d, runs n—xe169.7xse4.7 xnc34.9xs—xsw— to beg; also E 23D ST, es, 40 s Av 0, runs s220xe169.7xnw95.5xne100.1x	T Smith & Bldg & Contracting Co (13)	Bronx, MAY 29. No Satisfied Mechanics Liens filed this day.
nw105.5xw127.3 to beg; also LOT 139, map of South Greenfield of United Freeman's Assn No	David Tomlinson (12) 2,000.00  Bronx.	JUNE 1. No Satisfied Mechanics Liens filed this day. JUNE 2.
Co & ano; Dean Tracy & Mc (A).  NEW JERSEY AV, es, 220 s Blake av, 20x100; Chas Doscher—Isaac Allen et al; H F Coch-	MAY 29. BECK ST, 582; Robt Griffin Co, Inc.— Ostre Constn Co (25)	PROSPECT AV, 965-1007**; Walter J Lipp et al—Zarland Realty Co et al; June14'13
rane (A). 6TH AV, nws, 80.2 sw 4th, 19.10x80; College Point Savgs Bank—Annie E O'Donnell et al; F S Rauber (A).	JUNE 1. No Mechanics Liens filed this day.	JUNE 3. No Satisfied Mechanics Liens filed this day.
JUNE 2. BERGEN ST, ss, 75 w Rochester av. 20.7x85.9:	JUNE 2. No Mechanics Liens filed this day.  JUNE 3.	JUNE 4. No Satisfied Mechanics Liens filed this day.
Adelheit Kohlman—Antonio Mellillo et al; E G Nelson (A). BERKELEY PL, ss, 240 e 8 av, runs s100xe60x n67.7xnw42.2xw33.1 to beg; Mary E Shiebler	158TH ST, nwc Union av, 114x50: Jos Borello—173d St Improvement Co &	**Recorded in N Y County.
Esselstyn & Haughwoest (A).  CANARSIE LA, nwc Bedford av, 72.10x100x70x	Aaron Miller (1)	Brooklyn, MAY 28. E 3D ST, ws, 135 n Church av, 60x100;
100; Stephen S Yates—Henry V Terboss et al; G C Case (A). MCDONOUGH ST. ns. 195 e Summer av 20x100.	JUNE 4. 237TH ST, 414-6 E; Jos Vielberth Co —Wesley Constn Co (3) 80.00	Audley-Clarke Co—Ludwig Ober- meyer; Aug12'13
Gann (A).  SHERMAN ST, ns, 281 e 11 av. 17x100: East	Brooklyn.	wrecking Co-714 DeKalb Avenue Realty Corp; Mar24'14
River Savgs Inst—Cornelius J Hayes et al; OF Hibbard (A). WARWICK ST, es, 300 n Liberty av, 25x90; Kunigunda Wolf—Geo F Vollinger et al; J	MAY 28, PLYMOUTH ST, 324; F Di Stefano— Louise Van Wicklen & Jas M Har- rison	MAY 29.  GRAND ST, ns, 50 w Humboldt, 50 x100; Monopolite Co—Thrall Constn
A Hahn (A).  E 13TH ST, ws, 240 n Av H, 40x100; Elmer E O'Donnell—May F Crofts et al; Watson &	POWELL ST, es, 150 s Livonia av, 100 x100; M Bernstein—Michl Gershenoff & Powell River Co	Co; Mar10'14
Rristeller (A).  79TH ST, sws. 396 nw 14 av, 18.6x100; Lawyers Title Ins & Trust Co—Rosina Realty Co.	ST JOHNS PL, ss, 41 e Nostrand av; 25x100; A Kraus—Ellwood Town- send Co., Jacob Schacht & Wm Dean S 5TH ST, ns, 250 w Hooper, 50x96;	BUSHWICK AV, 1212; Carl Wuttke— Regina V Mosher; May23'14 125,00
MONTAUK AV, ws. 390 s Blake av. 20x100; Fredk Meis—Giovannina D'Giovanni et al.	-Jacob Cohen	3D AV, nec 31st, 100x100; Szemko & Gaydica—Fraina & Golka Bldg Co; Apr30'14
Tomes, Sherk & P (A). SUMNER AV, es, 29.6 s Halsey, 20.6x95; Jno J Donovan—Mary E Nagle et al; J M Shella- barger (A).	SUMNER AV, nec Quincy, 100x125;           Dazie Constn Co — Sumner-Quincy           Amusement Co	JUNE 2. 6TH AV, nwc 53d, —x—; Conlin & Co—Grace Baptist Church & Key-
JUNE 3. LEFFERTS ST ss 1162 a Nostrond on 200	B Cerrito—Vincenzo Cirrito, Jno Shepero & John Lowenthal 59.25 SAME PROP: F Lance—same 59.20	JUNE 3. 59TH ST, ns, 320 e 11 av, -x-; Gowanus Wrecking Co-Pissara
102.6; Alfd C Hafely—Lefferts Constn Co et al; Bassett, Thompson & G (A). OSBORN ST, ws, 25 n Livonia av, 25x100; Morris R Stang—Hyman Levine et al; C L Borck	SAME PROP; S Ronieo—same	Gowanus Wrecking Co-Pissara Constn Corpn & J Lehrenkrauss & Sons; May6'14
SUYDAM ST, nws, 167.11 sw Wyckoff av, 25x 100; Minnie Dahl—Saml Levenberg et al.	MAY 29. AMES ST, ws, 125.5 s Newport av, 50x100; A Alport—Annie Weisman	Dickey & Lemberg Co & Wallin &
UNION ST, ns. 282.6 w Clinton, 27.6x100; Ellen McGuire—Lillian Hegeman et al: J Kirschen-	& Rosa H Levine & John Weisman 200.00 CHESTER ST, nwc Sutter av, 30x100; M Topol—Fannie Slotkin & Simon	<sup>1</sup> Discharged by deposit. <sup>2</sup> Discharged by bond.
baum (A).	Abramson & Minnie Rose 160.00	*Discharged by order of Court

#### ATTACHMENTS.

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

#### Manhattan.

MAY 28, 29, JUNE 1, 2 & 3. No Attachments filed these days.

### CHATTEL MORTGAGES.

AFFECTING REAL ESTATE

#### Manhattan.

Manhattan.

MAY 29, JUNE 1, 2, 3, 4.

Coegan, Chas E, firm Coogan & Smith.
40th st, 147 W. Albert Gas Fixture
Co. Fixtures

Lonas, Frank E & Mary L Richard.
3d st, 35-7 W. Tippett & Wood.
Tanks, &c
O'Hara, Jno F & Jno F Quinn. 207th
st, 546 W. F Lohmann & Sons, Inc.
Bar Fixtures, &c
Pilgrim, A T W. 11th st, 54 E. Automatic Sprinkler
Sprinklers 125.00 2,190.00 4,750.00 2.925.00 Bronx.

MAY 29, JUNE 1, 2, 3.
Watson Contracting Co. 2416 University av, 2614. Daisy M Watson. Contracting business

Same. Same prop. same. Certfs as to above chattel .60.568.14

#### Brooklyn.

MAY 28, 29, JUNE 1, 2, 3.

Howard Degraw Co. Prospect pl c
Washington av. Sterling Gas Fix Co.
Gas Fixtures

#### BUILDING LOAN CONTRACTS.

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

#### Manhattan.

## Bronx.

### ORDERS.

#### Brooklyn.

MAY 29.
74TH ST, ns, 395.11 w Stewart av, 140x
100; Mafin Constn Co on Lawyers
Title Ins & Trust Co to pay Margolin,
Cohen & Kaplan.....

## DEPARTMENTAL RULINGS.

## Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

bles and Places of Public Assembly

- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)

- 'Fire Escape.

- 'Obstruction of Exit.

- 'Exit and Exit Sign.

- 'Fireproof Receptacles and Rubbish.

No Smoking.

- 'Diagrams on Program and Miscellaneous.

Discontinue use of premises.

- 'Volatile, Infiammable Oil and Explosive.

- Certificates and Miscellaneous.

- Dangerous condition of heating or power plant.

- 'Discontinue use of Oil Lamps.

Fire Drills

O-- " DR-- " Fire Drills
Standpipes and Sprinklers.

## BUREAU OF FIRE PREVENTION. 157 East 67th Street.

## ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

### Week Ending May 29, 1914. MANHATTAN ORDERS SERVED.

#### Nabed Streets.

_	
	Bleecker st, 13-Samuel TennerA-G
	Bleecker st, 13-Jacob EisenbergerG-C-A
	Bleecker st, 13-Edward Kehel
	Bleecker st, 18-Est John E Pye
	Bleecker st, 18—Jacob Dachie
	Bleecker st, 18-Jacob Kaufman
	Bleecker st, 27-21—Est Conrad Stein
	Bleecker st, 95—Becker Bros
	Bleecker st, 101—Berkman & PollackG Bleecker st, 101—Amer Hat & Cap WorksG
	Bleecker st, 101—Amer Hat & Cap WorksG
	Bleecker st, 101—Nathan Barsky & BrodyC-G
	Bleecker st, 101—Harry D Silver
	Bleecker st, 101—Isidore Cohen & FurmanG
	Bleecker st, 101-Louis Sobel & GoldmanC-G
	Bleecker st, 101-Samuel SusskindC-G
	Bleecker st, 101-Harris PepperC-G
	Bleecker st. 105-Morris KalikowG
	Bleecker st, 105—Isaac Blankfein
	Bleecker st, 105—Israel Benjamin
	Bleecker st, 105—Jos Jaraczcwski
	Bleecker st, 125—Friedman & CohenG Bleecker st, 125—Lubovitz & Krane BrosG
	Bleecker st, 125—Lubovitz & Krane BrosG
	Bleecker st, 125-M. Samuelson & David
	Isaacs
	Bleecker st, 125—Grand Clothing CoG Canal st, 417-19—Peter A FrasseeSS
	Canal st, 417-19—Feter A Frassee
	Cedar st, 1—Kane & Behrens
	City Hall pl, 28—Harry C. HallenbeckC
	Columbia st 66—Abr B Roosin E
	Columbia st, 66—Abr B Roosin E Cornelia st, 19—Langan & Donohue C-L Dey st, 24—Borough Lunch Co
	Dev st. 24—Borough Lunch Co
	East st, 39-40-Chas A Coe Est, IncC
	Gold st, 40-42-Josephine L Doolittle
	Henry st. 54—Benj Duner
	Henry st, 94-Wilhelmina B C Blatchford
	et al
	Lewis st, 67—Isidor Taub
	Lewis st, 69—Rachel BurzinskyC
	Liberty st, 131—Geo R Smith et al
	Ludlow st, 13-15—Isaac BengalC
	Maiden la, 9-13—Hanover National BankC-F
	Mercer st, 85-7—Louis FinkelsteinI Mulberry st, 5-9—Itala & Marcelina De Palina
	Mulberry st, 5-9—Itala & Marcelina De Palina F-A-E-D
	Mulherry et 85 (rear) Angelo Boye

Mulberry st, 85 (rear)—Angelo Bove.......C
Pearl st, 321—New York & Bklyn Paper Co...H
Pitt st, 15—Jose Sperber..............E
Rivington st, 4—Geo F Langenbacher,
E-A-C-F-D

Numbered Avenues.

Stav, 583—Jack Foster & Robt Schoewald... A

1st av, 583—Consolidated Gas Co... C

1st av, 583—Mary Deljenovese... F-D-A-C

1st av, 583—Henry E O'Brien Est... D-B-F-C

6th av, 370—Est of John Heller... D-B-C-F

7th av, 759—Est Jos Grafton... C

7th av, 759—Robt J McClements... D-C

8th av, 352—Edward Jansen... D-B-C-E

8th av, 352—Angelino Sartirano... F-A-D

10th av, 581—Angelino Sartirano... D-C-B-E-F

#### BRONX ORDERS SERVED.

Named Streets.

Brown pl, 142-44—Knickerbocker Auto Repair

June 0, 1511
Numbered Streets.
164th st, 651 E-Jack E BusherA-G-H
Named Avenues.
Crotona parkway, 1580—Nathan P SocelC Boston rd, 1262—Gustav Grossman
Numbered Avenues.
3d av, 2689-93—Francis Rogers, SS-L-E-C-D-F-B
3d av, 2866—John FlannaganC-SS-F-K 3d av, 3225—Peter J Daley
BROOKLYN ORDERS SERVED.
Named Streets.
Ames et 102-Harry Lindenhaum

Namea Streets.

Ames st, 102—Harry Lindenbaum. M
Cherry st, 125-127—Solomon Baar. O
Clinton st, 33—James Hunter. H-A
Clinton st, 525—Christina Round. C-M
Court st, 522a—Samuel Mendel. A-D
Dean st, 2325—Isaac Kostrinsky. C-M
Ellery st, 15—Blecher Bros Co, Inc. A-H
Fulton st, 281-5—Cosgrove & Co. C-D
Grand st, 1076—Fredk Dietrich Truck. H-A-L
Hart st, 296—Jos Jacobs. M
Herkimer st, 235-45—Sheffield Farms-Slawson
Decker Co. A
High st, 18—Murphy Realty Co. M
Liberty st, 101—Albert W Blanchard. L
Lorimer st, 347-9—The Artistic Show Case Co,
McDougal st, 59—Andrew Graziano. C
McDougal st, 59—Andrew Graziano. C
McDougal st, 113 (rear)—John Degelman. C 

Quincy st, 31—Ambulance Auto Co. ... A-L-K
Russell st, 223-35—Amer Cooperage Co. ... G-A
Seigel st, 40 (rear)—Abr Shlarsky. ... C
Seigel st, 278—Valentine Schehl Co. ... K
Taaffe pl, 254-56—Julius Kayser. ... A
Van Brunt st, 9—Marz & Rowelle. ... L
Wallabout st, 254-56—Hyman Mindel ... D
Wallabout st, 254-56—Trank Vaccaro. ... D
Wallabout st, 254-56—The Crown Pants Co. ... D
Wallabout st, 254-56—Morris Spivak. ... D

## Numbered Streets.

 Numbered Streets.

 3d st, 86 N—Geo Harden.
 M

 11th st, 179 N—Louis Leavitt.
 C-D

 13th st, 348-56—Aero Motor Vehicle Co
 L

 15th st, 610-12 E—Richard Von Lehn
 C-M

 15th st, 614 E—Andrew Goodman
 C-M

 15th st, 618 E—Richard Von Lehn
 C-M

 15th st, 620-22 E—Andrew Goodman
 C-M

 15th st, 624 E—Richard Von Lehn
 C-M

 17th st, 526—Ernest W Skolberg
 C

 26th st, 316 E—Henry M Meyer
 M

 26th st, 338 E—Henry M Meyer
 M

 47th st, 260-62—H W Rohlf & Son
 A

 74th st, 1668—Otto Neuberger
 M

A7th st, 260-62—H W Rohlf & Son. A
74th st, 1668—Otto Neuberger. M

Named Avenues.

Albemarle rd, 1112—Mrs. Marion T De Graff. C
Atlantic av, 1341-43—Chas J Potbury. L
Atlantic av, 1395—Alex Tilly & Sons. A-H
Atlantic av, 1620-30—Emil F Rau. L-A
Bath av, 1634—Geo Kinsey A
Bath av, 1643—Geo Kinsey A
Bath av, 16463—Aaron Josephart. A-H
Bedford av, 378—Joseph Levenson. G
Central av, 461—Elias Mandel. G
Central av, 461—Elias Mandel. G
Cinton av, 23-25—Michael D Weybrauch. M
Clinton av, 23-27—Michael D Weybrauch. M
Division av, 257—Joseph Tobein. K
Eastern pkway, 1700—Isaac Goodman. L-A
Evergreen av, 314—Frederick Jung, Jr. A
Flatbush av, 863—Hatch Bros. K-A-H
Flatbush av, 863—Hatch Bros. K-A-H
Flatbush av, 863—Hatch Bros. K-A-H
Flushing av, 523 (rear)—Abraham Bierer. C
Gravesend av, 756—E W Seaman. M-A
Hamilton av, 149—Jacob Weinstein. D-A
Johnson av, 111—Nathan Melzer. A-H
Kent av, 699—J T Perkins Co. C
Kings Highway, 1421—Nina Hagenbucher,
Liberty av, 1110—Louis Milchman. H-A-K
Myrtle av, 829—The Eagle Show Case Co. G
Myrtle av, 829—James Keenan. C
Myrtle av, 1365—Abr Blackman & Saml Cohen,
C-G-A
Myrtle av, 1365—Abr Blackman & Saml Cohen,
C-G-A
Myrtle av, 1534—Freda Hoeffner. M
Myrtle av, 1847—Myrtle Av Holding Co. M

Numbered Avenues

#### QUEENS ORDERS SERVED.

Named Streets. Palmetto st, 540-Henry Eeckedt......C Named Avenues. 

#### RICHMOND ORDERS SERVED.

Named Avenues. Fingerboard rd, 110 (Rosebank)—Mrs Rose W Read....

## BUILDING MANAGEMENT

## REINFORCED CONCRETE FOR HEAVY LOFTS

By J. P. H. PERRY, Manager Contract Department, Turner Construction Co.

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

F IFTEEN years of strenuous publicity on the part of cement manu-Ity on the part of cement manufacturers, concrete contractors and the legion of interests devoted to a wider usage of Portland cement is just beginning to reap its reward. In a year which, so far as general building construction goes, is voted one of the dullest in a long period, the reinforced concrete contractors in metropolitan territory are more busy figuring definite industrial propositions and in actually constructing factories and warehouses than at any time in their career. factories and warehouses than at any time in their career.

There are two reasons for this activ-

There are two reasons for this activity in concrete construction: The first has just been noted, viz., the logical tidal wave of accumulated results of widespread advertising and well planned selling campaigns; the second and perhaps the more fundamental reason is the absolute merit of reinforced concrete construction for industrial buildings. Numerous competitions in the past five years in this district have demonstrated that on warehouse and manufacturing lofts of four to ten stories, with floor loads of 200 pounds per square foot or more, where interior

where interior

square foot or more, finish does not have to be of the toothbrush variety and where exterior treatment is reasonably simple, reinforced concrete construction. construction can save from 8 to 15 per cent under any other fireproof type of building. Such instances as the Frederick Loeser Company warehouse in warehouse in Brooklyn, where concrete beat steel by 12½ per cent, and the Baltimore & Ohio Railroad Co. warehouse in Manhattan, where there was a 10 per cent differential in concrete's favor: concrete's favor,

cent differential in concrete's favor; or the Austin, Nichols Company warehouse in the Williamsburgh district, where steel fire-proofed was beaten by 8 per cent, have served to wake up the investing and architectural interests of the city to a realization that meritorious concrete possesses most of the qualities of structural steel at a handsome saving. In each of the cases just noted the competitions were definite and the comparisons exact; plans carefully detailed were drawn for both structural steel and reinforced concrete designs; figures from a number of competent contractors in both classes of work were taken and the award to concrete was made only after a most rigid investigation of what concrete had actually done under service conditions.

To anyone who doubts the reliability and satisfaction to be rendered by a reinforced concrete loft building, an inspection of any of the buildings herein named will in nine cases out of ten remove from the doubtful one's mind the last prejudice or suspicion of concrete.

Notable Examples.

Notable Examples.

For warehousing or manufacturing the following buildings are interesting: In Manhattan, the Baltimore & Ohio Railroad Co.'s new terminal warehouse at 26th street and 11th avenue, a 10-story building, 352x67, the largest concrete building in Manhattan, with the new flat slab or beamless and girderless

type of floor construction; the Gustav Schock building, 524 West 57th street. Structural steel columns were used in the lower stories to keep column size to a minimum. This building is of the more typical rentable loft where the tenants are of a considerable variety of manufacturers. manufacturers

manufacturers.

In Long Island City, the Loose-Wiles Biscuit Company factory, the largest industrial building in metropolitan territory, is just completed. This is a structure carrying floor loads of 3,000 pounds per square foot down to 150 pounds per square foot; a building which is used for manufacturing, storage, shipping and office space. Its exterior and interior finish compares favorably with any loft in the city. Its speed of construction and equipment could not be surpassed by the average industrial building.

The new building for the New York

The new building.

The new building for the New York Consolidated Card Company, Fourth and Webster avenues, Long Island City, is one of the most modern manufacturing loft buildings in the Greater City—building roughly 500x70, 5 stories, floor loads 150 pounds.

THE PROPERTY OF TITE OF THE STREET TITE OR SILLORS HILLS

THE LOOSE-WILES BISCUIT COMPANY'S PLANT.

The Galvin Building, 13th street and East avenue, is a 200-pound loft rented to some eight or ten different concerns, who find the concrete building in every way suitable to their needs.

### Brooklyn Structures.

In Brooklyn, the home of concrete, manufacturing and warehouse lofts are to be found scattered through all districts. The group of Gair buildings, five great factories from ten to sixteen stories in height, having a total floor space of over thirty acres, furnish an argument for the use of this material which is incontrovertible, the Bush Terminal Company model lofts in South Brooklyn, a group of fourteen buildings minal Company model lofts in South Brooklyn, a group of fourteen buildings having a total floor space of 125 acres, running in height from six to eight stories, are, like the Gair buildings, designed for live loads of 200 pounds per square foot. These two groups of buildings represent the ideal in concrete construction—simple exteriors, plain finish on the interior, maximum light, great resistance to vibration, high load-carrying capacity, sanitary in every detail and fireproof and fire-resistant to the limit.

There is no reason why the ordinary

There is no reason why the ordinary manufacturing or warehousing loft on Manhattan Island or in any other part of the Metropolitan district should not at least be figured for reinforced con-

crete construction. The investors should instruct their architects to draw the plans in their usual structural steel and brick manner and submit these plans with sketches or specifications which call for an alternate design in reinforced concrete. There are a number of reputational concepts are concerns in this tention. ble concrete concerns in this territory ble concrete concerns in this territory who are thoroughly competent to submit alternate figures in such shape that the comparison would be exact and the papers easily prepared to form the basis of a contract, where the owner could see at a glance what savings if any there were in behalf of concrete.

Old Bugbears Removed.

The old bugbears about concrete being unsafe, being difficult to obtain loans on, being slow of construction, being

ing unsafe, being difficult to obtain loans on, being slow of construction, being subject to dehydratization, being unsightly, being difficult to rent, are today largely myths. The buildings already cited herein answer every one of these points, except perhaps the question of loans. Other buildings, however, the names of which for obvious reasons cannot be mentioned, can be furnished where mortgage loans have been made by well known financial institutions without

stitutions without much difficulty. It is hard to see how the investor or speculator can af-ford to go ahead with an industrial loft proposition without satisfying himself of the sav-ings to be effected by reinforced conby reinforced con-crete. In all cases competitions may not develop the 8 to 10 per cent sav-ing which conserv-ative j u d g m e n t would indicate that concrete should effect. Competitions are uncertain things. Prices from different from contractors vary

with the conditions of their of-fices and the type of plans submitted, but in a great many instances there is money to be saved by taking bids on reinforced concrete construction.

concrete construction.

When it is remembered that most of the loft buildings recently constructed in the Fourth avenue and Seventh avenue sections are built of steel and concrete with brick walls, it will be realized that reinforced concrete buildings such as the Loose-Wiles building, Long Island City, and the Brewster building of the same borough, or the Loeser building in Brooklyn, are practically the same as these Fourth avenue lofts, save that structural concrete has been substituted for structural steel and a concrete wall for the brick walls except on street fronts. There is little foundation in fact for the prevalent refusal to consider reinforced concrete for the average industrial loft.

If the financial and building interests are willing today to trust concrete floor

are willing today to trust concrete floor arches and fireproofing around structural steel, why should they not be willing to put their money into structural concrete buildings veneered with brick or terra cotta? The speed of erection the time of signing the contract is but little different. Concrete construcbut little different. Concrete construc-tion gets an early start and is well under way while the steel people are waiting for the delivery of their shapes.

## USEFUL APPLIANCES

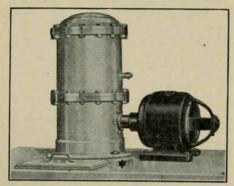
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

#### A Household Ice Plant.

S EVERAL innovations are contained in a household ice plant that the Montclair Refrigerating Co., Woolworth building, is just putting on the market, that make it appeal strongly to architects and to apartment house

owners.

The device consists of a refrigerator, to all outward appearances identical with any that may be bought in the open market. Instead, however, of the usual ice box there is a brine tank fed by ethelchloride gas, instead of the usual ammonia, and an electric motor which circulates the gas and again vaporizes it after it has become condensed through the performance of its refrigerating work. All this is concentrated in a self-



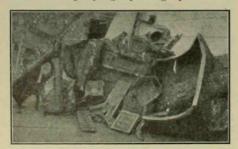
contained cylinder and motor which is attached to the top of the refrigerator, where it works silently, and only so long as the predetermined temperature controlled by a thermostat is being maintained. In ordinary operation the motor will operate about one hour to give a refrigerating temperature, which may go as low as 18 degrees below zero for several hours.

several hours.

In addition to these features there is In addition to these features there is an ice-making chamber in which cubes of ice, suitable for use in tumblers, are always on hand. This is accomplished at a cost for current of 17 cents, sometimes less, according to the manufacturers, depending upon the local rate for electricity. Machines having a refrigerating capacity equal to a thousand pounds of ice are being made, as well as machines small enough to be purchased in quantity by apartment house owners and leased to tenants at a rate low enough to afford them a saving in their ordinary ice bills. The device requires a gas pressure of only 10 pounds, thus avoiding danger of explosion, and it is operated without cranks, valves or springs. springs.

## What Lack of Caution Did.

T OO much care cannot be exercised by rent payers in starting fires in ranges, which have been exposed to cold weather, says the "Plumbers' Trade Journal," which proves the assertion by the accompanying photograph. The



tangled mass of iron shows the tangled mass of iron shows the result of starting a fire in a stove, in which the waterback had become frozen. The fire was kindled and the servant stepped out of the room. Had she not done so she probably would have been killed, for in less than five minutes steam had been generated under excessive pressure in the frozen heater and an explosion followed. The range was lifted from its foundation, the side of the house was blown out and part of the stove and debris were carried one hundred feet away from the building. Waterbacks do not freeze at this time of the year, but it might be well next autumn to recall the experience of the family whose stove is shown in the accompanying illustration.

#### Electric Heater for School.

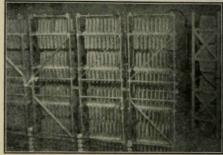
O PERATING on a flat rate of \$1 per kilowatt a month for electricity per kilowatt a month for electricity generated from a government power plant situated fourteen miles away, it is said that the new high school at Rupert, Ohio, is demonstrating the prac-

Rupert, Ohio, is demonstrating the practicability of heating its entire building by electricity at a cost considerably less than that ultimately chargeable to coal or oil when cost of delivery, handling, ash removal and cleaning are eliminated. Of course, the success of electrical heating depends entirely upon the rate procurable from distributing power stations and in this case the power is derived from a government-owned hydraulic plant. In New York where electricity is generated from coal hauled procurable from barges and automatically fed, where franchise rights and maintehoppers from barges and automatically fed, where franchise rights and maintenance costs are heavy, the rate of 10 cents per kilowatt, regardless of the amount of current used, must necessarily be beyond fair comparison with the case cited, but it demonstrates to architects and builders the economic possibilities of electric heating if the rate can, by some means, be brought to a workable

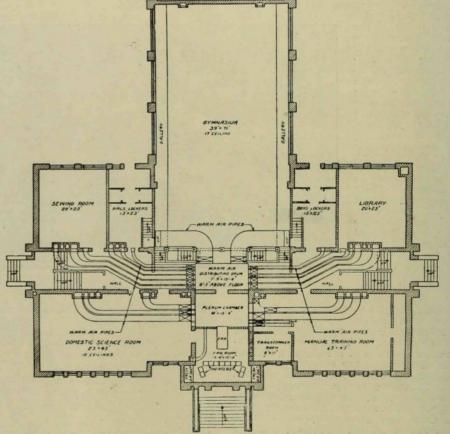
having a total capacity of 400 k.w., which allows for an overload of 100 k.w. These units are connected in pairs vertically, each pair being under the control of a separate switchboard in the principal's office. Each pair can be switched to a 220-volt circuit or a 440-volt circuit, thus giving 9 or 36 k.w. for each pair. Different degrees of temperature may be obtained by this system. The sketch shows the layout of this most unusual heating plant, and also gives a partial idea of the character of the heating problem that confronted the contractors.

the contractors.

The cost of the heating system is estimated by experts to be \$3,000 less



than the cost of any system using coal as the source of heat. The total cost as the source of heat. The total cost of current for heating purposes for a school season, it is contended, will not exceed \$1,500. In addition much room has been saved for school purposes that otherwise would have been used for boiler, heater and fuel rooms. The basis of compensation for the current has been worked out so that the school pays for the maximum amount used for four for the maximum amount used for four



level. At any rate, a description of the size of the building thus heated may be of interest.

be of interest.

The accompanying illustrations published by courtesy of the Heating and Ventilating Magazine, gives a good idea of the heat-generating equipment and distributing system of the building. The high school is built of repressed brick and stone trim, three stories high, 65 x 111 feet with a rear extension 43 x 47 feet. Its cubical contents totals 300,000 feet. It has been called the most perfectly fire-resistive high school in the country. No fire is used anywhere within its walls. The transformer and heater room is a ventilated brick and concrete vault, yet the structure is provided with standpipes reaching every office and standpipes reaching every office and room and fire-fighting equipment is sta-tioned within reach on all floors.

The heating system employed is that of the hot blast composed of 18 units,

months and for each of the remaining months the school is charged for the maximum amount used at any time that

## Checking Up Elevator Mileage.

Checking Up Elevator Mileage.

A DEVICE is being put on the market by the Chicago Elevator Mileage Co. that checks up the mileage of elevators. It operates somewhat on the order of the speedometer on an automobile wheel. Its value lies in its capacity for determining just when to expect evidences of wear on cables and incidentally gives an accurate record daily of the performance of each car. It has, towever, a much more important virtue than that. Renting agents use it to convince prospective tenants that the building is not only well occupied, but that it is a well-frequented structure. Busy clevators mean busy tenants and busy tenants are good drawing cards.

## CURRENT BUILDING OPERATIONS

Several Large Improvements in Course of Construction in the New Midtown Printing Center-Model Structures Being Erected

THE printing and lithographing and kindred trades are rapidly moving away from the section near the New away from the section near the New York terminal of the Brooklyn Bridge, where they have conducted business for many years past. They have migrated, for the most part, into the territory bounded by 30th to 40th streets, Seventh and Tenth avenues. This district within the last few years has become the new home of many of the largest publishing houses in the city, and shows every indication of becoming the center for many years in the future of the printing and allied trades in general.

A number of the larger of these concerns have erected for themselves, or are leasing on long terms, buildings designed with a special regard to the nature of their particular business. Simultaneously with the completion of the we building for the Hill Publishing Company, at the corner of 36th street and Tenth avenue, comes the announcement of another projected building at 440 to 448 West 37th street. This will be 13 stories in height, covering a plot 125x100 feet, and will be erected from plans and specifications prepared by Hill and Stout, architects, 299 Madison avenue.

This building is to be erect-York terminal of the Brooklyn Bridge,

ing a plot 122x100 leet, and will be erected from plans and specifications prepared by Hill and Stout, architects, 299 Madison avenue.

This building is to be erected for H. I. Underhill of South Orange, N. J., owner, who intends to lease it for printing, lithographing and general publishing purposes. The contract for the construction of this building has been awarded to the Whitney Company, 1 Liberty street, New York City. A peculiar coincidence in connection with the award of this contract is the fact that the first building erected for publishing purposes in this district, i. e., the David Williams Company, building, at 239 West 39th street, was built in 1906 by A. R. Whitney, Jr., Company, which firm was the forerunner of the Whitney Company.

During the last week ground was broken for another building to be erected in this section. It will be at 406 to 426 West 31st street, opposite the open cut of the Pennsylvania Railroad Company. This building has also been designed exclusively for occupancy by the printing industry. The architect is Edward L. Larkin, who prepared the plans and specifications for the McKeon Realty Company, 80 Maiden lane, owners and builders.

This building will be the largest of its kind in New York City, having a frontage of 250 feet, and a depth of 103 feet on the easterly line and 85 feet on the westerly line, with a floor area of 20,200 square feet. The building will be 15 stories in height, with basement and sub-basement, and will have a total floor area of approximately 325,000 square feet. On account of the extreme height of the individual floors, the building will have a total height of nearly 240 feet from curb to cornice. An estimate of the size of this project may be gained when it is known that its cubical contents will amount to approximately 4,350,000 cubic feet.

In the layout of the floors, particular attention has been devoted to planning in regard to efficiency of light and the future placement of presses and machinery. The columns have been placed about 15 feet apart

to permit the maximum of natural light. There will be nine electric elevators, arranged in banks of three cars each—one bank on the easterly side, one in the central portion, and one on the extreme westerly side of the building. Some of these elevators are to be used for passenger traffic exclusively, while others have been designed as combination freight and passenger cars, and will have a lifting capacity of four tons each. This building will represent an outlay of about \$1,100,000, exclusive of the cost of land.

The American Book Bindery, for a to permit the maximum of natural light.

of land.

The American Book Bindery, for a number of years past located at Cherry and Rutgers streets, has leased from the plans the store, basement and first four lofts for a term of 15 years, and the rest of the lofts will be rented wholly or in part to concerns doing business in the printing line.

A third project planned for this section will be located at 344 to 348 West 38th street. This will be a modern loft structure, 13 stories in height, on a plot approximately 75x98 feet, which, from

Hill and Stout, Architects PLAN OF NEW UNDERHILL BUILDING.

the very nature of its environment, will the very nature of its environment, will no roubt be tenanted by concerns in the publishing line, although no especial effort toward this end has been made in its design. The building has been planned by Edward L. Larkin, architect, 80 Maiden lane, for George Kern, owner, 496 Ninth avenue, and it will cost about \$275,000.

With the completion of these contents.

With the completion of these contemplated structures the future of this section, which has already become known as the publishing district, seems assured for many years to come.

### COMPOSITION FLOORING.

With the dawn of the twentieth century new and better flooring material was introduced into the building trade of this country. Not until recent years, of this country. Not until recent years, however, has the manufacture and laying of this material attained that degree of perfection where it can be considered a real success among leading architects and builders.

and builders.

Composition flooring, as manufactured and installed today is a light weight, resilient, non-slipping, water-repelling, fire and germ-proof covering. It is laid in a plastic state in one or several colors and bonds directly to wood, metal or concrete. The material is easily installed about one-half inch

thick and is trowelled to a smooth and better finish. About twenty-four hours is required for the composition to set into a monolithic mass.

While in a semi-hard condition the composition may be scored or marked to represent tiles, bricks, or marble slabs, and may be laid in colors or combinations of colors varying from almost pure white to jet black. Patterns, panels. monograms and other designs may pure white to jet black. Patterns, panels, monograms and other designs may be worked out in the floor. A sanitary cove base may be installed with composition and run into the main floor without joints or breaks. Some concerns have gone so far as to construct wainscoting and partition work with this material. material.

#### Discovered in 1853.

Discovered in 1853.

Composition was first discovered in 1853 by Stanislaus Sorel, a French chemist. Later a number of promoters took out patents upon certain products whose basic ingredients were the bonding materials of present-day composition, and endeavored to market the goods for exterior building construction. It was found, however, that these products had not wear-resisting properties essential for this purpose. Even today it has been found impractical to use composition for stucco work, building blocks, roofs or tanks. Germans were the first to perceive the advantages of composition for floor purposes, and the Americans followed in their footsteps. In America, until about the middle of the nine-teenth century, wood formed the standard building material, and it was thought that no finer floor surface could be obtained than from tongued and grooved matched maple or oak. Even today these floors are perhaps the best obtainable for residences. City codes and insurance regulations have eliminated one after another the classes of buildings in which wooden floors might be used, and owners of large structures in many instances insist on having sanitary and fireproof flooring.

From timber, architects and builders turned to mosaic and encaustic tile; but here it was found that the floor was hard, slippery and difficult to install, especially over an old wooden foundation. Terrazzo was next offered, but objections in some instances were found to this material.

objections in some instances were found to this material.

### Battleship Linoleum.

Battleship Linoleum.

Next followed battleship linoleum, and this formed the real advancement toward a solution of the problem for floors of this material, easily installed, which were resilient, water-repelling and non-slippery. Marble, cork, tile, and many other similar materials have been used; but in many instances objections have been found.

Much of the composition flooring on the market is of a cheap calibre, and it is not contended for a moment that every floor laid is a success. It can be said that this material cannot be properly installed by mechanics who have not had at least several months' experience in laying composition; in fact, most reliable firms will not ship their materials to outside contractors but will maintain their own force of experts to install floors of their own manufacture.

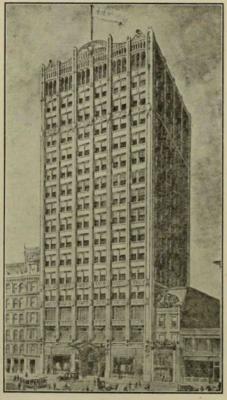
Some concerns lay their material in a single operation, while others install.

Some concerns lay their material in a single operation, while others install it in two or more layers. The under

sections in the latter instance consist of binding ingredients and fillers, while the top section only contains the better ingredients. Some composition flooring companies also lay their material over metal lath to obtain reinforcement and to hold the composition for the founda-tion. The method of the Troegerlith Tile Company consists of driving zinc Tile Company consists of driving zinc floor nails into a wooden foundation, about six inches apart, leaving the heads protrude about one-half an inch. Composition bonds readily to wood, and it is contended by this company that the metal lath breaks rather than assists this bond, while, if zinc nails are used, the material may be grouted over the nails and into the wood. Moreover, it is a known fact that the acids in the composition have a tendency to corrode the metal lath, while they do not affect zinc nails.

#### New Loft in Fourth Avenue Section.

The contract was awarded last week for the erection of a new 16-story store and loft building at 30 to 38 East 33d street, from plans by M. E. Rountree, architect, of 3 East 44th street. The structure will-immediately adjoin the Park Avenue Hotel and will cover a plot approximately 85 x 100 feet. The building will be fired of in the most modern sense of the term, constructed of brick with hollow tile partitions,



M. E. Rountree, Architect.

M. E. Rountree, Architect. with a front of white glazed terra cotta of modified Gothic design.

The building will contain four electric passenger elevators and be equipped with a sprinkler system. The general design and layout of this building will permit of its being used for light manufacturing or office purposes, and it is so arranged that any tenant may have any desired amount of floor space. This operation, which will cost in the neighborhood of \$425,000, is to be built by the Altoria Realty & Construction Co., general contractors, 3 East 44th street, for George A. Wheelock, owner, 3 West 86th street, who has been in possession of this property for about twenty years.

—Concrete highways are giving a good account of themselves. The village of Saugerties, N. Y., built a mile of road four years ago, half of concrete and the balance macadam. At the end of two years' service the latter half was completely rebuilt. The concrete road remains in perfect condition.

-Considerable building is going on along the Sea Beach Line, in the East-ern Parkway section, and on Nostrand avenue between Eastern Parkway and Flatbush avenue,

#### INTERPRETING LABOR LAWS.

# The Industrial Board Makes Important Concession to Property Owners. The Real Estate Board of New York,

which has been persistently bringing to the attention of the State Labor Department such provisions of the labor laws affecting factories as it believes to be unreasonable, obtained this week an important interpretation of the law on a point which is of particular interpret

a point which is of particular interest to owners of buildings.

The labor laws (section 79-e, sub-divis-ion 2) provides for occupancy of floors

in factories. Occupancy is based on 14 persons to the floor for every 18 inches in width of stairway provided for such floor, and conforming to the requirements of a "required means of exit." Greater width than 18 inches allows a proportionate increase in occupancy. A building must have two required means of exit.

The Real Estate Board brought to the attention of the Industrial Board the point that when one of these required means of exit is a stairway and one a fire-escape, not only the stairway but the fire-escape should be included in computing the number of persons permitted to occupy a given floor. The board some weeks ago, through its counsel, George W. Olvany, asked for an interpretation from the Industrial Board and this week J. J. Flood, Chief Factory Inspector, replied as follows:

"In reply to the inquiry contained in your letter of the 13th inst., I would state that this department will be obliged to take into account the width of the fire-escape in computing the occupancy of any building, provided, however, that said fire-escape complies with the provisions of section 79-b, relating to fire-escapes, service as required means of exit."

The Industrial Board upon the solicitation of the Real Estate Board and Abram I. Elkus, chief counsel for the State Factory Investigating Commission, is also considering the order frequently issued to fireproof windows on the course of fire-escapes not serving as required means of exit. On this point the Industrial Board has fixed public hearings for July 7 and 8.

Owners of factories have been troubled with two other orders of the Labor Department which are not likely to be enforced. One of these is an order to fireproof windows within 8 feet in a horizontal or oblique line of any part of fire-escape, balconies or stairs. The other is to fireproof all windows within ten feet in a vertical line of any part of fire-escape, balconies or stairs. Diligent search of the labor laws by Mr. Olvany revealed no section or subdivision that required this, the only requirement b

### STATE FACTORY INSPECTION.

## More Hearings to be Held By the State Investigating Commission.

Investigating Commission.

Public hearings on the proposed recodification of the Labor Law will be held at City Hall by the State Factory Investigating Commission during the week beginning June 22. The order in which subjects will be taken up follows:

Monday, June 22.—(1) Organization of the Department of Labor and its bureaus and divisions; (2) Industrial Board, its personnel, powers and duties; (3) employment agencies and immigrant lodging houses; (4) penalties for violations ing houses; (4) penalties for violations of Labor Law, summary powers of the Commissioner of Labor; (5) duplication of inspections by city and State depart-

Tuesday, June 23.-Factories; (1) defi-

nition of factory and factory buildings;
(2) sanitation; (3) accident prevention—
elevators; (4) fire hazard; (5) hours of labor of women and children; (6) duties of owners and occupiers.

Wednesday, June 24.—Mercantile establishments; (1) definition of mercantile establishment and mercantile building; (2) sanitation; (3) fire hazard; (4) hours of labor of women and children; (5) duties of owners and occupiers.

Thursday, June 25.—(1) Bakeries and manufacture of food products; (2) manufacturing in tenements; (3) hotel laundries; (4) child labor, generally; (5) offices and office buildings—extension of the provisions of the Mercantile Law.

Friday, June 26.—(1) Public works; (2) building construction and repair work; (3) mines, tunnels and quarries; (4) payment of wages (time and manner of); (5) hours of labor on railroads and railways.

While special days have been set aside for certain subjects, a person appearing on any one day may discuss questions relating to any matters covered in the proposed recodification.

Hon, Degree for Mr. Miller

## Hon. Degree for Mr. Miller.

In recognition of his valuable public services as Superintendent of Buildings in New York, and in the preparation of its building laws, Columbia University, in celebration of the fiftieth anniversary of the founding of the School of Mines, has conferred upon Rudolph P. Miller, among others, the honorary degree of master of science.

## Railroad Branch Y. M. C. A. Completed.

Railroad Branch Y. M. C. A. Completed.

The new home of the Railroad Branch of the Y. M. C. A. was dedicated and formally opened last Thursday. This building, erected at a cost of nearly \$500,000, the funds for which were provided jointly by members of the Vanderbilt family, the New York Central and New York, New Haven and Hartford Railroads, is a model of construction and convenience. Among the speakers who participated in the dedication ceremonies were Rev. R. C. Morse, General secretary of the International Y. M. C. A.; A. T. Hardin, vice-president of the New York Central Railroad Co.; John F. Moore, senior railroad secretary of the International Committee of the association; Ward W. Adair, secretary of the railroad branch of the oranization; John R. Mott, associate general secretary of the International Committee of the association, and G. A. Harwood, chief engineer of the electric zone improvements. zone improvements

## Women's Jail Plans Near Completion.

Women's Jail Plans Near Completion. Griffin & Wynkoop, architects, 30 Church street, have nearly completed the plans for the new women's jail, court and detention house to be built in West 30th street, near Seventh avenue. The building is to be erected under the jurisdiction of the Department of Correction of the City of New York, Katherine B. Davis. Commissioner, at a cost of nearly \$500,000. The building will be sixteen stories in height and cover a plot 100 by 100 feet. It is expected that bids will be advertised for early during the coming fall.

### New Home for Calumet Club.

New Home for Calumet Club.

McKim, Meade & White, architects, 101

Park avenue, have been retained to prepare plans for extensive alterations to the property at 12-14 West 56th street, for club purposes. The remodeled building will be the new home of the Calumet Club which has been forced to vacate its present home at the corner of 29th street and Fifth avenue on account of the recent sale of the premises. The old building will probably make way for a modern loft structure.

—Mayor Mitchel has just signed an ordinance passed by the Board of Aldermen, appropriating the sum of \$1,722,600 to develop Brooklyn's sources of water supply on Long Island, as well as the extension of the high-pressure system, which has proved so efficient in handling big conflagrations.

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—Dr. Chas. V. Paterno, care of Paterno Construction Co., 214 Cathedral Parkway, contemplates the erection of a 12 or 14-sty apartment at the northwest corner of Broadway and 84th st. No architect selected.

WHITE PLAINS, N. Y.—Coleman Cl Prospect Park, White Plains, contemplates erection of a residence on New York av. architect selected.

JAMESTOWN, N. Y.—Swedish Brotherhood, Inc., Barret Block, contemplates the erection of a 2-sty brick store and club house in Pine st, between 2d and 3d sts, to cost about \$25,000. An architect will probably be selected by competition.

ONEONTA, N. Y.—D. J. Killkenny, 121 Main st, contemplates the erection of a residence at Oneonta Plains to cost about \$8,000. No archi-tect selected.

tect selected.

GLEN FALLS, N. Y.—The Board of Education of Glen Falls, Dr. Fred G. Fielding, president, 72 Ridge st, contemplates the erection of a school to contain about 16 rooms. Architect and site have not been selected. A meeting will be held June 25. Cost, about \$60,000.

NORWICH, N. Y.—The Norwich Publishing Co., W. H. Clark, president, 31 Prospect st, Cortland, N. Y., contemplates the erection of a 3-sty brick, steel and stone printing and publishing building in the rear of Eagle Hotel. No architect selected.

architect selected.

NORWICH, N. Y.—The Beebe Estate, Mrs. Goodman, Norman Carr, 297 North Broad st, contemplates the erection of a 5-sty brick, stone and steel hotel on the site of the present Eagle Hotel to cost about \$75,000. F. S. Powell, Eagle Hotel, lessee. No architect retained.

OSWEGO, N. Y.—The Board of Education of Oswego, M. T. Crimmins, president, contemplates the erection of a high school here to cost about \$250,000. No architect selected.

FULTON, N. Y.—The Board of Education of Fulton, L. C. Foster, president, care of First National Eank of Fulton, contemplates the erection of a brick and steel high school here to cost between \$100,000 and \$125,000. No architect selected.

POUGHKEEPSIE, N. Y.—The City of Pough-keepsie, Board of Education, C. R. Gurney, president, is receiving competitive sketches for a school in Smith st, to cost about \$50,000. The competing architects are P. M. Lloyd, 1 Washington st, Edward C. Smith, 39 Market st, and DuBois Carpenter, 45 Market st, all of Poughkeepsie.

#### PLANS FIGURING.

FACTORIES AND WAREHOUSES.
BROOKLYN.—Bids-will close July 8 at 12 M. for a 4-sty reinforced concrete, brick and concrete factory, 200x50 ft., at Locust and Liberty sts, for the American Vitagraph Co., 116 Nassau st, Manhattan. W. L. Stoddart, 30, West 38th st, Manhattan, architect.

st, Mannattan, architect.

SCHJOLS AND COLLEGES,
FARMINGDALE, L. I.—Bids will close June
13 at 12 m. for a 2-sty reinforced concrete,
hollow tile and stucco horticulture building,
about 36x100 ft., for the Board of Trustees of
the New York State School of Agriculture on
Long Island, to cost about \$40,000. Lewis F.
Pilcher, Capitol, Albany, architect.

MISCELLANEOUS.

PORT JERVIS, N. Y.—The Port Jervis Light Power Co., Edward E. Mandeville, president, Land Title Building, Philadelphia, Pa., and 126 Pike st, Port Jervis, is receiving bids for a 1-sty concrete block power plant, 69x87 ft, at the corner of Lumber and Water sts from plans by G. L. Jones, 1531 Realty Building, Philadelphia, Pa., engineer. Cost, about \$100,-600.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENTMENTS.
RIVERSIDE DRIVE,—George F. Pelham, 30
East 42d st, has been commissioned to prepare
plans for a 11-sty apartment, 100x150 ft., at the
southeast corner of Riverside dr and 149th st
for the West Side Construction Co., 322 West
100th st, Jacob Axelrod, president. Cost, about
\$250,000.

67TH ST.—The Fullerton Weaver Realty Co., 1 Madison av, contemplates the erection of two 9-sty apartments in the north side of 67th st, 100 ft. west of Central Park West. Plans by

AUDUBON AV.—George F. Pelham, 30 East 42d st, has nearly completed plans for two 6-sty apartment houses at the northeast corner of Audubon av and 170th st, for Aaron Goodman, 117 West 119th st, owner and builder.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for an 11-sty face brick apartment, 100x 50 ft., at the southeast corner of Riverside drive and 149th st, for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president.

174TH ST.—Gross & Ed.

174TH ST.—Gross & Kleinberger, Bible House, have completed plans for a 5-sty apartment, 50x 87 ft., in the south side of 174th st, 100 ft. west

of Amsterdam av, for the J. B. B. Building Co., 147 East 125th st. Cost, about \$40,000.

141ST ST.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 6-sty apartment in the north side of 141st st, 67.10 ft, east of St. Nicholas av, for the Williams Corp., 71 West 113th st. Cost, about \$40,000.

West 113th st. Cost, about \$40,000.

BROADWAY.—Chas. A. Platt, 11 East 24th st, have completed plans for a 13-sty apartment at 2420-34 Broadway, 208-12 West 90th st and 205-9 West 89th st, for Vincent Astor, 23 West 26th st. Cost, about \$1,000,000.

ATTORNEY ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for alterations to the tenement at 97 Attorney st, for Nathan J. Grossman et al, 3219 3d av.

GREENWICH ST.—V. Hugo Koehler, 489 5th av, has completed plans for alterations to the 5-sty tenement at 248 Greenwich st and 23-5 Harrison st, for the N. Y. Life Ins. & Trust Co., et al, 52 Wall st.

39TH ST.—Rudolph Boehler, 195 Lexington

Co., et al, 52 Wall st.

39TH ST.—Rudolph Boehler, 195 Lexington av, has prepared plans for alterations to the 4-sty tenement at 340 West 39th st for Mrs. K. Schmuck, 340 West 39th st.

73D ST.—A. A. Zink, 219 East 73d st, has completed plans for alterations to the 5-sty tenement at 219 East 73d st for Augusta L. Jones, Tuxedo, N. Y.

AV C.—O. Reissmann, 30 1st st, has com-pleted plans for alterations to two 5-sty tene-ments at 167-9 Av C, for Adele Backhaus, 152 East End av.

LEXINGTON AV.—Gross & Kleinberger, Bible House, have completed plans for alterations to two 5-sty tenements at 1275 Lexington av and 142 East 86th st for the Ande Realty Co., 2 Rector st.

126TH ST.—Louis Stockman, 257 Wyckoff av, Brooklyn, has had plans prepared by Harry Hurwitz, 270 Grand st. for alterations to the 5-sty tenement at 238 East 126th st.

PARK AV.—Denby & Nute, 333 4th av, have prepared plans for alterations to the 12-sty apartment at 515 Park av, for Freeman Estates, Inc., 30 East 42d st.

CARMINE ST.—Nicola Satrioni, 65 Carmine st, has had plans prepared by John A. Rofrano, 110 West 34th st, for alterations to the 5-sty tenement at 65 Carmine st.

1818T ST.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty tenement, 162 x214 ft., at the northeast corner of 181st st and Riverside dr, for Miami Realty Co., Daniel W, O'Neil, president, 40 East 22d st. Cost, about \$210,000.

#### HALLS AND CLUBS.

62D ST.—Working plans are being prepared for the 6-sty club house, 100x125 ft., at the northwest corner of 62d st and Park ay for the Colony Club, Madison av and 30th st. Delano & Aldrich, 4 East 39th st. architects. Engineer not selected. Cost, about \$450,000.

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SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids June 1 for alterations and repairs to various schools. I. S. Smith, P. S. 2, \$475; P. S. 7, \$840; P. S. 22, \$160; P. S. 24, \$1,005; P. S. 98D, \$304; Max Levine, P. S. 12, \$198.75. W. C. Redlich, P. S. 15, \$488; P. S. 24, \$712; P. S. 65, \$348. A. W. King, P. S. 31, \$548; P. S. 88, \$493; P. S. 147, \$352. C. Haas, Co., Inc., P. S. 36, \$270. H. Portnof. P. S. 62, \$629, August Wille, Jr., P. S. 64, \$218; P. S. 188, \$755. J. M. Knopp, P. S. 71, \$290. Herskowitz & Karsh, P. S. 75, \$365; P. S. 110, \$265; P. S. 131, \$279. M. Rappaport, P. S. 92, \$570 P. S. 105, \$297. Duncan Stewart, P. S. 92, \$570.

105, \$297. Duncan Stewart, P. S. 120, \$370.

MANHATTAN.—Bids were opened by the Board of Education June 1 for sanitary alterations to various schools. John J. Kenney Co, low bidder for P. S. 1, \$897; P. S. 27, \$421; P. S. 120, \$493. Christopher Nally, P. S. 7, \$947; P. S. 56, \$749; P. S. 160, \$868. Adolph Bergengarten, P. S. 14, \$255; P. S. 22, \$465. Edward J. Renehan, P. S. 28, \$576. Marquard-Fay Co, Inc., P. S. 29, \$273; P. S. 121, \$731. Nicholas P. Lorenzo, P. S. 34, \$1,483; P. S. 42, \$1,063; P. S. 53, \$438; P. S. 75, \$863; P. S. 109, \$1,187; P. S. 114, \$543; P. S. 168, \$1,348. Joseph D. Duffy, P. S. 91, \$224. Geo, H. Beck & Sons, P. S. 190, \$329.

P. S. 190, \$329.

STORES, OFFICES AND LOFTS.

183D ST.—M. W. Del Gaudio, 401 East Tremont av. is preparing plans for a 2-sty loft and store building at the northwest corner of 183d st and Audubon av for the Value Realty Co., 170 Broadway. owner, Jacob Marx, president. Cost, about \$12,000.

36TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 12-sty loft and store building at 63-65 West 36th st for Mordecal & Co., 30 East 42d st, owner and builder. A. B. Hager. 30 Church st, steel engineer. Cost, about \$200,000.

5TH AV.—I. E. Ditmars, 111 5th av, has completed plans for alterations to the loft building 111 5th av for the estate of Henrietta Constable, care of Louise Constable et al, 111 5th av. American Tobacco Co., at site, Percival S. Hill, president, lessee.

#### Bronx

APARTMENTS, FLATS AND TENEMENTS. 187TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty store and tenement, 70x100 ft., at the southeast corner of 187th st and Crotona av for Scalzo & Mungo, 705 East 187th st, owner and builder. Total cost, about \$70,000.

about \$70,000.

VYSE AV.—The Kreymborg Architectural Co., 102 East 163d st, is preparing plans for a 5-sty tenement on the east side of Vyse av, 145 ft. north of Boston rd, for the H. C. Jackson Co., 1419 Wilkens av, owner and builder. Cost, about \$50,000.

167TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty store and tenement, 50x 87 ft., in the south side of East 167th st, 69 ft. east of Kelly st, for Jos. L. B. Mayer, 5-7 Beekman st, owner and builder. Cost, about \$55,000.

CONCORD AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 5-sty tenements. 40x88 ft., on the east side of Con-cord av, 238 ft. south of 149th st, for the Wil-mac Realty Co., Wm. McManus, president, 515 Tinton av, owner and builder. Cost, about \$80.000.

\$80,000.

176TH ST,—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 50x104 ft., in the north side of 176th st, 113 ft. east of Marmion av, for Thos. Mulligan, Shakespeare av and 172d st, owner and builder. Total cost, about \$100,000.

TREMONT AV.—Fred Jaeger, 441 East Tremont av, has about completed plans for a 7-sty apartment, 114x100 ft., at the northeast corner of Tremont and Anthony avs for Henry Cleland, 1849 Anthony av, owner and builder. Cost, about \$175,000.

ROGERS PL.—Samuel Katz, 1 Madison av, is preparing plans for three 5-sty apartments, 43x 100 ft., at the southeast corner of Rogers pl and 163d st, south, side of 163d st, 72 ft. south of Intervale av and corner of Intervale av and 163d st, for the Podgur Realty Co., 1029 East 163d st. Total cost about \$250,000.

163D ST.—Samuel Katz, 1 Madison av, has been commissioned to prepare plans for three 5-sty apartments in the south side of 163d st, between Intervale av and Rogers pl, for Pugo Eros, and Nathan Wilson, Southern blyd and 163d st.

DWELLINGS.
CLASON POINT.—Anton Pirner, 2069 Westchester av, is preparing plans for three 2-sty
frame residences, 19x30 ft., on the Husson Estate for Philip Dietrich, on premises, owner and
builder. Cost, about \$9,000.

VAN NEST AV.—Henry Nordheim, 1087 Tremont av, is preparing plans for a 3-sty frame residence, 52x95 ft., on the south side of Van Nest av, 25 ft. east of Cruger av, for Louis Kaplan, 724 Van Nest av, owner and builder Cost, about \$9,500.

HALLS AND CLUES.
WADSWORTH AV.—Max Lieberskind, builder, 3785 Broadway, contemplates the erection of a dance hall on the west side of Wadsworth av, 50 ft. north of 177th st, from plans by Gross & Kleinberger, 75 Bible House.

SCHOOLS AND COLLEGES.

BRONX.—C. B. J. Snyder, 59th st and Park av, is preparing plans for P. S. 48 to be erected in the Hunts Point section for the Eoard of Education, 59th st and Park av. Bids will be called for in August or September.

THEATRES.

COLLEGE AV.—Arthur Arctander, 391 East 149th st, is preparing plans for an open air theatre on the west side of College av, 100 ft. north of 164th st, for the Sinnott Estate, Dr. John Sinnott, administrator. Cost, about \$5,000.

#### Brooklyn.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. PROSPECT PL.—Shampan & Shampan, 772 Broadway, have completed plans for two 5-sty tenements, 50x92 ft., on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co., 5 Beekman st. Manhattan, owner and builder. Cost, about \$100,000.

SARATOGA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Saratoga av and Pacific st for Angelo Pirrozzi, 2064 Pacific st, owner and builder. Cost, about \$30,000.

BLAKE AV.—Cohn Bros., 361 Stone av. have completed plans for a 4-sty tenement, 50x88 ft., on the north side of Blake av. 50 ft. east of Amboy st, for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about \$25,000.

65TH ST.—Harry Rocker, 371 Fulton st, has completed plans for a 2-sty tenement, 28x62 ft, in the north side of 65th st, 12 ft, west of 7th av, for Rose Handeran, 681 65th st, owner. Cost, about \$4,500.

Cost, about \$4,500.

SACKMAN ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 3-sty brick tenements, 24x78 ft., in the east side of Sackman st, 180 ft. north of Riverdale av, for the New Lots Construction Co., 748 Sheppard av, owner and builder. Cost, about \$30,000.

SUTTER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x 88 ft., on the north side of Sutter av, 50 ft. west of Ames st, for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about \$25,000.

COLUMBIA ST.—W. T. McCarthy, 16 Court st, has completed plans for a 3-sty tenement, 20x52 ft., in the east side of Columbia st, 60 ft. south of Huntington st, for Valentine Manelle, 232 Van Brunt st, owner and builder. Cost, about \$7,500.

56TH ST.—Thomas Bennett, 52d st and 3d av,

about \$7,500.

56TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 3-sty tenements, 20x24 ft., in the north side of 56th st, 100 ft. west of 3d av, for the Boyd Realty Co., 215 55th st, owner and builder. Cost, about \$7,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement, 26x12 ft., on the north side of Di-vision av, 100 ft, west of Driggs av, for the Keap Construction Co., F. Pelcyger, president, 150 Hart st, owner and builder. Cost, about \$75,000.

Keap Construction Co., F. Peleyger, president, 150 Hart st, owner and builder. Cost, about \$75,000.

SUTTER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Sutter av and Amboy st for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about \$30,000.

BLAKE AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southeast corner of Blake av and Amboy st for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about \$25,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement on the south side of St. Johns pl. 265 ft. east of Schenectady av, for Oxfeld & Aaron, 361 Stone av, owner and builder. Cost, about \$30,000.

AMBOY ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Amboy st and Blake av for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about \$30,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement in the north side of St. Johns pl, 50 ft. east of Rochester av, for Oxfeld & Aaron, 361 Stone av, owner and builder. Cost, about \$30,000.

AMBOY ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for ro David Eisenberg, 620 Saratoga av, owner and builder. Cost, about \$30,000.

PACIFIC ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenements, 50x88 ft., in the west side of Amboy st, 100 ft. south of Sutter av, for David Eisenberg, 620 Saratoga av, owner and builder. Cost, about \$112,000.

\$112,000.

PACIFIC ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 51x90 ft., at the northeast corner of Pacific st and Saratoga av, for Angelo Pirrozi, 2064 Pacific st, owner. Cost, about \$28,000, 5TH ST.—Samuel Sass, 32 Union sq. Manhattan, has about completed plans for a 6-sty tenement, 62x100 ft., at 374-378 South 5th st for the So. 5th St. Construction Co., 686 Willeughby av, owner and builder. Cost, about \$50,000.

HOWARD AV.—Morris Rothstein, 627 Sutter av. is preparing new plans for a 4-sty tenement, 50x88 ft., on the west side of Howard av, 175 ft. north of Sutter av, for the Howard Investing Co., 1934 Prospect pl. Cost, about \$25,500.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 60x79 ft., on the south side of Lincoln pl, 160 ft. east of Rochester av, for the Roch Linc, 1729 Union st, owner and builder. Cost, about \$28,000.

about \$28,000.

DWELLINGS.

46TH ST.—Cannella & Gallo, 60 Graham av, are preparing plans for three 2-sty brick residences, 20x53 ft., in the west side of East 46th st, 420 ft. south of Linden av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost, about \$21,000.

52D ST.—C. Braun, 459 41st st, is preparing plans for a 2-sty frame residence, 20x35 ft., in the south side of 52d st, 420 ft. east of 8th av, for Philip A. Gilbert, 3803 10th av, owner and builder. Cost, about \$3,000.

FACTORIES AND WAREHOUSES.

25TH ST.—Parfitt Bros., 26 Court st, are preparing plans for a 2-sty factory, 60x35 ft., at 25th st and 2d av for S. M. Bixby & Co., corner 2d av and 46th st, Brooklyn. Cost, about \$40,000.

SCHOOLS AND COLLEGES.
BROOKLYN.—Bids were opened by the Board of Education June 1 for alterations and repairs to various schools. Margolin & Simerman were low bidders for P. S. 1, \$700; Teachers' Training School. \$1,500. William Kreisberg, P. S. 5, \$1,509, Edward Theriault, P. S. 6, \$1,527; P.

S. M. Cauldwell

President

Roy W. Wingate

Secretary and Treasurer

S. 29, \$469. A. W. King, P. S. 7, \$737; P. S. 47, \$852; P. S. 111, \$2,682. Interboro Decorating Co., P. S. 8, \$965. M. D. Lundin, P. S. 42, \$1,938; P. S. 69, \$590; Manual Training H. S., \$528. Weinstein Bros., P. S. 157, \$548. WASHINGTON AV.—Gustave E. Steinback, 15 East 40th st, Manhattan, has been commissioned to prepare plans for a R. C. seminary for boys at the northeast corner of Washington and Atlantic avs, for the R. C. Diocese of Brooklyn, Bishop George W. Mundelein, 367 Clermont av.

STABLES AND GARAGES.
CHURCH AV.—Chas. Werner, 316 Flatbush av, is preparing plans for a 2-sty brick private garage, 45x50 ft., at Church av and Johnson st, for Robert A. Holcke, 47 Fulton st. Cost, about \$8,000.

Cost, about \$8,000.

THEATRES.

HAMILTON AV.—W. Haefeli, 245 West 55th st, Manhattan, has completed plans for a 1-sty brick theatre, 107x103 ft, on Hamilton av, corner of Hicks st, for the Westland Amusement Co., 60 Broad st, Manhattan. The Hasco Building Co., 245 West 55th st, Manhattan, general contractor. Cost, about \$25,000.

#### Queens.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796
2d av, has completed plans for two 4-sty tenements on the west side of 1st av, 117 ft, south of Washington av, for Al. L. Golsh, 174 East 71st st. Manhattan, owner. Cost, about \$40,000.

RIDGEWOOD, L. I.—John Boese, Queens Plaza Court, Long Island City, has completed plans for a 4-sty tenement, 50x88 ft., in the west side of Academy st, 50 ft. north of Beebee av, for W. E. Payntar, 171 Hunter av, Long Island City. Cost, about \$30,000.

LONG ISLAND CITY.—Valentine Schiller, 391 10th av, has completed plans for a 4-sty tenement, 30x20 ft., on the east side of 9th av, 525 ft. north of Vanderbilt av, for Arthur Mercer, 576 9th av, owner. Cost, about \$12,500.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., 13th st, College Point, L. I., is preparing plans for a 2-sty apartment, 40x50 ft., in 14th st, between 5th and Louisa avs, for Thomas Muller, 237 13th st. Cost, about \$8,000.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., this place, is preparing plans for a 3-sty tenement at 13th st near 8th av, for Mr. Mohrman, this place, owner. Cost, about \$12,000.

DWELLINGS.

MASPETH, L. I.—Peter M. Coco, 505 Sanford av, Flushing, L. I., is preparing plans for two 2-sty brick residences, 20x50 ft., to cost about \$10,000.

LITTLE NECK, L. I.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for

\$10,000.

LITTLE NECK, L. I.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for five 1½-sty frame and stucco bungalows, 25x32 ft., at Little Neck Hills, for the Little Neck Bungalow Builders, Inc., 31 Nassau st, Manhattan. Cost, about \$15,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for four 2-sty residences, 20x35 ft., on the south side of Highland av, 100 ft. east of Flushing av, for Frank L. Ferguson, 354 Fulton st. Cost, about \$16,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for a 2½-sty frame and stucco residence at the corner of Clinton st and Glen av for Frank L. Ferguson, 354 Fulton st. Cost, about \$5,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty brick residence, 40x 25 ft., at Slocum Crescent and Greenway South for Austin K. Hanks, Greenway North, owner. Cost, about \$12,000.

LONG ISLAND CITY.—Val Schiller, 391 10th av, Astoria, L. I., is preparing plans for a 2-sty brick residence, 22x55 ft., on the west side of 9th av, 200 ft. north of Grand av, for Julius J. Soos, 739 2d av, Manhattan. Cost, about \$6,000.

FOREST HILLS, L. I.—The Sage Foundations Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty concrete block and stucco residence, 30x38 ft., on Beechy av, near Puritan av, for George J. Simonds. Cost, about \$8,000.

SCHOOLS AND COLLEGES.

WOODHAVEN L. I.—C. B. J. Snyder, Park

SCHOOLS AND COLLEGES.
WOODHAVEN, L. I.—C. B. J. Snyder, Park
av and 59th st, Manhattan, is preparing plans
for a 4-sty public school at Ferry and Shipley
sts for the Board of Education. Cost, about
\$450,000.

sts for the Board of Education. Cost, about \$450,000. QUEENS.—Bids were opened by the Board of Education June 1, for general construction of ice-making room, and for installing refrigerating apparatus in the New York Parental School. All bids were laid over. QUEENS.—Bids were opened by the Board of Education June 1, for alterations and repairs to various schools. Margolin & Simerman were low bidders for P. S. 39, at \$575; P. S. 43, \$740; P. S. 44, \$420. Edward E. Stapleton, P. S. 40, \$291; P. S. 42, \$180; P. S. 45, \$195 P. S. 48, \$213 P. S. 57, \$355 P. S. 58, \$380; P. S. 66, \$570. William Youngs, P. S. 46, \$750 P. S. 96, \$1,090. Frank Kiebitz, P. S. 51, \$640. William Kreisberg, P. S. 33, \$450; P. S. 56, \$350. August Wille, Jr., P. S. 54, \$428; P. S. 82, \$228; Richmond Hill H. S., \$695. Doncourt Construction Co., P. S. 59, \$1,080. Edward Theriault, P. S. 52, \$1,358.

S. 62, \$1,358.

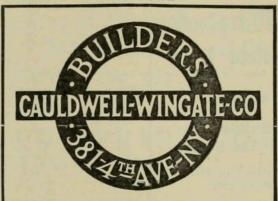
QUEENS,—The Board of Education opened bids June 1, for improving sanitary conditions to various schools. Samuel Gallucci was low bidder for P. S. 2, \$2,272; P. S. 20, \$209; Richmond Hill H. S., \$724. Joseph A. Graf, P. S. 51, \$149; P. S. 66, \$238; P. S. 75, \$1,218; Jamaica H. S., \$163. Thomas Ford, N. Y. Parental School, \$194.

School, \$194.

STORES, OFFICES AND LOFTS.

CALVARY CEMETERY, L. I.—J. C. Lyons
Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty office building on Greenpoint av, for the Calvary
Cemetery, St. Agnes Division, on premises.

NEW YORK



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## **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.

### **PROPOSAL**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 29, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures and approaches) of the United States postoffice at Idaho Falls, Idaho. The building is two stories and basement, ground area, 5,525 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Idaho Falls, Idaho, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contemplated Construction Queens (Continued).

THEATRES.
RIDGEWOOD, L. I.—Herman E. Funk, 1747
Myrtle av, is preparing plans for a moving picture theatre at Dill pl and Myrtle av for Albin Wagner, corner of Webster and Myrtle avs. Cost about \$20,000.

#### Richmond.

APARTMENTS, FLATS AND TENEMENTS.
ST. MARYS AV.—M. W. Del Gaudio, 401 East
Tremont av, Bronx, has completed plans for a
3-sty tenement on the south side of St, Marys
av, 1038.25 ft. west of New York av, Rosebank,
for Angelo Vitacco, 92 St. Marys av. Cost,
about \$3,000.

DONGAN HILLS, S. I.—James E. Grunert, 2409 Richmond rd, New Dorp, has completed plans for a 2-sty frame and stucco residence, 23x36 ft., at Midland Heights for Chas, Hubert, Rosebank, S. I., owner. G. H. Carlson, Rosebank, general contractor. Cost, about \$3,500.

DONGAN HILLS, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for six 2½-sty frame residences, 26x26 ft., for Geo. Cromwell, this place, owner. Cost, about \$5,000 each.

DONGAN HILLS, S. I.—James E. Grunert, 2409 Richmond rd, New Dorp, has completed plans for a 2-sty frame and stucco residence, 23x36 ft., at Midland Heights for Florence Swaine, Rosebank, S. I., owner. G. H. Carlson, Rosebank, general contractor. Cost, about \$3,500.

#### Nassau.

DWELLINGS.

WESTBURY, L. I.—Thos. Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 2-sty frame residence, 22x40 ft., for Elizabeth Hobbs, 539 Bergen st, Brooklyn. Cost, about \$4,000.

OYSTER BAY, L. I.—Samuel Y. Bayles, this place, contemplates the erection of a 2¼-sty frame and stucco residence in Anstus st, to cost about \$14,000. Plans prepared privately.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Frank J. Berlenbach, 260 Graham av, is preparing plans for a 1 and 2-sty brick parochial school for St. Agnes R. C. Church, Rev. Father Queenley, pastor. Cost, about \$20,000.

### Westchester.

CHURCHES.
OSSINING, N. Y.—J. C. Moore, Realty Building, White Plains, is preparing plans for a stone church, 34x73 ft., at the corner of Church and Stone sts, for the Ossining Gospel Assembly, care of architect. Cost, about \$15,000.

care of architect. Cost, about \$15,000.

DWELLINGS.

PORTCHESTER, N. Y.—W. S. Wetmore, Deport sq. Fortchester, is preparing sketches for a 2½-sty frame residence for Daniel Fuhr, 44 Broad st. Cost, about \$5,000.

SCARSDALE, N. Y.—Irving B. Ells, 47 West 34th st, Manhattan, is preparing plans for a 2½-sty frame residence, 40x37 ft., on Crane rd for R. W. Farries, Heathcote Inn, owner.

YONKERS, N. Y.—American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 28x34 ft., on Bayley av for John Clinchie, care of architect. Cost, about \$8,000.

SCHOOLS AND COLLEGES.
PLEASANTVILLE, N. Y.—The Board of Education of Pleasantville, F. H. Palmer, president, is taking bids to close June 8 for an addition to the 2-sty brick and limestone high school on Bedford rd, from plans by Wilson Potter, 1 Union sq, Manhattan. Cost, about \$50.0000.

STORES, OFFICES AND LOFTS, STAMFORD, CONN.—Emmons & Abbott, 1 Bank st, has completed plans for a 2-sty tile block and stucco store, bakery and two apartments in Harbor st, for K. Polkosnik, care of architects.

### CONTRACTS AWARDED.

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

DWELLINGS.

KEW GARDENS, L. I.—David Hill, Ozone Park, L. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence on Abingdon rd for Chas, J. Adams, 211 East 59th st, Manhattan, owner. Henry Haugaard, Richmond Hill, architect. Cost, about \$8,000.

EAST ORANGE, N. J.—Frederick M. Struck, 22 Railroad pl, has received the general contract for alterations to the 2½-sty frame residence 112 South Munn av for Joseph H. Gay, on premises. Walter B. Anderson, 185 Amherst st, architect. Cost, about \$6,500.

WHITE PLAINS, N. Y.—H. G. Larzelete, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty brick and frame residence at Prospect Park for Robert Y. Clark, Realty Building and 111 Washington st, owner. Cost, about \$12,000.

YONKERS, N. Y.—Fred Lichtenberg, 591 Bellevue av, has received the general contract to erect a 2-sty stone, frame and stucco residence on McLean av, near Carrel av, for Wm. H. Adams, care of the U. S. Gypsum Co., 1170 Broadway, Manhattan. J. Wilford Kirst, 12 North Broadway, architect. Cost, about \$7,500.

YONKERS, N. Y.—J. A. Cosgrove, Palmer av, Bryn Mawr Park, Yonkers, has received the general contract to erect a 2½-sty frame residence at 145 Franklin av for Nicholas J. Ebbitt, 293 Riverdale av. Cost, about \$7,000.
PLAINFIELD, N. J. (sub.).—Tallamy Bros., 548 West Front st, have received the mason contract and George D. Willson, 824 Steele av,

the carpentry for a  $2\frac{1}{2}$ -sty frame and stuccoresidence for Dr. C. W. Montford, Babcock Building, 424 Central av. F. E. Newman, 1123 Broadway, Manhattan, architect. Cost, about \$9,000.

Broadway, Manhattan, architect. Cost, about \$9,000.

PALISADES PARK, N. J.—Owen Bros., this place, have received the general contract to erect a 2-sty frame residence on Highland av, near Central blvd, for John Hiltner, 505 West 137th st, Manhattan. Carl G. Mettberg, Ridgefield, N. J., architect. Cost, about \$3,500.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty frame residence on Green acres av, for Fred Lavis, 50 Church st, Manhattan, Parker Morse Hooper, 15 West 38th st, Manhattan, architect. Cost, about \$8,000.

SPRING VALLEY, N. Y.—The Harriman Industrial Corp., Harriman, N. Y., has received the general contract to erect a 2½-sty frame residence on Alturist rd, for B. C. Dunlop, 734 4th av, Manhattan, Foreman & Light, 40 Cedar st, Manhattan, architects. Cost, about \$12,-000.

FACTORIES AND WAREHOUSES.

#### FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.
BROOKLYN.—George Stanton, 120 Worth st,
Manhattan, has received the general contract to
erect an office, storage and stable at 137 Jamaica av, East New York, for Department of
Water Supply, Gas & Electricity, 21 Park Row,
Manhattan, I. M. DeVerona, 21 Park Row,
Manhattan, architect. Litvin Eros., 4175 3d
av, Bronx, plumbing and gasfitting. Cost, about
\$25,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Frederick Fatzler, 810
Broad st, has received the general contract to
erect an additional story to the nurses' home
at the corner of High and Montgomery sts, for
St. Barnabas Hospital, on premises. Chas. P.
Baldwin, 45 Clinton st, architect. Cost, about
\$8,000.

MUNICIPAL WORK.

MUNICIPAL WORK.

MANHATTAN.—The General Contracting & Engineering Co., 29 Broadway, has received the contract to erect an extension to Pier 27, North River, foot of Hubert st, for the Department of Dock & Ferries, Pier A.

SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Enshinger Bros., 480 12th st, West Hoboken, have received the general contract to make alterations and additions to P. S. 8 for the Board of Education of North Bergen. J. Miller, president. Fred Hansel, 809 Savoy st, West Hoboken, architect.

BROOKLYN.—Edward Corning Co., 100 William st, Manhattan, has received the general contract to erect a 4-sty brick, terra cotta and stone manual training school at 215 Ryerson st for the Pratt Institute, on premises. Howells & Stokes, 100 William st, Manhattan, architects.

WHITE PLAINS. N. Y.—John O'Rourke &

WHITE PLAINS, N. Y.—John O'Rourke & Son, 19 Lake st, have received the general contract to erect a 2-sty terra cotta block and brick school on the east side of Post rd, between Sterling and Sound View avs, for the Board of Education of White Plains, owner. B. S. King, 103 Park av, Manhattan, architect. Cost, about \$45,000.

BROOKLYN.—P. J. Brennan & Son, President st, have received the general contract to erect a 2-sty brick and limestone parochial school at 2d and 3d sts and Fort Hamilton av, for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st. Elliott P. Lynch, 341 5th av, Manhattan, architect. Cost, about \$100,000.

### STABLES AND GARAGES.

STABLES AND GARAGES.

MANHATTAN.—The Louis Weber Building Co., 171 Madison av, has received the general contract to erect a 2-sty brick garage and stores, 100x100 ft., at 64th st and Amsterdam av, for Benjamin Monke, on premises. Alex Baylies, Bible House, architect.

STORES, OFFICES AND LOFTS.

TOMPKINSVILLE, S. 1.—John Milnes Co., Richmond av, Port Richmond, S. I., has received the general contract to erect a 3-sty store and office building on the west side of Stuyvesant pl at the junction of Central av, for Worrell & Kane, St. George, S. I. James Whitford, S Richmond terrace, St. George, architect. Cost, about \$21,000.

PATERSON, N. J.—A. Gleek—& Son, 65 Garfield av, have received the general contract to erect a 1-sty office building at 100 Park av for the Floishman Yeast Co., 761 Washington st, Manhattan, Robert Embleton, manager, M. Houman, Central Building, architect. Cost, about \$8,000.

LONG BEACH, L. I.—J. C. Lyons Sons Co., 201 March 202 March 1203 Co., March 1203 C

LONG BEACH, L. I.—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty hollow tile and stucco store and apartment, 20x60 ft., for N. M. Boyajian Bros., Oakland av, Lynbrook, L. I. Joseph A. McCarroll, 3 West 29th st, Manhattan, architect.

MANHATTAN (sub).—Jarcho Bros., Inc., 22
East 105th st, have received the plumbing contract for the loft building on the west side of 7th av. 24th to 25th sts and south side of 25th st, west of President building, for the National Cloak & Suit Co., 207 West 24th st, I. E. Ditmars, 111 5th av, architect. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., engineer for power plant. Weiskopf & Burroughs, 68 William st, consulting engineer for steel work. Eing & Bing, 119 West 40th st, general contractors. Cost, about \$2,000,000.

## THEATRES.

BROOKLYN.—Fleischman Bros, Co., 507 5th av. Manhattan, has received the general contract on a percentage basis to make alterations to the theatre at 26 Smith st, for the Weschler Estate, 149 Broadway, Manhattan, Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about \$15,000.

### MISCELLANEOUS.

MANHATTAN.—The Kerner Contracting Co., 31 East 1st st, has received general contract to make the alterations to the school at 624 East

5th st, for Turkish bath purposes, for Abraham Landberg, 109 West 26th st. Jacob Fisher, 25 Av A, architect. Cost, about \$15,000.

BRONX.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect a 1-sty marble and bronze mausoleum, 50x50 ft., at Woodlawn Cemetery, Webster av and 23d st, for the W. B. Leeds Estate, 527 5th av. Cost, about \$50,000.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

86TH ST. 124-126, 6-sty fireproof brick tenement, 25x91; cost, \$50,000; owner, The Corn Exchange Bank, 13 William st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 207.

HALLS AND CLUBS.

WADSWORTH AV. 124-28, 1-sty brick dance hall, 71x100; cost, \$6,000; owner, Aldorf Construction Co., Max Leibskind, Pres., 3785 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 200.

House, Astor pl. Plan No. 200.

HOSPITALS AND ASYLUMS.

16TH ST, s, 570 e Av C, 7-sty brick fireproof hospital dormitory, 100x82; cost, \$250,000; owner, The City of New York, Dept. of
Health, s w cor. Centre and Walker sts; architect, William E, Austin, 46 West 24th st.
Plan No. 203.

chitect, William E. Austin, 46 West 24th st. Plan No. 203.

STABLES AND GARAGES.
64TH ST, 201-203 West, 2-sty brick fireproof garage, 49x100; cost, \$23,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House, Plan No. 206.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST, 88, 2-sty brick store and lofts, 21x61; cost, \$15,000; owner, Palacio Co., 177 Broadway; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 202, STORES AND TENEMENTS.
181ST ST, n'e cor Riverside Drive, 6-sty brick tenement house, 162x214; cost, \$210,000; owner, Miami Realty Co., 40 East 22d st, Daniel W. O'Neil, Pres.; architects, Schwartz & Gross, 347 5th av. Plan No. 201.

AMSTERDAM AV, 100-2-4-6, 1-sty brick store building, 100x50; cost, \$17,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 205.

MISCELLANEOUS.

MISCELLANEOUS, 28TH ST, 539-43 West, 1-sty brick coal yard, 70xy8; cost, \$500; owner, Henry Hencken, 539 West 28th st; architect, Henry Hencken, 539 West 28th st. Plan No. 204.

#### Bronx.

STORES AND TENEMENTS.

FOX ST, s s, 180 e Av St John, two 5-sty brick tenements, slag roof, 40x8s; cost, \$70,000; owner, Mack Const. Co., Dudley Macdonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 276.

BENSON AV, w s, from Walker to McClay av, 5-sty brick tenement, tin roof, 95.01x88.4; cost, \$60,000; owner, Wm. D. Howall Co., Wm. D. Howall, 1541 Overing st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 277.

SCHOOLS AND COLLEGES.
ST. PAUL'S PL, s s, from Wasnington to Park avs, 5-sty brick school, tile roof, 200x94; cost, \$310,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 279.

STORES AND TENEMENTS.

PARK AV, e s, 102.2 n 167th st, 5-sty brick tenements, plastic slate roof, 38.80x84.4; cost, \$30,000; owner, Malcke Bldg. Co., Frank F. Malcke, 1493 West Farms rd, Pres.; architect, Fred. Hammond, 391 East 149th st. Plan No. 278.

278.

CONCORD AV, e s, 238 s 149th st, three 5-sty brick tenements, slag roof, 39.6x88; cost, \$120,-000; owner, Wilmae Eldg. Co., Wm, McManus, 515 Tinton av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 280.

SHERMAN AV, w s, 207.6 n 163d st, two 5-sty brick tenements, slag roof, 45x88; cost, \$90,-000; owner, Koyacs Const. Co., Julius Koyacs, 293 Alexander av, Pres.; architects, Koppe & Moore, 830 Westchester av. Plan No. 281.

MISCELLANEOUS.
PARK AV, e s, 150 n 151st st, 1-sty frame shed, 54x14; cost, \$150; owner, estate of Wm. Nelson, 150 Nassau st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 275.

### Brooklyn.

CHURCHES.

BERGEN ST, n s, 200 e Nevins st, 2-sty brick church, 42.8x82.2, slag roof cost, \$10,000; owner, Bethel Baptist Church, 511 Bergen st; architect, R, Irving Dodge, 233 Broadway, Manhattan, Plan No. 3675.

DWELLINGS,
WARWICK ST. e s. 130 s Arlington av, 2sty brick dwelling, 20x54, shingle roof, 2 families; cost, \$3,500; owner, Geo. Schmitt, 6
Winton pl, Union Course, L. I.; architect, Wm.
C. Winters, 106 Van Sielen av. Plan No. 3615.

MERMAID AV, s w cor West 25th st, 2-sty frame dwelling, 21x35, shingle roof, 2 families; cost, \$3,000; owner, Fred Stehman, West 24th st, near Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 3652.

18th av. Plan No. 3652.

RAILROAD AV, w s, 180 s Stanley av, 2-sty frame dwelling, 17x27, tin roof, 1 family; cost, \$2,500; owner, Chas. Klassert, 508 East 83d st, Manhattan; architect, Morris Whinston, 450 Stone av. Plan No. 3645.

SNEDIKER AV, e s, 100 n Riverdale av, ten 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$30,000; owner, Meyer Chizner, 458 Snediker av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3655.



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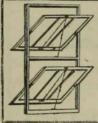
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Plans Filed, New Buildings, Brooklyn (Cont'd)

E 19TH ST, w s, 143 s Av J, 2-sty frame dwelling, 26x33, shingle roof, 1 family; cost, \$5,000; owner, Harry Wilson, 914 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 3697.

3697.
68TH ST, n s, 100 w 16th av, eleven 2-sty brick dwellings, 18.2x36, — roof, 1 family each; total cost, \$33,000; owner, A. Pinover, 16 Court st; architect. C. Schubert, 13th av and 86th st. Plan No. 3693.
ELAKE AV, n e cor Jerome st, 2-sty brick dwelling, 20x52, gravel roof, 1 family; cost, \$5,500; owner, Louis Wiland, 509 Schenck av; architect, Lee Samenfeld, 741 McDonough st. Plan No. 3700.

CROPSEY AV, n w cor 27th av, 2-sty brick dwelling, 24x60, slate roof, 2 families; cost, \$8,000; owner, S. Paula, 2060 Mapes av, Bronx; architect, Mathew Del Gaudio. Plan No. 3696.

FORBELL AV, w s, 100 n Glen st, four 2-sty brick dwellings, 18x31, gravel roof, 1 family each; total cost, \$8,000; owner, Harry Rock-more, 1531 48th st; architect, same. Plan No. 3685.

McKINLEY AV. s w cor Lincoln av. 2-sty frame dwelling, 25x36.6, shingle roof, 1 family; cost, \$4,000; owner, Chas. Korte, 452 Lincoln av; architect, Edw. Linke, 575 Grant av. Plan No. 3691.

WEST 27TH ST., w s, 100 n Surf av, four sty frame dwellings, 13x30, shingle roof, 1 far ily each; total cost, \$3,200; owner, Morris S mach, Surf av and West 10th st; archite-James A. McDonald, 2329 Surf av. Plan N 3718.

James A. McDonald, 2329 Suri av. Plan No. 3718.

MERMAID AV, n s. 80 w West 25th st, 1sty frame dwelling, 24x11, gravel roof, 1 family; cost, \$955; owner, John W. Jackson, on 
premises; architect. Geo. H. Suess, 2966 West 
29th st. Plan No. 3717.

EAST 39TH ST, e s, 360 s Linden av, three 
2-sty brick dwellings, 20x52, slag roof, 2 
families each; total cost, \$10,500; owner, Louis 
Griesler, 290 East 38th st; architect. E. M. 
Adelsohn, 1776 Pitkin av, Plan No. 3765.

EAST 46TH ST, w s, 420 s Linden av, three 
2-sty brick dwellings, 20x100, gravel roof, 2 
families each; total cost, \$12,000; owner, Wm. 
Herod, Jr., 1209 Sterling pl; architects, Cannella & Gallo, 60 Graham av, Plan No. 3741.

75TH ST, s s. 220 w 17th av, eight 2-sty frame 
dwellings, 15x48, gravel roof, 1 family each; 
total cost, \$20,000; owner, David Sokolow, 7415 
New Utrecht av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3735.

FACTORIES AND WAREHOUSES.

perg, 500 Fulton st. Plan No. 3735.
FACTORIES AND WAREHOUSES.
JOHNSON AV. n. s, 215 e Bushwick pi, 1-sty brick storage, 240x70, slag roof; cost. \$17,000; owner, Abr. Rosenblum, 52 Bushwick pl; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3617.

ATLANTIC AV, n w cor Logan st, 1-sty brick factory, 91.4x125, slag roof; cost, \$20,000; owners, Kampfe Bros., 8 Reade st, Manhattan; architect, Sol S. Sugar, 600 West 181st st, Manhattan. Plan No. 3639.

EAST N. Y. AV., n s, 157 e Park pl, 1-sty brick storage, 25x16, gravel roof; cost, \$800; owner, Samuel Lewis, 215 Watkins st; archi-tect, Benjamin Cohn, 361 Stone av. Plan No. 3694.

3694.

BELMONT AV, n w cor Junius st, 5-sty brick factory, 100x96, slag roof; cost, \$75,000; owner, Abraham Koeppel, 608 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3757.

STABLES AND GARAGES.

SUNNYSIDE AV, n w cor Barbey st, 1-sty frame garage, 20x18, slate roof; cost, \$200; owner, Frank Richards, Hendrix st and Jamaica av; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 3619.

Siclen av. Plan No. 3619.

21ST AV, e s. 160 s Benson av. 2-sty frame garage, 19x50, slag roof; cost, \$2,000; owner, Trixy Friganza, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 3633.

PARK PL, s s. 175 e Rogers av. 1-sty brick garage, 50x127.9, slag roof; cost, \$8,000; owners, Higley & Hart, Inc., 333A Halsey st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3636.

N. 7TH ST, n s, 116.4 e Driggs av, 2-sty brick stable, 50x25, gravel roof; cost, \$3,500; owner, Joe Casalino, 207 North 7th st; architect, Chris-tian Bauer, 651 Leonard st. Plan No. 3671. STORES AND DWELLINGS.

STORES AND DWELLINGS,
METROPOLITAN AV, s w cor Bedford av,
3-sty brick store and dwelling, 20.6356, gravel
roof, 2 families; cost, \$3,000; owner, Annie
Greenwald, 280 Bedford av; architect, Max
Cohn, 280 Bedford av. Plan No. 3651.

EAST N Y AV, n s, 157 e Park pl, 2-sty brick
store and dwelling, 20x55, gravel roof, 2 families; cost, \$3,000; owner, Saml, Lewis, 215 Watkins st; architect, Benj, Cohn, 361 Stone av.
Plan No. 3695.

STORES, OFFICES AND LOFTS.

VARET ST, n e cor White st, 4-sty brick lofts, 91.4x96.4, tin roof; cost, \$50,000; owner, Lurwal Realty Co., 46 Graham av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3749.

STORES AND TENEMENTS.

SUTTER AV. s e cor Ames st. 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3598.

SUTTER AV, n w cor Ames st, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3630.

av. Plan No. 3630.

SUTTER AV. s., 50 w Ames st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3629.

SUTTER AV, s s, 50 w Ames st, 4-sty brick nement, 50x88, gravel roof, 23 families; cost,

\$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3627.

BLAKE AV, n s, 50 w Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3602.

BLAKE AV, s w cor Amboy st, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3601.

BLAKE AV, s e cor Amboy st, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. \*\*Ylan No. 3600.

BLAKE AV, s s, 50 e Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3599.

architects, Conn Bros., 361 Stone av. Plan No. 3599.

DIVISION AV, n s, 100 e Driggs av, 6-sty brick store and tenement, 51.4x92, slag roof, 41 families; cost, \$40,000; owner, Keap Const. Co., 159 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3625.

HOWARD AV, w s, 175 n Sutter av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,500; owner, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 3616.

AMBOY ST, w s, 100.3 s Sutter av, four 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$112,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780-Pitkin av. Plan No. 3621.

AMBOY ST, s w cor Sutter av, 4-sty brick

AMBOY ST, s w cor Sutter av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, \$28,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3620.

AMBOY ST, n e cor Blake av, 4-sty brick store and temenent, 50x30, gravel roof, 21 families; cost, \$28,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3611.

Stone av. Plan No. 3611.

AMES ST, s w cor Sutter av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, \$28,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3631.

Plan No. 3631.

PROSPECT PL, s s, 200 e Underhill av, two 5-sty brick tenements, 50x92, slag roof, 25 families each; total cost, \$100,000; owner, Levy Bros Realty Co., 5 Beekman st, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 3624.

ST. JOHN'S PL, s s, 265.8 e Schenectady av, two 4-sty brick tenements, 50x98.8, gravel roof, 20 families each; total cost, \$60,000; owner, Oxfeld & Aaron, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 3604.

EAST 16TH ST, e s, 200 n Beverly rd, 4-sty brick tenement, 50x92.7, slag roof, 16 families; cost, \$35,000; owner, F. H. Kracke, 11 Kenmore pl; architects, Shampan & Shampan, 772 Broadway. Plan No. 3623.

BLAKE AV, n s, 50 e Amboy st, 4-sty brick

BLAKE AV, n s, 50 e Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$30,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3610.

Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3610.

65TH ST, n s, 12 8 w 7th av, 2-sty frame store and tenement, 26.11x62, slag roof, 4 families; cost, \$4,500; owner Rose Handeran, 681 65th st; architect, Harry Rocker, 371 Fulton st. Plan No. 3692.

WEST 32D ST, e s, 220 s Mermaid av, 4-sty brick tenement, 40x94.10, —— roof, 16 families; cost, \$20,000; owner, Eagle Realty & Construction Company, 134 Henry st, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 3714.

GEORGIA AV, w s, 185 n Atlantic av, 3-sty brick tenement, 25x70, slate roof, 6 families; cost, \$10,000; owner, Filomena Jaunace, 40 Georgia av; architect, M. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 3719.

LINCOLN PL, s s, 160 e Rochester av, 4-sty brick tenement, 60x79, gravel roof, 23 families; cost, \$30,000; owner, Rah Line, 1739 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 3754.

SACKMAN ST, e s, 180 n Riverdale av, four

SACKMAN ST, e s, 180 n Riverdale av, four 3-sty-brick tenements, SIx23.11, slag roof, 6 families each; total cost, \$26,000; owner, New Lots Const. Co., 748 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3764.

THEATRES.

PITKIN AV, s s, 38 e Cleveland st, two 1sty frame theatres, 110x60, —— roof; cost,
\$500; owner, Theodore Krendl, 2634 Atlantic
av; architects, Chas, Infanger & Son, 2634 Atlantic av. Plan No. 3727.

MISCELLANEOUS.

ROCKAWAY AV, s e cor Vienna av, two 1sty frame grand stands, 116x16, slag roof; cost,
\$2,000; owner, Wolf Coal & Feed Co., 1045
Rockaway av; architects, S. Millman & Son,
1780 Pitkin av. Plan No. 3728.

ATLANTIC AV, s w cor Hendrix st, 1-sty brick coal shed, 40x38, slag roof; cost, \$400; owner, Rudolph Reimer, 2814 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3668.

av. Plan No. 3668.

RICHARDS ST. n w cor Visitation pl. 2-sty brick library, 36.6x75. slag roof; cost, \$50,000; owner, City Library, Dr. Frank P. Hill, 26 Brevoort pl; architect, Richard A. Walter, 16 East 147th st, Manhattan, Plan No. 3679.

WILLIAMS AV, 121, 1-sty frame shed, 15x 19, slate roof; cost, \$150; owner, Abe Brumer, 121 Williams av; architect, Wm. Berres, 404 Saratoga av. Plan No. 3720.

### Queens.

DWELLINGS.
BELLE HARBOR.—Lincoln av, w s, 100 n
Washington av, 2½-sty brick dwelling, 44x32,
shingle roof, 1 family, water heat; cost, \$7,-

000; owner, Carl Brandt, 5th av, Rockaway Park; architect, Francis H. Cruess, Everett Building, Manhattan. Plan No. 1692. BROOKLYN HILLS.—Park av, n e cor Bran-don st, five 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$11,000; owner, Harry E. Wade, 460 Guion pl, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos 1713 to 1717.

CORONA.—Stevenson st, n s, 125 w Lent st, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Frank Mangelletti, Ridgewood; architect, k. W. Johnson, 60 Grove st, Corona. Plan Nos. 1711-12.

Till-12.

ELMHURST.—Evergreen av, n s, 300 e Chicago av, seven 2½-sty frame dwellings, 18x31, shingle roof, 1 family; cost, \$21,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 1685 to 1691.

ELMHURST.—Evergreen av, n s, 325 e Chicago av, 2½-sty brick dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 1675.

FOREST HILLS.—Slocum Crescent, w s, 83 s Greenway South, 2½-sty brick dwelling, 41x 25, tile roof, 1 family, steam heat; cost, \$9,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1680.

JAMAICA.—Dewey av, s w cor Theodore st,

No. 1680.

JAMAICA.—Dewey av, s w cor Theodore st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan Nos. 1682-83.

Hill. Plan Nos. 1682-83.

JAMAICA.—State st, s s, 100 e Norris av, two 1-sty brick dwellings, 20x36, shingle roof, 1 family; cost, \$2,400; owner, Wm. F. BeBall, Fulton st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plans Nos. 1700-1702.

JAMAICA.—Humboldt blyd, s s, 100 e Baltic st, 2-sty frame dwelling, 18x28, shingle room, 1 family; cost, \$1,600; owner, Frank Barnboro, 3 Twombly pl, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1701.

JAMAICA.—State st, s s, 125 e Norris av, 2-sty brick dwelling, 18x46, slag roof, 2 families; cost, \$1,950; owner, Wm. BeBall, Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica, Plan No. 1706.

KEW.—Quentin st, s w cor Austin st, 2-sty

KEW.—Quentin st, s w cor Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family, steam heat; cost, \$8,000; and Onslow pl, s s, 274 e Austin st, 2-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost \$8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plans Nos, 1673-74.

LITTLE NECK.—Browvale drive, s w cor Iowa rd, 2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 1670.

LITTLE NECK.—Browvale drive, e s, 157 n Abingdon rd, two 2-sty frame dwellings, 25x 32, shingle roof, 1 family; cost, \$7,000; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plans Nos. 1671-72.

L. I. CITY.—Herold av, s s, 175 e Greenpoint av, 2-sty brick dwelling, 20x61, tar and gravel roof, 1 family; cost, \$5,000; owner John Opitz, 183 East 6th st, Manhattan; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1693.

SPRINGFIELD.—Bayview, av, e s, 50 s Broad st, 11/2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$1,200; owner, Frank Guise, Mathias st, near New York av Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1699.

WHITESTONE.—7th st, s s, 260 e 7th av, five 2-sty frame dwellings, 16x35, shingle roof, 1 family, steam heat; cost, \$22,500; owner, D. Nutman & Co., 531 Franklin av, Brooklyn; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plans Nos. 1665 to 1669.

WOODHAVEN.—Ocean View av, w s, 707 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,400; owner Frank Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Flans Nos. 1718-19.

WOODHAVEN.—Ferry st, e s, 280 s. Fulton st, five 2-sty brk dwgs, 18x56, slag roof, 1 fam-

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Plans Filed, New Buildings, Queens (Continued)

ily; cost, \$12,500; owner Locust Building Co., 12 Park av, Jamaica South; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1608.

WOODHAVEN.—Atlantic st, s e cor Woodhaven av, 2½-sty frame dweiling and store, 20 x45, slag roof, 1 family, steam neat; cost, \$4,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architect, H. T. Jenreys, Lenerts av, Richmond Hill. Plan No. 1684.

HOLLIS Fairmount av. n w cor School st.

HOLLIS.—Fairmount av, n w cor School st, 2½-sty brick dwelling, 25x36, tin roof, 1 family, water heat; cost, \$6,000; owner, Oscar Reiffarth, 501 Macon st, Brooklyn; architect, Henry Dean, 126 Liberty st, Manhattan. Pian No. 1727.

No. 1727.

JAMAICA.—Humboldt blvd, n s, 125 w Henry st, two 2-sty brick dwellings, 44x50, tin roof, 2 families; cost, \$8,000; owner, Martin Pelkonsky, Lincoln av and Rockaway rd, Jamaica; architect. Henry Lunning, 68 Leggett av, woodhaven. Plan No. 1732.

JAMAICA CREEK.—Bay av, w s, 398 n Cross st, 1½-sty frame summer house, 11x25, tin roof; cost, \$380; owner, M. Reichorn, 36 Throop av, Brooklyn. Plan No. 1725.

Brookiyn. Plan No. 1725.

JAMAICA.—Woodhaven av, s w cor O'Donnell av, 1-sty frame dwelling, 17x24, shingle roof, 1 family; cost, \$250; owner, Jos. Dougiass, 2/th st and Av 1, Brooklyn. Plan No. 1126.

L. I. CITY.—Ely av, w s, 50 n Temple st, 2-sty brick dwelling, 20x51, slag roof, 2 namilies; cost, \$4,50; owner, Jere J. Ryan, 350 3d av, L. I. City; architect, G. Erda, \$26 Manhattan av, Brooklyn. Plan No. 1729.

cost. \$4,500; owner, Jere J. Kyan, 350 3d av, L.
1. City; architect, G. Erda, 826 Manhattan av,
Brooklyn. Plan No. 1729.

ARVERNE.—Ocean Boulevard, n. s., 1900 e
Storm av, nve 1-sty frame bungalows, 12x18,
shingle root, 1 family; cost, \$500; owner and
architect, John Carpenter, beach 8;th st, Rockaway Beach. Plan Nos. 1742 to 1746.

COLLEGE POINT.—19th st, e. s., 150 n. 6th
av, 2-sty frame dwelling, 21x45, tin root, 2 families; cost, \$3,000; owner, Jos. Schork, 110 19th
st, College Point; architects, Edw. Rose & Son,
Grand st, Elmhurst. Plan No. 1738.

FAR ROCKAWAY.—Merral rd, s w cor New
st, 2½-sty frame dwelling, 36x48, shingle roof,
1 family; cost, \$9,000; steam heat; owner,
Geo. T. Soper, Far Rockaway; architect, W. R.
Smith, Far Rockaway. Plan No. 1747.

JAMAICA.—Water st, e. s., 100 n Pressberger
av, 2-sty frame dwelling, 19x31, shingle 1001,
1 family; cost, \$2,200; owner, C. Errico, 247
South st, Jamaica; architect, J. D. Muller,
Dean st, Jamaica, Plan No. 1737.

MIDDLE VILLAGE.—Juniper av, e. s., 40 s
Lucia pl, 2-sty frame dwelling, 18x50, tin roof,
2 families; cost, \$3,000; owner, C. Anderson,
301 West 112th st, Manhattan; architects, Edw.
Rose & Son, Grand st, Elmhurst, Plan No. 1741.

WINFIELD.—Henry st, n. s., 150 w Fisk av,
2-sty frame dwelling, 21x42, tin roof, 2 families; cost, \$3,000; owner, John Scholz, Jenerson av, Maspeth; architects, Edw. Rose & Son,
Grand st, Elmhurst. Plan No. 1740.

CLARENCEVILLE.—Bedford av, w. s., 423 n
Broadway, two 2½-sty frame dwellings, 17x38,
shingle roof, 1 family, steam heat; cost, \$5,
600; owner, Emanuel Larsen, Liberty av,
Morris Park; architect, Lars Olsen, Richmond Hill.
Plan Nos. 1733-64.

Plan Nos. 1753-54.

ELMHURST.—Banta st, n s, 220 e Van Dine st, two 2½-sty frame dwellings, 21x54, tin roof, 2 families, steam heat; cost, \$7,400; and Acorn st, n s, 65 e Van Dine st five 2½-sty frame dwellings, 21x54, tin roof, 2 families; cost, \$18,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 1760 to 1767.

FILUSHING.—Narwood av. n s. 60 w 7th st

st, Corona. Plan Nos. 1760 to 1767.

FLUSHING.—Norwood av, n s, 60 w 7th st, 2-sty frame dwelling, 18x20, shingle roof, 1 family; cost, \$1,200; owner, Yale Land Co., 110 West 34th st, Manhattan; architect, Henry Firth, 81 New st, Manhattan. Plan No. 1755.

FOREST HILLS.—Fife st, s s, 250 e Colonial av, 2½-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. 1, City. Plan No. 1777.

FOREST HILLS.—Livingston st, n s, 100 e Continental av, 2½-sty brick dwelling, 37x24, tile roof, 1 family, steam heat; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1778.

ST. ALBANS.—Franklin av, e s, 40 n Cedar

No. 1778.

ST, ALBANS.—Franklin av, e s, 40 n Cedar st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,000; owner, Ernest Ott, 219 Stagg st, Brooklyn; architect R. F. Schaeffer, 1526 Flatbush av, Brooklyn. Plan No. 1774.

WHITESTONE.—14th st, s s, 100 e 7th av, eight 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$24,000; owner, Hadgue Construction Co., 502 Hendrix st, Brooklyn; architect, Henry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1775.

WOODHAVEN.—Yaphank st, s s, 204 w Yarmouth st, 2-sty frame dwelling, 18x55, tin roof, 2 families, air heat; cost, \$3,500; owner, John Fallon, 163 4th st Union Course; architect, J. G, G'eddes, 4 Lexington st, Richmond Hill. Plan No. 1771.

WOODHAVEN.—Thrall pl, n s, 225 s Grafton av, two 2-sty frame dwellings, 20x48, tar and gravel roof, 1 family, air heat; cost, \$6,000; owner, Tony Ambrosina, 1143 Bigelow pl, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1750-51.

#### STABLES AND GARAGES.

QUEENS.—Creed av, e s, 48 n Creed pl, 1-sty brick garage, 50x150, slag roof; cost, \$9,000; owner, G. Fox, Queens. Plan No. 1678.

HOLLIS.—Fairmount av, n w cor School st, 1-sty brick garage, 17x20, shingle roof; cost, 8500; owner, Oscar Reiffarth, 501 Macon st, Brooklyn; architect, Henry Dean, 126 Liberty st, Manhattan. Plan No. 1728.

JAMAICA.—Smith st, w s, 143 n Puntine st, 1-sty brick garage, 27x50, slag roof; cost, \$3,-000; owner, C. Carrella, South st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1770.

MIDDLE VILLAGE.—Furman av, w s, 150 s
Juniper Swamp rd, 2-sty brick cow stable, 14x
81, slag roof; cost, \$7,000; owner, M. Krout,
premises; architect, M. Perlstein, Fulton st,
Middle Village. Plan No. 1768.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 80 w 50th st, 3sty brick store and dwelling, 20x52, tar and
gravel roof, 2 families; cost, \$5,300; owner,
Dora Ginsberg, 81 50th st, Corona, architect,
A. DeBlasi, Corona. Plan No. 1708.

CORONA.—Fairview av. s s, 125 w Corona

CORONA.—Fairview av, s s, 125 w Corona av, 1-sty frame store and dwelling, 10x41, tin roof, 1 family; cost, \$400; owner, Max Welensky, 43 Thadford av, Brooklyn; architect, A. F. Brems, 83 Corona av, Corona. Plan No.

F. Brems, 83 Corona av, Corona. Plan No. 1709.

RIDGEWOOD.—Myrtle av, s w cor Hancock st, 3-sty, brick store and dwelling, 40x39, tin roof, 2 families; cost, \$10,000; and Myrtle av, s s, 50 w Hancock st, 3-sty brick store and dwelling, 20x63, tin roof, 2 families; cost, \$8,000; owner, Louis Gold, 44 Court st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1704-05.

SOUTH OZONE PARK.—Rockaway Boulevard, n w cor Ashby av, 2-sty frame store and dwelling, 20x59, tin roof, 1 family; cost, \$3,000; owner, Andrew Kain, 74 Henry st, Winneld; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No, 1739.

WINFIELD.—Woodside av, n e cor Fisk av, five 3-sty brick stores and dwellings, 20x59, tin roof, 2 families; cost, \$22,500; owner, Manhattan Construction Co., 1481 Eastern Parkway, Brooklyn; architect, Harry Sholl, 377 1st av, L. I. City. Plan No, 1749.

RIDGEWOOD.—Woodward av, w s, 72 s Woodbine st, 3-sty brick store and dwelling, 34x47, slag roof, 2 families; cost, \$5,000; owner and architect, G. X. Mathews Co., 1852 Putnam av, Ridgewood. Plan No, 1772.

STORES, OFFICES AND LOFTS.
DOUGLASTON.—Main av, s s, 100 w. Broadway, 1-sty frame office, 12x18, slag roof; cost, \$250; owner, F. Linke, Main av, Douglaston; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No, 1710.

STORES, OFFICES AND LOFTS.
JAMAICA.—Rockaway rd, n s, 375 w Rock-

architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 1710.

STORES, OFFICES AND LOFTS.

JAMAICA.—Rockaway rd, n s, 375 w Rockaway turnpike, 1-sty frame office, 20x22, tin roof; cost, \$500; owner, A. L. Muller, Jamaica av, Brooklyn; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1734.

STORES AND TENEMENTS.

L. I. CITY.—Brill st, w s, 267 n Washington av, 4-sty brick tenement, 50x86, tin roof, 20 families; cost, \$25,000; owner, Chas W. Ross Realty Co., Brown st, Brooklyn; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1677.

L. I. CITY.—9th av, w s, 487 s Flushing av, 3-sty brick tenement, 20x66, tin roof, 3 families; cost, \$7,000; owner, Jack Pfanz, 514 9th av, L. I. City, Plan No. 1694.

RIDGEWOOD.—Putnam av, n s, 129 w Myrtle av, 3-sty brick tenement, 37x67, tin roof, 6 families; cost, \$15,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S, Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1707.

RIDGEWOOD.—Madison st, s s, 26 w Myrtle

Plan No. 1707.

RIDGEWOOD.—Madison st, s s, 26 w Myrtle av, six 3-sty brick tenements, 26x69, slag roof, 6 families; cost, \$75,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn, Plan No. 1695.

RIDGEWOOD.—Putnam av, n s, 216 w Myrtle av, three 3-sty brick tenements, 26x69, slag roof, 6 families; cost \$37,500; owner Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1696.

nyn. Plan No. 1696.

RIDGEWOOD.—Putman av, n s, 129 w Myrtle av, 3-sty tenement, 50x31, slag roof, 6 families; cost, \$15,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1697.

RIDGEWOOD.—Stephen st, n s, 158 w Forest av, seven 3-sty brick tenements, 20x68, tin roof, 6 families; cost, \$50,500; owner, Anthony Mayer, 1015 Hancock st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1721.

No. 1721.

RIDGEWOOD.—Grandview av. e s, 27 s Gates av. 3-sty brick tenement, 34x65, tin roof, 6 families; cost, \$9,000; owner and architect, G. X. Mathews Co., 1852 Putnam av, Brooklyn. Plan No. 1722.

Grandview av. e s, 61 s Gates

RIDGEWOOD.—Grandview av, e s, 61 s Gates av, 3-sty brick tenement, 25x48, tin roof, 3 families; cost, \$6,500; owner, G. X. Mathews Co., 1852 Putnam av, Brooklyn; architect, owner. Flan No. 1723.

Co., 1852 Putnam av, Brooklyn; architect, owner. Plan No. 1723.

L. I. CITY.—Lathrop st, w s, 301 s Grand av, 4-sty brick tenement, 25x66, slag roof, 8 families; cost, \$11,300; owner, Sophie Hagedorn, 1896 1st av, Manhattan; architect, V. Schiller, 391 10th av, L. I. City. Plan No. 1756.

L. I. CITY.—Academy st, w s, 50 n Beebe av, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, \$30,000; owner, W. E. Payntar, 171 Hunter av, L. I. City; architect, John Boese, Bridge Plaza L. I. City, Plan No. 1759.

THEATRES.

CORONA.—Main st, s s, 31 w Grand av, airdome; cost, \$600; owner, A. Pechette, East Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1736.

L. I. CITY.—Academy st, w s, 100 s Ridge st, four 4-sty brick tenements, 25x77, slag roof, 8 families; cost, \$56,000; owner, Jere J. Ryan, 350 33 av, L. I. City: architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1776.

L. I. CITY.—Ely av, s w cor Newtown av, airdome; cost, \$1,000; owners, Levy & Hirschthal, 251 Franklin st, L. I. City; architect, J. N. McDermott, 349 Hancock st, L. I. City. Plan No. 1779.

MISCELLANEOUS.

GLENDALE PARK.—Walnut st, n s, 100 e

MISCELLANEOUS.

GLENDALE PARK.—Walnut st, n s, 100 e
Northern blvd; 1-sty frame shed, 15x25, tin
roof; cost, \$150; owner, L. Compo, premises.
Plan No. 1676.

JAMAICA.—State st, s s, 125 e Norris av, 1sty tile barn, 13x14; cost, \$200; owner, Wm.
F. BeBall, Fulton st, Jamaica. Plan No, 1703.
RAMBLERSVILLE.—Canal av, e s, 180 s
Arthur av, 2-sty frame boat house, 18x25,
shingle roof; cost, \$500; owner, Sophie Weiss,
1016 Grant av, Richmond Hill; architect, E, E.
Parguay, 34 Greenwood av, Richmond Hill.
Plan No, 1681.

Plan No. 1681.

QUEENS.—Creed pl, n w cor Williams pl, new stone foundation; cost, \$300; owner, G. Fox, Queens. Plan No. 1679.

L. I. CITY.—Sth st, n s, 150 e West av, 1-sty frame shed, gravel roof; cost, \$300; owner, Toch Bros., premises. Plan No. 1720.

MISCELLANEOUS.

MISCELLANEOUS.
FLUSHING.—Lawrence st, w s, 250
stead turnpike, 1-sty frame coop, 2
roof; cost, \$200; owner, W. Bowne,
Plan No. 1748. premise

HOOK CREEK.—1st st, w s, 100 s 3d st, 1-sty frame boat house, 24x39, tin roof cost, \$600; owner, C. Meyer, Box 40, Jamaica. Plan No. 1735.

CORONA.—Railroad av. s s, 200 e Sycamore v, 1-sty frame barn, 14x12, tin roof; cost, \$300; wner. Savorese Bros., 74 Railroad av. Corona. lan No. 1773. No.

#### Richmond.

DWELLINGS.

MAPLE ST, s s, 120 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$295; owner, G, Kripela, 1434 Av A, Manhattan; architect and builder, Aug. Mathon, Grant City. Plan No. 434.

Grant City. Plan No. 434.

NEPTUNE ST, s s, 60 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x29; cost, \$300; owner, Mrs. Frank Herman, 246 Smith st, Brooklyn; builder, F. H. Merry, 969 Franklin av, Brooklyn. Plan No. 436.

NEPTUNE ST, s s, 400 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 12x26; cost, \$270; owner, Mrs. Michell, Bronx, N. Y.; architect and builder, H. M. Rae, New Dorp. Plan No. 425.

SYLVAN LANE, p s, 295, a Public rd, Pleas.

SYLVAN LANE, n s, 225 e Public rd, Pleas-ant Plain, 1-sty frame bungalow, 12x18; cost, \$150; owner, S. G. Pallis, 123 East 25th st, Man-hattan; builder, C. H. Koenig, Pleasant Plains, Plan No. 433.

Plan No. 433.

WATERSIDE ST, s s, 280 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, \$500; owner, J. Temple, 200 3d av, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 443.

1ST ST, w s, 50 n Elm av, Dongan Hills, 1-sty frame bungalow, 10x20; cost, \$100; owner and builder, Frank Troost, Midland P. O. Plan No. 445.

STH ST, e s, 160 n Midland av, Midland leach, 1-sty frame bungalow, 14x16; cost, \$300; wner, J. Saltzman, 1263 5th av, Manhattan; rehitect and builder, J. Keegan, Concord. Plan o. 441.

9TH ST, e s, 100 n Midland av, Midland Beach, 1-sty frame bungalow, 14x24; cost, \$300; owner, Mrs. Fairclough, 526 Hudson st, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 442.

cord. Plan No. 442.

9TH ST, e s, 280 n Midland av, Midland Beach, 1-sty frame bungalow, 12x16; cost, \$265; owner, Mrs. C. Jenner, Richmond Hill; architect and builder, J. Keegan, Concord. Plan No. 440.

13TH ST, w s, 140 s Lincoln av, Woodland Terrace, 1-sty frame bungalow, 34x20; cost, \$300; owner, Frank Dalton, 391 Bleecker st, Manhattan; architect and builder, W. S. Boyd, 203 West 14th st, Manhattan. Plan No. 417.

EAYVIEW AV, e s, 500 n Findley av, Princess Bay, 1-sty frame bungalow, 25x28; cost, \$500; owner, Helen Nelson, Princess Bay; architect and builder, C. J. Nelson, Princess Bay. Plan No. 426.

No. 426,

BURGHER AV, n s, 275 w Remsen st, Dongan Hills, 2-sty frame dwelling, 20x26; cost, \$2,200; owner, D. Tiscornia, Rosebank; builder, A. Raggi, Rosebank. Plan No. 421.

CAREY AV & CAROLINE ST, n w cor, West New Brighton, 2½-sty frame dwelling, 22x30; cost, \$2,000; owner, A. Schleiminger, West New Brighton; architect, John Davies, Tompkinsville, Plan No. 415.

FLM AV e = 55 s 2d st Midland Beach, 1-

ELM AV, e s, 55 s 3d st, Midland Beach, 1-y frame bungalow, 14x14; cost, \$100; owner, . Coche, 305 West 48th st, Manhattan; builder, . Hollister, 98A Orient av, Jersey City. Plan o 418

No. 418.

MIDLAND AV, n s, 100 w 4th st, Beach Park, 1-sty frame bungalow, 12x22; cost, \$150; owner, S. Goucharon, Midland Beach; builder, M. Goucharon, Midland Beach: builder, M. Goucharon, Midland Beach. Plan No. 422.

MORNINGSTAR RD, e s, 400 s Richmond terrace, Elm Park, 2-sty frame dwelling, 17x40; cost, \$2,000; owner, L. Ringel, Elm Park; architect, T. C. Larsen, Elm Park; builder, John Larsen, Port Richmond. Plan No. 413.

OCEAN BOULEVARD, s s, 200 e Glenwood av, South Beach, 1-sty frame bungalow, 19x20; cost, \$125; owner and builder, A. J. Andrien, 433 Washington st, Manhattan. Plan No. 423.

OLD TOWN RD & RICHMOND RD, s w cor-

OLD TOWN RD & RICHMOND RD, s w cor, South Beach, 1½-sty frame dwelling, 40x30; cost, \$2,500; owner and builder, Chas. Whitaker, Rosebank; architect, Jas. E. Grunert, New Dorp. Plan No. 429.

DOPP. Plan No. 429.

PUBLIC RD, e s, 120 s Van Beuren lane, Fleasant Plains, 1-sty frame bungalow, 18x22; cost, \$100; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 432.

Plan No. 432.

PUBLIC RD, e s, 170 s Van Beuren lane, Pleasant Plains, 1-sty frame bungalow, 12x18; cost, \$75; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 431.

RIDGE AV, w s, 381 n Vista av, Stapleton, 2-sty frame dwelling, 32x23; cost, \$3,500; owner, Florence Swaine, Rosebank; architect, Jas.

E. Grunert, New Dorp; builder, Geo. R. Wort, Rossville. Plan No. 416.

ROSSVIIIe. Plan No. 416.

ROMA AV, s s, and Beacon av, s w cor, New Dorp Beach, 1-sty brick dwelling, 18x32; cost \$1,000; owner, A. Costellno, 153 Bleecker st Manhattan; architect, Jas. E. Grunert, New Dorp; builder, C. Benedetti, New Dorp. Plan No. 420.

SURF AV & SEASIDE BOULEVARD, cor, South Beach, 1-sty frame bungalow, 14x20; cost, \$200; owner, W. Nunley, Stapleton; architect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 427.

tect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 427.

VISTA AV, s e cor, and Magnolia st, Midland Heights, 1-sty frame dwelling, 36x35; cost, \$4,500; owner, Chas. J. Hubert, 149 Fulton st, Manhattan; architect, Byron C. Brennan, Midland Heights; builder, G. H. Carlson, Edgewater, N. J. Plan No. 419.

WINAN AV, w s, 1,500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, 12x36; cost \$150; owner, J. W. Glover, Great Kills; builder, G. Ross, Great Kills. Plan No. 435.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 14x24; cost, \$250; owner and builder, C. L. Blanchard, 69 4th st, Newark, N. J. Plan No. 437.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 14x18; cost, \$150; owner and builder, T. J. Short, 79 Orchard st, Newark, N. J. Plan No. 438.

STABLES AND GARAGES.

st, Newark, N. J. Plan No. 438.

STABLES AND GARAGES.

JERSEY ST & 4TH AV, s e cor, New Brighton, 1-sty frame stable, 17x20; cost, \$200; owner, M. Levinson, New Brighton; architect, John Davies, Tompkinsville; builder, M. Siguler, New Brighton. Plan No. 424.

3D ST, n s, 233 Beach av, New Dorp, 1-sty frame garage, 18x18; cost, \$250; owner, W. Merchenmoser, New Dorp; architect and builder, J. S. Coleman, New Dorp. Plan No. 414.

STORES AND DWELLINGS.

JEWETT AV, e s, 460 n Possa st, West New Brighton, 2-sty frame store and dwelling, 22x 30; cost, \$2,400; owner, W. Zelluff, Stapleton; architect, W. Sample, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 444.

## PLANS FILED FOR ALTERATIONS.

#### Manhattan

BARROW ST, 46, new partitions and plumbing to 3-sty brick dwelling; cost, \$200; owner, Adeline Thompson, 172 Van Sicklen st, Gravesend, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2102.

BAXTER ST, 81, new store front to 5-sty brick stores and tenement; cost, \$250; owner, Paul Cresti, 81 Baxter st; architect, Otto Reiss-mann, 30 1st st. Plan No. 2024. BEDFORD ST, 102, plumbing to 3-sty brick storage house and dwelling; cost, \$250; owner,

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Eugenio Luccarini, 11 Minetta st; architect, Louis V. Spinapont, 68 Bedford st. Plan No.

BROOME ST, 409, steel tank support to 8-sty brick store and lofts; cost, \$1,150; owner, Estate of August Trenkmann, Chas, Trenk-mann, 409 Broome st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2101.

CEDAR ST, 16, new fire-escapes to 5-sty brick store and factory; cost, \$500; owner, Es-tate of David W. Bishop, 21 Liberty st; archi-tect, Maurice J. Engel, 120 East 48th st. Plan No. 2089.

GANSEVOORT ST, 63-65, iron awning to 3-gansevoort st, 63-65, iron awning to 3-tate of Alfred C. Hoe, 52 Gansevoort st; archi-tect, Chr. Hafer's Iron Works, 407 West 37th st. Plan No. 2017.

GRAND ST, 60, tank support frame to 7-sty store and lofts; cost, \$550; owner, Metropoli-tan Life Insurance Co., 1 Madison av; archi-tect, The Rusling Co., 39 Cortlandt st. Plan No. 2029.

No. 2029.

GRAND ST, 72, new fire escapes to 5-sty brick stores and factory; cost, \$300; owner, Estate of Thomas Lewis, James B. Walker, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2091.

GREENE ST, 66, new fire-escapes to 5-sty brick store and factory; cost, \$600; owner, Estate of Lorillard Spencer, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2090.

No. 2090.

HOUSTON ST, 278, East, mason work and new partitions to 5-sty brick store and tenement; cost, \$2,500; owner, Szerena Reitman, 1771-3 Madison av; architect, Otto Relssmann, 30 1st st. Plan No. 2025.

HOUSTON ST, 92 West, new frames and sashes to 5-sty brick stores and workroom; cost, \$200; owner, Jos. Personeni, 496-498 West Broadway; architect, J. P. Voelker, 979 3d av. Plan No. 2028.

Plan No. 2028.

HOUSTON ST, 257, 263 East, new marquise to 5-sty brick restaurant and dance hall; cost, \$200; owner, Max Schwarts, 257, 263 East Houston st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 2047.

HOUSTON ST, 141-43 E, new stairs, platform, partitions and plumbing to 1-sty brick stores and dance hall; cost, \$1,000; owner, Louis Minsky, 111 East Houston st; architect, Louis A, Sheinart, 194 Bowery. Plan No. 2065.

LISPENARD ST, 56, new fire-escape to 4-sty brick store and factory; cost, \$300; owner, Estate of Samuel Inslee, Edwin W. Inslee, 320 Eroadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2088.

MADISON ST, 29, brick chimney to 4-sty brick stores and dwelling; cost, \$100; owner, Nicholas T. Brown, 154 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2052.

NASSAU ST, 100, new store front to 6-sty

Louis A. Sheinart, 194 Bowery. Plan No. 2052.

NASSAU ST, 100, new store front to 6-sty
brick office and stores; cost, \$100; owner, John
L. Raymond, 96 Nassau st; architect, Jacob
Fisher, 25 Av A. Plan No. 2054.

PELL ST, 20-24, extension and plumbing to
6-sty brick store and loft; cost, \$500; owner,
Peirano & Sbarboro. 22 Mulberry st; architect,
M. W. Del Gaudio, 401 East Tremont av, Bronx.
Plan No. 2079.

PELL ST, 22-24, extension to 3 and 6-sty brick store and dwelling; cost, \$200; owner, Michael Perono, 24 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2099.

PRINCE ST, 156, fire passage to 6-sty brick tenement; cost, \$250; owner, Bernhard Mayer, 5 Beekman st; architect, Benjamin Kassewitz, 193 Roseville av, Newark, N. J. Plan No. 2050.

SPRING ST, 79-81, cantilever stair to 6-sty brick store and factory; cost, \$200; owner, Estate of O. G. Wallbridge, John H. Wallbridge, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2109.

STANTON ST, 64, new partitions to 5-sty brick stores and tenement; cost, \$250; owner, Abraham Taube, 51 East 97th st; architect, Otto Reissmann, 30 1st st. Plan No. 2022.

STANTON ST, 99, new partitions to 4-sty

STANTON ST, 99, new partitions to 4-sty brick tenement and stores; cost, \$300; owner, Rosa Cohen, 99 Stanton st; architect, Jacob Fisher, 25 Av A. Plan No. 2035.

SUFFOLK ST, 30, iron stairways to 5-sty brick factory; cost, \$75; owners, Levy & Her-zok, 20 Broome st; architect, Ralph Schweibish, 201 East 72d st. Plan No. 2032.

SUFFOLK ST, 73, new windows to 5-sty brick stores and tenement; cost, \$200; owner, Abra-ham Swetnik, 125 Suffolk st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2045.

WEST ST, 68, brick piers to 5-sty brick store and lofts; cost, \$100; owner, Jacob Neadle, 59 William st; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2068.

WEST ST, 359-360, new store fronts to 1-sty brick stores; cost, \$450; owner, Peter de Nott-beck, care N. Y. Life Insurance & Trust Co., 346 Broadway; architect, John B. Mooney, 96 5th av. Plan No. 2063.

WILLIAM ST, 76, new window to 12-sty brick office building; cost, \$200; owner, H. S. Ely & Co., 21 Liberty st; architect, A. D. Kelley, 4 Gold st. Plan No. 2075.

WILLETT ST, 2, extension to 3-sty brick dwelling and office; cost, \$5,000; owner, Henry H. Ducker, 484 Grand st; architect, Otto Reiss-mann, 30 1st st. Plan No. 2027.

2D ST, 257, new partitions to 6-sty brick tenement and stores; cost, \$100; owner, Samuel Amsterdam, 257 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 2034.

Amsterdam, 257 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 2034.

3D ST, 35-37 West, steel tank supports to 7-sty brick lofts; cost, \$2,295; owners, Lonas & Richards, 35-37 West 3d st; architect, Royal J. Mansfield, 135 William st. Plan No. 2056.

3D ST, 390-392 East, new exits to 4-sty brick stable and lofts; cost, \$100; owner, Osias Karp, 95 James st; architect, Maxmilian Zipkes, 220 5th av. Plan No. 2111.

9TH ST, 439 East, new store fronts to 4-sty brick stores and tenement; cost, \$300; owner, Herman Schrader, 439 East 39th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2097.

2097.

10TH ST, 163 West, removal of corner of 5sty brick tenement; cost, \$500; owner, Estate
of Chas, Lindner, 542 5th av; architect, John
H. O'Rourke, 137 East 47th st, Plan No. 2095.
17TH ST, 220 West, new windows and plumbing to two 3-sty brick tenements; cost, \$1,200;
owner, John T. Stanley, 642 West 30th st;
architect, John H. Knubel, 305 West 43d st,
Plan No. 2039.

Plan No. 2039.

18TH ST, 130-32 West, fire repairs and fire proof ceiling to 2-sty brick garage; cost, \$5,000; owner, Metropolis Securities Co., 256 Broadway, Jos. G, Quimby, president; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2038.

19TH ST, 205-7-9 West, terra cotta block partitions, fireproof doors and windows to 12-sty brick store and lofts; cost, \$450; owner, Wyanoke Realty Co., 205-7-9 West 19th st; architect, William G. Wilson, 512 West 162d st. Plan No. 2067.

No. 2067.

23D ST, 26 East, tank and framing to 10-sty brick store and offices; cost, \$700; owner, John Seaman, 1133 Broadway; architect, M. A. Cantor, 39 West 38th et. Plan No. 2031.

25TH ST, 28-30 West, stationary stair to 12-sty brick store and factories; cost, \$150; owner, Henry P. Gardner, 140 West 71st st; architect, Maurice J. Engel, 470 East 48th st. Plan No. 2108.

26TH ST, 19 West, new set of fire-escapes to 5-sty brick store and factory; cost, \$1,000; owner, William Waldorf Astor, London, England; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2107.

st. Plan No. 2107.

30TH ST, 7 and 9 West, new fire proof windows to 12-sty brick store and lofts; cost, \$200; owner, Theresa Neiman, 431 Riverside drive; architect, Maximilian Zipkes, 220 5th av. Plan No. 2048.

av. Plan No. 2048.

32D ST, 410-416 East, new elevator to 9-sty brick garage and factory; cost, \$2,400; owner, Cohocton Realty Co., 415 East 31st st; architect, Guy B. Waite, 415 East 31st st. Plan No.

34TH ST, 58 East, new store fronts to 5-sty brick stores and dwelling; cost, \$2,500; owner, A. L. Loomis, 32 Liberty st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2033.

36TH ST, 47 West, new partitions, girders and posts to 4-sty brick office and loft building; cost, \$500; owner, Bull Estate, care Wm. J. Roone & Co., 177 Madison av; architect, William Neil Smith, 101 Park av. Plan No 2042.

37TH ST, 11 West, wooden tank to 4-sty brick bachelor apartments; cost, \$95; owners, Pease and Elliman, 340 Madison av; architect, Jos. H. Isseks, \$3 Pike slip. Plan No, 2030.

3STH ST, 103 West, new staircase and store front to 5-sty brick restaurant and hotel; cost, \$500; owner, Geo. P. Strouss, 39 East 134th st; architect, Henry B. Herts, 35 West 31st st. Plan No, 2062.

39TH ST, 54 West, brick piers to 5-sty brick dwelling; cost, \$200; owner, Isidore Jackson, 31 Nassau st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2084.

40TH ST, 422 West, new store front, plumbing and vestibule to 5-sty brick store and tenement; cost, \$1,000; owner, Marcus L. Van Praag Estate, David Van Praag, 305 East 161st st; architect, Joseph J. Eberle, 489 5th av. Plan No. 2080.

No. 2080.

40TH ST, 422 West, plumbing, tile and new windows to 3-sty frame tenement; cost, \$300; owner, Marcus L. Van Praag Estate, David Van Praag, 305 East 161st st; architect, Joseph J. Eberle, 489 5th av. Plan No. 2081.

42D ST, 51 East, fireproof windows to 6-sty brick stores and offices; cost, \$100; owner, N. Y., C. & H. R. R. R. Co., Grand Central Terminal, East 42d st; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 2070.

44TH ST, 35 West, new girder, store fronts, sidewalk, vault lights, lift and partition to 3-sty brick stores, offices and apartments; cost, \$2,000; owner, Cornelius Vanderbilt, 30 Pine st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 2059.

46TH ST, 2-4-6-8-10 East, fire-escape exten-

46TH ST, 2-4-6-8-10 East, fire-escape extensions and terra cotta block partitions to four 5, 6 and 7-sty brick stores and lofts; cost, \$250 owner, 2 East 46th St. Co., 2 East 46th st architect, John A. Hamilton, 32 Broadway, Plan No. 2083.

47TH ST, 123-25-27 West, brick extensions, stairway and elevator to three 4-sty brick dwellings; cost, \$25,000; owner, Mrs. Mary Elizabeth Stebbins, 28 West 46th st; architect, Adolph Martin, 34 West 28th st. Plan No. 2100.

48TH ST, 316-18 E, new T. C. partitions, girders and columns, dumbwaiter shaft and mezzanine floor to 4-sty brick studio; cost, \$700; owner, Clausen-Flanigan Brewing Co., 441 West 25th st; architect, W. S. Boyd, 203 West 14th st. Plan No. 2021.

49TH ST, 541-45 West, new windows and plumbing to 6-sty brick tenement and stores; cost. \$100; owner, William Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2078.

49TH ST, 12 West, elevator shaft, terra cotta lock passageway and new flues to 5-sty brick welling; cost, \$9,000; owner, William N.

Cromwell; agents, Pottier & Stymus Co., 375
Lexington av; architect, Fred H. Dodge, 133
East 41st st. Plan No. 2104.

55TH ST, 509-511 West, new girders and
concrete footings to 6-sty brick storchouse;
cost, \$2,000; owner, Patrick McEntegart, 358
West 57th st; architect, Chas. H. Fox, 542 West
112th st. Plan No. 2049.

56TH ST, 361 West, extension to 4-sty brick
dwelling; cost, \$250; owner, Thos. Godfrey, 361
West 56th st; architect, Edward Baresel, 644
Sth av. Plan No. 2058.

West John St; architect, Edward Baresel, 644
Sth av. Plan No. 2058.

57TH ST, 610-640 West, steel and concrete
bridge to 2 and 4-sty brick garage; cost, \$600;
cwner, Mason & Seaman Transportation Co.,
622 West 57th st; architect, George L. Hawkins, 27 East 22d st. Plan No. 2086.

58TH ST, 212 East, storage shed to 3-sty
brick dwelling; cost, \$50; owner, Geo. Durham,
212 East 58th st; architect, John H. Friend, 148
Alexander av. Plan No. 2004.

58TH ST, 32 East, new cast iron columns
and girders, stairway and mason work to 5-sty
brick dwelling, studio and store; cost, \$10,000;
owner, Meyer Gottlieb, 611 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan
No. 2096.

No. 2096.

72D ST, 48 East, invalid lift to 4-sty brick dwelling; cost, \$1,200; owner, Emma H. Kaskel, 48 East 72d st; architect, Robert Teichman, 22 William st. Plan No. 2106.

95TH ST, 207-209 East, fireproof walls and ceiling and terra cotta block partition to 5-sty brick tenement; cost, \$200; owner, Laura Oppenheim, 10 East 130th st; architect, Jacob Fisher, 25 Av A. Plan No. 2036.

125TH ST, 24-26-28-30 West, new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Edw. C. Palmenberg, Tuckahoe, N. Y.; architect, Otto Reissmann, 30 1st st. Plan No. 2026.

127TH ST, 410 West, new awning to 3-sty brick storage house; cost, \$500; owner, Pa-trick Parker, 410 West 127th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2051.

No. 2051.

155TH ST, 525 West, cast iron columns, beams, fire escape, mason work and extension to 2½-sty brick church and parish house; cost, \$15,000; owner, North Presbyterian Church, John A, Murray, chairman of Bd. of Trustees, 312 West 39th st; architect, Bannister & Schell, 67 Wall st. Plan No. 2023.

BOWERY, 128-130, removal of encroachment to 3-sty brick bank; cost, \$3,000; owner, Bowery Savings Bank, 128 Bowery; architects, McKim, Mead & White, 101 Park av. Plan No. 2105.

BROADWAY, 24-26-28-30, 1-room addition to 15-sty brick store and office building; cost, \$10,000; owner, Standard Oil Company of New York, Henry C. Folger, Jr., president, 26 Broadway; architects, Jas. C. McGuire & Co., 50 Church st. Plan No. 2044.

BROADWAY, 747, counterbalanced stairways to 4-sty brick factory and store; cost, \$300; owner, Trustees of Sailors' Snug Harbor, 61 Broadway; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2061.

West 41st st. Plan No. 2061. BROADWAY, 331 West, alteration of fire-escapes to 5-sty brick store and factory; cost, \$300; owner, William Walker, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2092.

BROADWAY, 1564-66, face backing to sky sign on 11-sty brick office building; cost, \$50; owner, The Palace Realty Co., 1564-66 Broadway; ar-chitect, Mortimer Norden, 311 West 40th st. Plan No. 2098.

Plan No. 2098.

GREENWICH AV, 87, new window to 3-sty brick store and dwelling; cost, \$50; owner, Clarence S. Nathan, 241-45 West 37th st; architect, Chas. Hendrick, 439 West 13th st. Plan No. 2085.

No. 2085.

LENOX AV, 126, extension to 2-sty brick store, theatre and loft; cost, \$2,500; owners, Sophia Rothschild, 16 East 96th st, and Hattie Kalman, 281 Park av; architect, Samuel Levingson, 39 West 38th st. Plan No. 2064.

MADISON AV, 733-25, new store front to 4-sty brick store and dwelling; cost, \$500; owner, Olivia Sage, 733 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2074.

MADISON AV, 1783, new store front to 5-

MADISON AV, 1783, new store front to 5-ty brick tenement; cost, \$100; owner, Fannie I. Korn, 875 Park av; architect, Alexander O. Crosett, 995 Eastern parkway, Brooklyn. lan No. 2040.

MADISON AV, 1479, mason work and new stairways to 5-sty brick store and tenement; cost, \$150; owner, Morris Moses, 1626 Amsterdam av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2043.

PARK ROW, 113, balance-weight fire-escape stair to 6-sty brick stores and factory; cost, \$300; owner, United States Trust Co., 45 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2093.

st. 187 AV, 1735, cast iron drains to 5-sty brick stores and tenement; cost, \$15; owner, Elias Rosenbaum, 953 Prospect av; architects, Stev-er & Vanderclute, 33 West 42d st. Plan No.

2046.

2D AV, 956, new store front to 4-sty brick tenements; cost, \$260; owner, John Schneider, 958 2d av; architect, Russell W. Smith, 638 Lexington av. Plan No. 2041.

2D AV, 105, stairway, ceiling to 5-sty brick tenement and store; cost, \$100; owner, Mark Levy, 73 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2060.

3D AV, 716, new store front to 4-sty brick tenement; cost, \$1,500; owner, Geo. Goetting, 245 West 132d st; architect, Jas. Doyle, 716 3d av. Plan No. 2037.

3D AV, 2095, new store front to 5-sty brick store; cost, \$75; owner, Louis Bernstein, 74 West 118th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2072.

3D AV, 244-246, party pier and wall and steel

Broadway. Plan No. 2072. 3D AV, 244-246, party pier and wall and steel column to 4-sty brick stores and dwelling; cost, \$600; owners, Peter A. H. Jackson, 106 Lex-

ington av, and Isaac Epstein, 200 3d av; ar-chitect, Hiram V. Chase, 60 West 128th st. Plan No. 2066.

No. 2066.

4TH AV, 222, concrete arch and cement sidewalk to 12-sty brick stores and lofts; cost, \$100; owner, Belvedere Building Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2057.

5TH AV, 563-69, extension of elevator shaft, new shaft and elevator to 2 and 3-sty brick stores and offices; cost, \$2,000; owner, Fifth Av. and 46th St. Co., 569 5th av; architect, Charles I. Berg, 331 Madison av. Plan No. 2069.

5TH AV, 358, fireproof partition to 4-sty brick stores, bank and offices; cost, \$150; owner, Knickerbocker Trust Co., 358 5th av; architects, Schenck & Williams, care A. L. Gleinke, 523 5th av. Plan No. 2103.

5th av. Plan No. 2103.
6TH AV, 461, new store front to 3-sty brick store and lofts; cost, \$350; owner, Wilmurt Realty Co., 53 Bond st; architect, Harry Hurwitz, 270 Grand st. Plan No. 2053.
8TH AV, 2711, cabinet, partitions to 5-sty brick stores and tenement; cost, \$1,000; owner, William F. Mittendorf, 140 Madison av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2073.

9TH AV, 411, new doors and rear entrance to 2 and 3-sty brick hotel and cafe; cost, \$600; owner, Estate of M. L. Combes, Elmhurst, L. I.; architect, Louis E. Dell, 1133 Broadway. Plan No. 2071.

10TH AV, 78-92, addition to 6-sty brick fac-tory; cost, \$500; owner, National Biscuit Co., 78-92 10th av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 2055.

### Bronz.

183D ST, 770, 1-sty frame extension, 9.6x13, to 2-sty frame dwelling; cost, \$300; owner, John F. Mannion, on premises; architect, Robt. H. Taylor, 2429 Lorillard pl. Plan No. 303.

BATHGATE AV, e s, 83.6 s 173d st, new bath, new partitions to 3-sty brick dwelling; cost, \$500; owner, Louis Greenberg, 3891 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 304.

BEACON AV, 1745, move 2-sty frame dwelling; cost, \$700; owner, Mary L. Berrigan, 1743 Beacon av; architect, Anton Pirner, 2069 West-chester av. Plan No. 297.

BEACON AV, 1743, move 2-sty brick dwelling; cost, \$1,500; owner, Mary L. Berrigan, on premises; architect, Anton Pirner, 2069 West-chester av. Plan No. 298.

BEACH AV, n w cor Mansion st, move and new partitions to 2-sty frame store and dwelling; cost, \$2,500; owner, Wm. Barthel, 1803 Mansion st; architect, Anton Pirner, 2069 Westchester av. Plan No. 296.

BROOK AV, 645, new brick walls, new girders, new beams, etc, to 2-sty brick packing house; cost, \$3,500; owners, Sulzberger & Sons, 816 1st av; architect L. M. Levine, 816 1st av. Plan No. 293.

CAMBRIDGE AV, w s, from 187th st to Crescent av, 1-sty brick extension, 16.6½x32, to 6-sty brick stores and tenement; cost, \$1,500; owner, Angela Carretta, 663 Crescent av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 294.

MORRIS PARK AV, n w cor Rose st, 1-sty frame extension, 12.1x40, and move two 3-sty frame stores and dwellings; cost, \$5,000; own-er, Chas. Gillis, 853 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No.

NEWTON AV, e s. 322.3 n 256th st, 2-sty frame extension, 3x11.6, to 2-sty frame dwelling; cost, \$250; owner, Mary Tierney, 5632 Newton av; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 299.

Bailey av. Plan No. 299.

NORTH CHESTNUT DRIVE, 801, new porch to 21/2-sty frame dwelling; cost, \$500; owner, Bernard Brodsky, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 291.

No. 291.

PROSPECT AV, 900, new beams to 3-sty frame store and dwelling; cost, \$800; owner, Jennie Byrne, 1200 Franklin av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 290.

WASHINGTON AV, 1873, new store front sty brick store and dwelling; cost, \$300; ow ; Clara G. Schott, 1757 Topping av; arcl ct, Wm H. Meyer, 1861 Carter av. Plan No.

WASHINGTON AV, 1120, remove projections to 4-sty brick tenement; cost, \$300; owner, Edw. Baker, 683 East 236th st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 302.

WESTCHESTER AV, 845 and 847, new store front, new partitions to 2-sty frame stores and school; cost, \$1,200; owner, Walter Wilkins, 1022 Grand Concourse; architect, Carl J. Itzel, 847 Freeman st. Plan No. 300.

WILLIS AV, 371, new partitions to 2-sty brick nicolette and loft; cost, \$300; owner, Pauline Levy, 166 West 129th st; architects, Moore & Landsledel, 3d av and 148th st. Plan No. 292.

#### Brooklyn.

COLUMBIA ST, 225, interior alterations to 3-sty theatre; cost, \$500; owner, Benj. Berk, 3d av and 52d st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3721.

ELLERY ST, 256, interior alterations to 3-sty tenement; cost, \$200; owner, P. Dalatto, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3753.

GUERNSEY ST, 187, extension to 2-sty dwelling; cost, \$400; owner, Wm. J. Campbell, 120 Kent st; architect, Jas. McKillopp, 154 India st. Plan No. 3669.

HARRISON ST, 97, plumbing to 3-sty tenement; cost. \$2.0; owner, John Dondero, Midvale, N. J.; architect. Edw. H. Scally, 527 Henry st. Plan No. 3725.

JAVA ST, 177, interior alterations to 3-sty tenement; cost, \$1,000; owner, Henry Leibo-witz, 231 Russell st; architect, E, J. Meisinger, 394 Graham av. Plan No. 3659.

394 Graham av. Plan No. 3659.

MONTAGUE ST, 103, extension to 8-sty hotel; cost, \$6,000; owner, Wm. C. Bolton, 261 Stuynesant av; architect, John C. Fittall, 181 Putnam av. Plan No. 3703.

PACIFIC ST, 453, extension to 4-sty dwelling; cost, \$5,000; owner, John T. Dillon, 454 Sth av; architect, Chas. Werner, 316 Flatbush av. Plan No. 3642.

REMSEN ST, 90, plumbing to 4-sty dwelling; cost, \$600; owner, H. F. Noyes, on premises; architect, Harry M. Randall, 70 Fulton st, Manhattan. Plan No. 3736.

ROCKWELL PL, 2, interior alterations to 2-sty office; cost, \$1,000; owner, Edison Elec. III, Co., 360 Pearl st; architect, same. Plan No. 3635.

STERLING PL, 217, about

No. 3635.

STERLING PL, 217, plumbing to —sty home; cost, \$500; owner, Home for Destitute Children, 217 Sterling pl; architect, John H. Read, 150 Gates av. Plan No. 3667.

SULLIVAN ST, 116, plumbing to 4-sty tenement; cost, \$300; owner, Mary De Martine, 73 1st pl; architect, E. H. Scally, 527 Henry st. Plan No. 3647.

UNION ST, 1388, extension to 3-sty dwelling; ost, \$900; owner, Frank P. Hoffman, 1382 nion st; architect, T. J. McCullough, 419 Lin-lin pl. Plan No. 3648.

VAN BRUNT ST, 351, extension to 4-sty store and tenement; cost, \$1,000; owner, Cath. Durney, 99 Dikeman st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3740.

VAN BRUNT ST, 271, interior alterations to 3-sty tenement; cost, \$400; owner, Benj. Gulbin, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 3722.

WARREN ST, 161, plumbing to 4-sty tenement; cost, \$175; owner, John Egan, 175 Degraw st; architect, John Esposito, 504 Henry st. Plan No. 3605.

WYCKOFF ST, 142, interior alterations to 2-sty dwelling; cost. \$400; owner, Benj. Schorr, 142 Wyckoff st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3698.

NORTH 6TH ST, 106, interior and extra alterations to 2-sty market; cost, \$5,000; ow Swift Co., on premises; architect, Her Gronenberg, 303 5th av, Manhattan. Plan 3676.

14TH ST, 1653 East, exterior and interior al-terations to theatre; cost, \$1.000; owner Je-mima Hand, 927 Trinity av, Bronx; architect, Frank J. Helmle, 190 Montague st. Plan No.

E. 14TH ST, 1219, extension to 3-sty dwelling; Cost. \$600; owner, John Elia, 39 Sullivan st; architect. T. Goldstone, 49 Graham av. Plan No, 3662.

Plan No. 3662.

EAST 19TH ST, 141, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Mrs. A. M. Jahn, 717 Ocean av; architect, Edw. F. Lawler, Little Falls, N. Y. Plan No. 3737.

20TH ST, 588-590, new foundation to two 2-sty frame dwellings; cost, \$400; owner, J. Santnonsso, 586 20th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3705.

EAST 25TH ST, 2617, exterior alterations to sty dwelling; cost, \$400; owner, Ernest M. ickers, Spring st, cor. Broadway, Manhattan; chitect, W. J. Conway, 400 Union st. Plan o. 3678.

ARGYLE RD, 195, interior alterations to 2-sty dwelling; cost, 450; owner, Chas, H. Carter, on premises; architect, Jos. Hastings, 48 2d st. Plan No. 3743.

BELMONT AV, 78, exterior alterations to 4-sty tenement; cost, \$500; owner, Sam'l Miller, on premises; architect, M. Rosenberg, 350 Fulton st. Plan No. 3709.

CLASSON AV, 645, interior alterations to 4-sty tenement; cost, \$400; owner, Loretta Kane, 453 Lafayette av; architect, Hy. Vollmeiller, 696 Bushwick av. Plan No. 3702.

CLASSON AV, 643, interior alterations to 4-sty tenement; cost, \$400; owner, Loretta Kane, 453 Lafayette av; architect, Hy. Vollmeiller, 696 Bushwick av. Plan No. 3701.

CLINTON AV, 340, extension to 4-sty dwell-

CLINTON AV, 340, extension to 4-sty dwelling; cost, \$3,000; owner, Wm. B. Greenman, 350 Fulton st; architects, Slee & Bryson, 154 Montague st. Plan No. 3643.

DITMAS AV, 415, interior alterations to 2-sty dwelling; cost, \$175; owner, Martin Brenan, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3713.

st. Plan No. 3713.

Flatush av, 814, exterior alterations to 3sty dwelling; cost. \$350; owner, Amanda Hoagland, on premises; architect, John A. Fernlund,
1827 Nostrand av. Plan No. 3747.

IRVING ST, 46, exterior alterations to 5-sty
factory; cost. \$2,328; owners, Hills Bros. Co.,
375 Washington st; architect. R. J. Mansfield,
135 Williams st. Plan No. 3756.

KNICKERBOCKER AV, n e cor Weirfield st,
move church; cost. \$1,000; owner, Rev. Jas. H.
Lynch, Hancock st and Knickerbocker av; architect, Gustave A. Wagner, 1355 Decatur st.
Plan No. 3672.

MARCY AV. 16, interior and exterior altera-tions to two 3-sty tenements; cost, \$250; own-er, James DeLeo, 581 Jackson av. L. I. City; architect, Gustave Erda, 826 Manhattan av. Plan No. 3637.

PARK AV, 295, marquise to 3-sty saloon; cost, \$250; owner, Excelsior Bwg. Co., 254 Hart straightful architect, Robt. T. Schaffer, 1526 Flatbush av. Plan No. 3690.

PENNSYLVANIA AV. 345, interior and ex-terior alterations to 2-sty dwelling; cost, \$600; owner, Max Popek, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3724,

ROCKAWAY AV, 412, exterior alterations to 3-sty dwelling; cost \$2,000; owner, Saml. Pal-ley, 1682 Pitkin av; architect, E. M. Edelsohn, 1776 Pitkin av. Plan No. 3663.

SCHENCK AV, 139, extension to 2-sty dwelling; cost, \$1,000; owner, Chas. H. Meinhardt, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3632.

WASHINGTON AV, 336, exterior alterations to 3-sty dwelling; cost, \$1,500; owner, John T. Underwood, on premises; architect, Chas. L. Calhoun, 550 West 163d st. Plan No. 3670.

WAVERLY AV, 70, interior alterations to 2-sty garage; cost, \$500; owner, Drake Bros., on premises; architects, Dodge & Morrison,—Plan No. 3755.

3D AV, 676, extension to 3-sty store and velling; cost, \$500; owner, Edw. Fabak, 676 av; architect, H. E. Entlick, 29 Montrose. Plan No. 3745.

COLLEGE POINT.—16th st, e s, 150 s 6th av, interior alterations to dwelling; cost, \$500; owner, L. Becker, premises. Plan No. 1130.

COLLEGE POINT.—3d av, 3d to 5th sts, interior alterations to factory; cost, \$500; owner, American Hard Rubber Co., premises. Plan No. 1150.

COLLEGE POINT.—15th st, n e cor 3d av, 1 y frame extension, 30x22, rear club, tin roof st, \$600; owner, Young Men's Catholic Lyum, premises. Plan No. 1181.

sty frame extension, 30x22, rear club, tin roof; cost, \$600; owner, Young Men's Catholic Lyceum, premises. Plan No. 1181.

CORONA.—Corona av, w s, 45 n Fairview av, new plumbing, dwelling; cost, \$75; owner H. Brentbaum, 112 Rivington st, Manhattan. Plan No. 1110.

CORONA.—Radcliff av, s e cor 51st st, new store front; cost, \$250; owner, M. Ringler, on premises. Plan No. 1111.

EAST ELMHURST.—Ditman av, e s, 100 s Columbus boulevard, erect retaining wall; cost, \$500; owner, D. Sabot, premises. Plan No. 1194.

ELMHURST.—Whitney av, n w cor Oliver st, 1-sty brick extension, 19x100, side garage, slag roof; cost, \$600; owner, T. B. Lunnen, Whitney av, Elmhurst; architect. I. P. Card, Corona. Plan No. 1164.

EVERGREEN.—Crosby av, n s, 375 e Vermont av, 2-sty frame extension, 6x15, front dwelling; cost, \$300; owner, Geo, J. Zengerle, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1141.

FLUSHING.—Delaware st, n's, 360 w Murray st, plumbing in dwelling; cost, \$50; owner, F. Wergert, premises. Plan No. 1160.

FLUSHING.—Beech st, s, 160 e Central av, plumbing in dwelling; cost, \$60; owner, M. F. Husson, premises. Plan No. 1161.

FLUSHING.—Washington st, n s, 135 e Main st, 2-sty frame extension, 8x26, rear, dwelling, interior alterations, tin roof; cost, \$2,200; owner, Angelo Lucia, 2697 Myrtle av, Brooklyn, architect, A. Gorden, Lawrence st, Flushing. Plan No. 1184.

GLENDALE.—Flushing av, n s, 125 e Garrison st, 1-sty frame extension, 26x25, rear 1-

Plan No. 1184.

GLENDALE.—Flushing av, n s, 125 e Garrison st, 1-sty frame extension, 26x25, rear 1-sty storage, tar and gravel roof; cost, \$200; owner, M. L. Parshelsky, 279 Hart st, Brooklyn. Plan No. 1112.

JAMAICA.—Hawtree av, s s, 291 w Merrick rd, repair dwelling after fire damage; cost, \$1,000; owner, Francis J. Casement, premises. Plan No. 1147.

JAMAICA.—Haire M. Casement, premises.

Plan No. 1147.

JAMAICA.—Union Hall st, e s, 261 n Atlantic st, 2-sty frame extension, 20x12, rear dwelling, tin roof; cost, \$300; owner, J. J. Flynn, premises; architect, H. A. Gerard, 78 Gilbert st, Jamaica. Plan No. 1162.

JAMAICA.—Hardenbrook av, w s, 549 n Fulton st, new porch on dwelling; cost, \$500; owner, W. H. Goodenough, on premises. Plan No. 1182.

L. L. CLTV.—Payment 1018

I. CITY.—Payntar av, 134, new founda-, dwelling; cost, \$250; owner, G. Bradley, nises. Plan No. 1195.

premises. Plan No. 1195.

L. I. CITY.—Hobson st, e s, 300 n Newtown Creek, plumbing in factory; cost, \$1,100; owner, Nichols Copper Co., 25 Broad st, Manhattan. Plan No. 1179.

tan. Plan No. 1179.

L. I. CITY.—Wilbur av, n w cor Sunswick st, new freight elevator install in factory; no cost; owner, Queensboro Bridge Loft Corp., premises. Plan No. 1163.

L. I. CITY.—Hulst st, 14, new plumbing in dwelling; cost, \$150; owner, C. Brazil, premises. Plan No. 1167.

ises. Plan No. 1167.

L. I. CITY.—Greenpoint av, 244, new plumbing in dwelling; cost, \$250; owner, Margaret Bergen, premises. Plan No. 1136.

L. I. CITY.—Greenpoint av, 243, W. C. compartments, dwelling; cost, \$400; owner, Miss M. O'Byrne, on premises. Plan No. 1122.

L. I. CITY.—4th av, w s, 250 s Ditmars av, 1-sty frame extension, 18x22, rear 1-sty frame store and dwelling, tar and gravel roof; cost, \$900; owner, F. Sebleir, 1153 4th av, L. I. City, architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1109.

L. I. CITY.—Celtic av, s s, 13 e Grove st,

L. I. CITY.—Celtic av, s s, 13 e Grove st, interior alterations to dance hall; cost, \$300; owner, P. Reilly, on premises. Plan No. 1131.

METROPOLITAN.—Metropolitan av, 1436, erect new porch on dwelling; cost, \$250; owner, G. Schumaker, on premises. Plan No. 1133.

erect new porch on dwelling; cost, \$250; owner, G. Schumaker, on premises. Plan No. 1133.

MIDDLE VILLAGE.—Metropolitan av, 2075, interior alterations to tenement; cost, \$110; owner, Fred Baum, on premises, Plan No. 1132.

OZONE PARK.—Belmont av, s w cor Lawn av, 1-sty frame extension, 7x3, rear dwelling, tin roof; cost, \$150; and Belmont av, s s, 20 w Lawn av, interior alterations to dwelling; cost, \$100; owner, Frank Desena, on premises; architect, I. Danancher, 370 Fulton st, Jamaica. Plans Nos. 1127-1129.

OZONE PARK.—Belmont av, s, e cor Ocean av, interior alterations to dwelling; cost, \$250; and Belmont av, s e cor Ocean av, interior alterations to dwelling; cost, \$100; owner P. Neapolitano, on premises; architect, L. Danancher, 370 Fulton st, Jamaica. Plan Nos. 1128, 1130.

OZONE PARK.—Broadway, s, 60 e Ocean av, new plumbing, 4 dwellings; cost, \$248; owners, Weinberg Bros., premises. Plan Nos. 1142-43-44-45.

Plans Filed-Alterations-Queens (Cont.)

RICHMOND HILL.—Stotthoff av, e s, 180 s Jerome av, new plumbing, 2 dwellings; cost, \$100; owner, Wm. Hopkins, on premises, Plans Nos, 1113-14.

RICHMOND HILL.—Wick st, e s, 233 n Jerome av, plumbing in dwelling; cost, \$75; owner, J. Light, premises. Plan No. 1192.

RICHMOND HILL.—Wick st, e s, 173 e Jerome av, plumbing in dwelling; cost, \$75; owner, N. Washington, premises. Plan No. 1193.

RICHMOND HILL.—Freedom av, w s, 125 s Brandon st, plumbing in dwelling; cost, \$100; owner, J. Bullinger, premises. Plan No. 1176.

RIDGEWOOD.—Seneca av, 712, 1-sty frame extension, 2x56, side store and tenement, general interior alterations; cost, \$2,500; owner, J. Fleischsenber, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1140.

RIDGEWOOD.—Woodward av, 702, 2-sty frame extension, 7x12, rear tenement and store interior alterations; cost, \$2,000; owner, W. Goehinger, 732 Woodward av, Ridgewood; architect, L. Allmendinger, 926 Bway, Brooklyn. Plan No. 1153.

RIDGEWOOD.—Woodward av, 701, interior alterations to store and tenement; cost, \$2,000; owner, Rudolph Donnerweil, 178 Forest av, Ridgewood. Plan No. 1152.

ROCKAWAY BEACH.—Boulevard, n w co Hollywood av, electric sign, garage; cost, \$150 owner, Seaside Garage Co., premises. Plan No 1196.

ROCKAWAY BEACH.—Eldert av, e s, 325 : Boulevard, 1-sty frame extension, 6x24, real dwelling, tin roof; cost, \$100 : owner, E. N Price, premises. Plan No. 1187.

ST. ALBANS.—Castor st, w s, 300 s Rutland st, 2-sty frame dwelling, 17x12, side 2-sty dwelling, tin roof; cost, \$500; owner, E. H. Brown, Bayville, L. I.; architect, C. A. Heiser, Springfield, Flan No. 1155.

WILLIAMSBURGH SOUTH.—Cypress av, 1280, interior alterations to dwelling; cost, \$200; owner, H. Keller, premises. Plan No. 1156.

WINFIELD.—Worthington av, w s, 580 n Woodside av, interior alterations to dwelling; cost, \$500; owner, A. L. Hovel, 29 Woodside av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1178.

Whitestone.—22d st, n s, 100 e 6th av, plumbing in dwelling; cost, \$200; owner, E. P. Roepremises. Plan No. 1177.

#### Richmond.

BROAD ST, w s. 100 n Varien st, Stapleton, new store front to frame store; cost, \$195; owner, J. White, Stapleton; builder, T. Guastavino, Stapleton. Plan No. 220.

NORTH ST, 5, Port Richmond, plastering, partitions, etc., to frame dwelling; cost, \$150; owner, architect and builder. Jos. Kaufmann, Port Richmond. Plan No. 213.

PURDY PL & CLAREMONT AV, s w cor, Stapleton, general fire repairs to frame dwelling; cost, \$1,735; owner, H. Vogel, West Brighton; builder, E. K. Whitford, Port Richmond. Plan No. 216.

ROCKAWAY ST, n s, 350 e Depew pl, Totten-ville, small extension to frame bungalow; cost, \$200; owner, M. Noonan, care builder; builder, P. J. Nally, Tottenville. Plan No. 221.

2D ST, n s, 600 w Franklin av, New Brighton small addition to frame dwelling; cost, \$100 owner, V. Cheviron, New Brighton; builder, R Lyon & Son, New Brighton. Plan No. 208.

AMBOY RD, n s, 100 e Murray st, Richmond Valley, masonry, partitions, etc., to frame dwelling; cost, \$900; owner, M. F. Weir, 93 Clyne st, Brooklyn; builder, W. H. Daggett, Tottenville, Plan No. 212.

BARRET AV, s s, 150 e Wallace av, Arro-char, new roof and general repairs to frame dwelling; cost, \$500; owner, A. Miller, Rose-bank; builder, John W. Woodland, Rosebank, Plan No. 214.

EXCELSIOR AV, s s, 280 w Bayview Princess Bay, 2-sty addition to frame dwellicost, \$400; owner, architect and builder, Journal of Cuthbert, Princess Bay. Plan No. 217.

NEW YORK & CHESTNUT AVS, n w cor, Southfield, 2-sty extension and new store front to frame store and dwelling; cost, \$700; owner and builder, Chas, Rosenberg, South Beach; architect, John Davies, Tompkinsville. Plan

RICHMOND AV & HATFIELD PL, s e co Port Richmond, new roof and new veranda of frame dwelling; cost, \$550; owner, R. Vroom Port Richmond; architect, Jas. Whitford, S George; builder, E. K. Whitford, St. Georg Plan No. 219.

RICHMOND RD, n s, 50 w Bay st, Stapleton, shoring, masonry, painting and decorating to frame hotel; cost, \$700; owner, Aug. Harrman's Estate, Stapleton; architect, Jas. Whitford, St. George; builder, H. J. Langworthy, Stapleton. Plan No. 218.

RICHMOND TURNPIKE & GRIFFIN ST, s w cor, Tompkinsville, new store front and plumbing and stairs to frame store and dwelling; cost, \$400; owner and builder, Meyer Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 215.

ST. MARY'S AV, 209, Rosebank, masonry to brick bake oven; cost; \$700; owner, D. Corio, Rosebank; architect, D. Santoro, Tompkinsville; builder, P. Canova, Rosebank, Plan No. 209.

### NEW JERSEY NEWS.

#### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats a Tenements published herein have be approved by the Board of Teneme House Supervision of the main offi Newark, N. J., to be erected in the counties for the week ending May: The location is given, but not in owner's address: e location is

owner's address:

JERSEY CITY.—Joseph Gatov, n w cor Bergen and Grant avs, 4-sty brick, \$14,000; Joseph Gatov, 261-263 Bergen av, 4-sty brick, \$13,000; Anna E. Ewald, 144-146 Stegman st, two 3-sty brick, \$16,000; Morris Robbins, east side Summit av, near Clifton pl, 4-sty brick, \$12,000.

CHROME.—Adam Garber, s w cor Sawyer st and Arthur Kill av, 3-sty frame alteration, \$2,-500.

and Arthur Kill av, 3-sty frame alteration, \$2,500.

NEWARK.—Peter Rolandelli, 89 Winthrop st, 3-sty brick, \$7,000; Marcello Pietrangelo, 90 Ridge st, 4-sty brick, \$16,000; Gaetano Rizzolo, 20 Drift st, 3-sty frame alteration, \$2,000; Blizabeth M. Hurd, 193 Sussex av, 3-sty brick \$6,000; Emanuel Heyman, 366 Springfield av, 3-sty brick alteration, \$3,000; Albert E. Windsor, 368-370 Sandford av, 3-sty frame, \$13,000; Antonetta Mazzei, 533 North 4th st, 3-sty brick, \$6,000; Kuskin & Tzeses, 718 Hunterdon st, 3-sty frame, \$5,000; Jacob Weintru, 224 Prince st, 3-sty frame alteration, \$1,800; Kuskin & Tzeses, 716 Hunterdon st, 3-sty frame, \$5,000; Perry Rome, \$5,000; Perry Rome, \$5,000; Perry Mechanic st, two 2-sty brick, \$3,000.

EAST ORANGE.—Pauline Buchet, 31-33 Cambridge st, 3-sty brick, \$16,000.

WEST NEW YORK.—Frieda Iwen, south side 21st st, near Broadway, 3-sty brick, \$9,000.

APARTMENTS, FLATS AND TENEMENTS. EAST RUTHERFORD, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for a 2-sty frame apartment, 51x54 ft., at 234-236 Patterson st for Caesaro Vazzoler, 222 Patterson st, owner and builder. Cost, about

NEWARK, N. J.—J. B. Cella, 738 Broad st, has completed plans for a 4-sty tenement, 31x 48 ft., at 91 Nichols st, for Pietro Cecere, 95 Nichols st, who will soon take bids. Cost, about \$10,000.

NEWARK, N. J.—K. B. Acocella, Union Building, is preparing plans for a 4-sty tene-ment, 26x59 ft., at 69 Madison st, for Luigi Giordano, 61 Madison st, owner. Cost, about

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, is preparing plans for a 21%-sty frame residence, 30x35 ft., for Arthur Hamlin, 43 Franklin pl, owner. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

NEW DURHAM. N. J.—The Marbleoid Co.,
47 West 34th st, Manhattan, Robert W. Page,
president, contemplates the erection of a 2-sty
concrete pier and terra cotta block factory, 150

x40 ft., along the Eric Railroad tracks, Van
Buren st, Dell av and Monroe st, from plans
by Joseph Broome, 123 Liberty st, Manhattan.
Cost, about \$8,000.

KEARNY, N. J.—Henry Baechlin, 665 Broad st, Newark, is preparing plans for a 2-sty brick and limestone lodge building on the west side of Kearny av for the Copestone Lodge, No. 147 F. & A. M., Mr. Hafstrom, 170 Pomeroy av, chairman of building committee.

chairman of building committee.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—Asher Atkinson,
George st, engineer, has completed plans for a
steel stand pipe for the Board of Water Commissioners of New Brunswick, Fred W. Stahlin,
superintendent. Cost, about \$20,000. Bids will
be called about June 15.

SCHOOLS AND COLLEGES.
FRANKLIN, N. J.—Guilbert & Betelle, 665
Broad st, Newark, have completed plans for a
2-sty manual training school for the Board of
Education of the Borough of Franklin, G. R.
Ricker, president. Cost, about \$65,000.

## Other Cities.

CHURCHES.

CHURCHES.

ROCHESTER, N. Y.—Gordon & Madden, 300
Sibley Building, are preparing preliminary plans
for a 2-sty brick and stone church at East av
and Prince st, for the First Church of Christ
Scientist, D. C. Husted, 1st leader. Cost,
about \$150,000.

BINGHAMTON, N. Y.—The City of Binghamton, F. N. Hopkins, City Hall, contemplates selling the present central fire station and erecting a new central fire station from plans by John A. Giles, city engineer. Cost, about \$60,000. The Common Council has approved project.

MUNICIPAL WORK.

APARTMENTS. FLATS AND TENEMENTS.
HARRISON, N. Y.—W. A. Ward, Main st,
Portchester, is preparing plans for a 3-sty brick
store and apartment, 50x20 ft, on Harrison av,
to cost about \$18,000.

TOWN OF OLIVE, N. Y.—Bids were opened by the City of New York Board of Water Supply, 22d floor, Municipal Building, Manhattan for contract 124, calling for nine superstructures. Michael Staub, 14 Ward av, Mamaroneck, N. Y., low bidder at \$345,535.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District S, E. A. McComber, president, has approved the plans of William T. Towner, 320 5th av, Manhattan,

for a 2-sty brick high school, 60x125 ft., on Fishkill av. A meeting will be held June 10, Cost, about \$60,000. GREENWICH, CONN.—W. B. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 2-sty addition to the brick and terra cotta school near Hamilton av, for the Town of Greenwich, Conn., J. P. Crosby, secretary. Cost, about \$40,000

#### PERSONAL AND TRADE NOTES.

EMPIRE DOOR & TRIM CO. has moved its office from 30 East 42d st to 15 East 40th st.

J. H. McGUIRE, architect, has moved his offices from 45 East 42d st, to 101 Park av.

JOHN J. KILABER, architect, has opened an office for the practice of his profession at 225 Fifth av. office for Fifth av.

W. L. STROEBEL, architect, has moved his offices from 195 Genesee st to 62 Martin Building, Utica, N. Y.

JOHN H. HUTOFF, interior decorator, 101 Park av, has incorporated his business, which will be conducted in future as John H. Hutoff, Inc.

MORAN & JONES, interior decorators, 481 5th av, have dissolved partnership. Horace Moran will continue the business at 56 West 45th st.

H. R. WATSON, Eastern salesmanager for le Lavigne Mfg. Co., Detroit, Mich., has open-la branch office in the World Tower Build-g, 110 West 40th st.

ARTHUR M. CRANE, formerly salesmanager of the Permutit Co., has become associated with the New York Continental Jewel Filtration Co., and is in charge of the pressure filter business.

CHARLES ENDERLE, formerly associated with the Harrisburg Foundry & Machine Co... is now connected with L. Copleston, Inc., 39 Cortlandt street, handling exclusively the Ball engine of Erie, Pa.

with the Harrisburg Foundry & Machine Co., is now connected with L. Copleston, Inc., 39 Cortlandt street, handling exclusively the Ball engine of Erie, Pa.

BRESSAN-YOUNG CO., 6 Church st, has been appointed Eastern sales agent for the Menominee Electric Manufacturing Co., Menominee, Mich., manufacturer of fans, moters, telegraph and telephone instruments.

JOHN W. KISSELL, INC., plastering contractor, has opened offices at 44 East 23d st. Mr. Kissell was formerly connected with the firm of Catheart & Kissell at 45 West 34th st, doing business in the same line.

UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for landscape architectural draftsman, for men only, on July 8, 1914, at the places mentioned in the list printed hereon.

THE TRUSSED CONCRETE STEEL CO., of Youngstown, Ohio, announces that its general sales offices will be located at the plant in Youngstown, Ohio, with a closer cooperation of all departments that will enable the company to serve its interests with greatest efficiency.

JAMES F. MEEHAN, a prominent builder and realty operator, has been appointed by Tenement House Commissioner John J. Murphy as Superintendent of the Bronx Tenement House Department. Charles Edward Jones has been selected as chief inspector. The salary of both officers is \$3,000 per annum.

DANIEL LEVY AND MORRIS ABRAMO-WITZ, formerly connected with Louis Greenberg, plumbing supplies, have formed a partnership under the name of Daniel-Morris Co., Inc., and have opened offices and salesrooms at 214-216 Broome st, where they will deal in plumbing supplies and fixtures.

GOV. FIELDER of New Jersey announced late last week the appointments to the new State Board of architects. The board will consist of Arnold H. Moses, Camden, and Frederick W. Wentworth, Patterson, to serve for one year, and Louis M. Broome, Jersey City; Chas. P. Baldwin, Newark, and William A. Klemmann, Trenton, to serve for two years.

JOSEPH H. FREEDLANDER, architect, has recently been made a Knight of the Legion of the Perry

private buildings in this city.

PHOENIX PORTLAND CEMENT CO., Nazareth, Pa., recently held its annual meeting at which the following directors were appointed: C. C. Carman, J. C. Parsons, A. C. Wood, of Philadelphia; J. W. Walker and C. L. McKenzie, of Pittsburgh; John S. Osterstock and George A. Cooley, of Easton, and George W. Laub and Ira L. Gilkyson, of Nazareth. The directors organized by electing Mr. Walker president, Mr. Laub first vice-president, Mr. Parsons second vice-president and Mr. Gilkyson, secretary and treasurer.

THE NEW HYDRATED LIME victor of the contract of the c

treasurer.

THE NEW HYDRATED LIME plant of the Dutchess County Lime Co., Dover Plains, N. Y., is now nearing completion. The plant will have an initial capacity of 75 tons of hydrated lime per day. The output will be sold through the Palmer Lime & Cement Co., New York City. Richard K. Meade, 202 N. Calvert st, Baltimore, Md., is the engineer who prepared the plans and specifications for the new plant. Ambrose Allen, Dover Plans, N. Y., is the superintendent of this plant and the construction is being done under his supervision.

MILLS-JOHNSON CO. (Inc.) has recently

MILLS-JOHNSON CO. (Inc.) has recently pened offices at rooms 402-3, 15 East 40th st, nd has been licensed to sell the Mullen relaceable vault light and the Schalkenbach untyless skylight. The officers of the company are Alan B. Mills, president; Joseph W. Johnon, vice-president; J. Layne Mills, secretary

and treasurer. Mr. Mills has had lengthy ex-perience with several of the large contracting companies and was late with the Peele Door Co. Mr. Johnson has been sales agent for the Schalkenbach Co. and for the Larsen Ventilator

GANO DUNN, president of the J. G. White Engineering Corporation, has been honored by the Columbia University School of Mines, with the honorary degree of master of science, at the celebration of the fiftieth anniversary of the founding of the school. The degree is conferred in recognition of Mr. Dunn's accomplishments and distinction in science and electrical engineering. Mr. Dunn is president of the United Engineering Society and a former president of the American Institute of Electrical Engineers and the New York Electrical Society. He is a member of the British Institution of Electrical Engineers, the International Electrotechnical Commission, the American Society of Mechanical Engineers and other scientific and engineering bodies.

#### **OBITUARY**

GEORGE WRENN, architect, died at his home in Ripon, Wis., Tuesday, May 27. He was born in England in 1833 and came to America in 1836 and settled in Ripon, where he has since lived.

JOHN DUKES, carpenter and general con-tractor, died at his home, 104 Concord street, Brooklyn, Saturday, May 30. He was born in Pennsylvania and had been a resident of Brook-lyn for forty years.

HUBERT P. DE MUTH, civil engineer, died t his home, 202 Lexington avenue, Passaic, N. ., Tuesday, June 2. Mr. De Muth was twenty-ight years of age and was engaged in work in onnection with the Passaic Valley trunk sew-

ers.

WINTHROP A. WELCH, of the firm of Cook & Welch, architects, 3 West 29th st, died suddenly of heart disease at his home on Central Drive, Douglaston, L. I., Wednesday, June 3. Mr. Welch was born in Greene County, N. Y., forty-two years ago and has practiced his profession in this city for a number of years. He is survived by his widow and two sons.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS. — Mid-summer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION of Sheet Metal Contractors.—Annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—Thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION.—Annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSO-

NEW JERSEY MASTER PLUMBERS' ASSO-CIATION.—Annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15. NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold a dinner meeting in New York City June 11.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

tary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.

Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West \$9th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

Traymore.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination until June 29, for senior highway engineer and highway engineer, for men only, from the register of eligibles resulting from this examination certification will be made to fill a large number of vacancies in these positions in the Office of Public Roads, Department of Agriculture, and vacancies as they may occur. Eligibles resulting from this examination will be divided into two grades. The first grade will be designated senior highway engineer, with salaries ranging from \$2,200 to \$3,000 a year. The second grade will be designated hishway engineer, with salaries ranging from \$1,800 to \$2,100 a year. Persons who desire this examination should at once apply for Form 1312 to the United States Civil Service Commission, Washington, D. C., or the Custom MASTER STEAM AND HOT WATER FIT-

House, New York.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13, Headquarters at the St. Charles Hotel.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold its second stated meeting at the City Club, 55 West 41th st, Monday, June 8, at 8.30 p. m. The speakers of the evening will be W. H. Merrill, manager Underwriters Laboratories, Inc., and F. H. Wentworth, secretary National Fire Protection Association. The subject to be discussed at this meeting is "The Methods of Reducing Fire Waste."

NATIONAL ELECTRICAL CONTRACTORS'

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

N. Y.

THE TELEPHONE SOCIETY of New York held its annual meeting May 26, at which the following officers were elected: President, F. B. Jewett, of the Western Electric Co.; vice-president, H. C. Carpenter, of the New York Telephone Co.; secretary-treasurer, R. S. Scarburgh, of the New York Telephone Co. Executive Committee: P. O. Coffin, R. Gordon, L. R. Jenney, L. F. Morehouse, I. J. Thorp and G. L. Yates. The subject for discussion at the meeting was "The Operation of the Greatest Long-Distance Telephone Central Office in the World."

#### RECENT INCORPORATIONS.

JOHN H. CARL & SONS is a \$10,000 corporation, chartered to do a general contracting, cabinet work, deal in stone, hardware, building materials, etc., with offices in Manhattan. The directors are John H. Carl, Wm. P. Carl and John M. Carl, Jr., all of Baldwins, N. Y. Edward Miehling, 258 Broadway, attorney.

HEMFSTEAD PROPERTY CORPORATION, realty and construction, is a \$30,000 company chartered with offices in Manhattan, with Wm. M. Jackson, Max Leff, Wm. A. Ihne, all of 391 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

LEVIN BROS. CO. has been chartered to do a general contracting and construction business with offices in Manhattan with a capitalization of \$10,000. Warren McConihe, 42 Broadway, attorney.

SCHWARTZ MARBLE CO. has been chartered to manufacture and deal in marble, tile, slate wares, articles, etc., with offices in Manhattan. The directors are Mendel Schwartz, 81 East 3d st, Jacob Grossman, 47 Delancey st, and Abraham Kramer, 2140 Atlantic av, Brooklyn, Morris Leibowitz, 30 Delancey st, is attorney.

VALLEY STREAM AND ROCKVILLE CEN-

lyn. Morris Leidowitz, 30 Delancey st, is attorney.

VALLEY STREAM AND ROCKVILLE CENTRE REALTY CORPORATION is a \$25,000 company, chartered to do a realty and construction business with offices in Manhattan. The directors are Wm. R. Jackson, Max Leff and Wm. A. Ihne, 301 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

MIDCITY REALTY CORPORATION is a \$350,000 company, with offices in Manhattan, chartered to do a realty, contracting and construction business. The incorporators are Henry G. Barbey, 15 West 38th st, Alfred Beton, 156 Broadway, and Leon C. Eonnard, 36 Wall st. Bowers & Sands, 46 Cedar st, attorneys.

THE 2929-2933 THIRD AVENUE CO. has been chartered with \$40,000 capital stock to do a realty, construction, etc., business with offices in The Bronx. Alice M. Johnston, Edw. F. Sweeney and Geo, F. Moody, all of 524 Willis av, directors. H. I. Morris, 32 Liberty st, attorney.

torney.

LINBROOK REALTY CORPORATION has been incorporated with \$40,000 capital stock with offices in Manhattan to do a realty and construction business. The papers were filed by Alfonze F. Spiegel, 2 Rector st. Manhattan, T. Garmett Tabs, Richmond, Va., and Ralph J. Liebenderfer, 2 Rector st, Manhattan, as directors. Ralph J. Liebenderfer, 2 Rector st, atorney.

THEINE COMPANY OF AMERICA has filed incorporation papers with \$2,500,000 capital stock to manufacture and deal in plastic flooring, "Tileine" and similar materials, general construction, contracting and realty, with offices in Manhattan. The directors are Chas. W. Hermann, Kingston, Pa., Wm. H. Miller, Greenwich, Conn., Geo. H. Savage, 300 West 186th st, Manhattan, and ten others. Spooner & Cotton, 14 Wall st, attorneys.

MONTE BLANCA REAL ESTATE CORPORA-TION is a \$500,000 company chartered to do a real estate and construction business with offices in Manhattan. The directors are R. W. Craw-ford, C. W. Cuthell, and J. E. McLaughlin.

GUANAJUATO REAL ESTATE CORPORA-TION has been chartered with \$30,000 capital stock to do a real estate and construction busi-ness with offices in Manhattan. The incorpor-ators are J. L. Clark, R. W. Crawford and B. B. James.

PROPERTY OWNERS' IMPROVEMENT CORPORATION, realty, building, etc., has file papers at Albany to do business with a capitalization of \$100,000 with offices in Manhattan The directors are F. A. Shaw, R. F. Wilcox and H. D. Cochrane.

EDWARD W. BERGER & BRO. have filed in-corporation papers with offices at Weehawken, N. J., to deal in shelf hardware, mill and fac-tory supplies, etc., with a capitalization of \$125,000. The incorporators are C. Neuberger, Weehawken, J. Kane and G. A. Enright, Ho-boken.

#### SUBWAY PROGRESS.

## Contracts About to Be Let-Tracks for Fourth Avenue Line.

Fourth Avenue Line.

Bids have been opened for the work of installing the tracks in the Fourth avenue subwav in Brooklyn. The contract calls for the laying of tracks from the Manhattan Bridge, along Flatbush avenue extension, as a four and eighttrack railroad, to a point near Willoughby street; thence as a four-track railroad along Flatbush avenue extension, Fulton street and Ashland place to Fourth avenue; thence as a four-track railroad along Fourth avenue to a point railroad along Fourth avenue to a point near 65th street; thence as a two-track railroad along Fourth avenue to a point

near 65th street; thence as a two-track railroad along Fourth avenue to a point near 86th street; including all turn-outs and junctions within these limits. The city will furnish rails, splice bars, spikes, tie plates, ballast, etc., and the contractor will be required to install the same, but will not furnish electrical or signal material or apparatus. On the official totals the Thomas Crimmins Contracting Company was the lowest bidder, at \$212,880.

The form of contract for the construction of Section No. 1 of Route No. 12 has been approved and bids will be opened Tuesday, June 16, at 12:15 o'clock. Route No. 12 is the Eastern Parkway subway, and Section No. 1 begins at the present terminus of the existing subway, at Atlantic and Flatbush avenues, Brooklyn, and runs thence under Flatbush avenue to a point about 274 feet southeast of St. Marks avenue, where it joins Section No. 1A, the contract for which has already been awarded.

The Public Service Commission has

awarded.
The Public The Public Service Commission has adopted the form of contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway in Manhattan, and authorized the chairman and servicing to advertise for high the Manhattan, and authorized the chairman and secretary to advertise for bids thereunder, to be opened Friday, June 12, at 12:15 o'clock. Section No. 7 begins near the southerly line of 43d street and extends northerly under Lexington avenue to a point about 50 feet north of the center line of 53d street. North of the latter point the Lexington avenue subway is entirely under contract.

Bids for the construction of the proposed crosstown subway in Canal street

latter point the Lexington avenue subway is entirely under contract.

Bids for the construction of the proposed crosstown subway in Canal street are under consideration by the Public Service Commission. This is known as Section No. 2 of Route No. 20. The plans call for a two-track subway from the Manhattan end of the Manhattan Bridge through Canal street to a junction with the Broadway subway. This line will pass under the existing subway and the Centre street loop subway, and will have a deep station running from Centre street almost to Broadway. It will be operated by the New York Municipal Railway Corporation and used to bring the trains coming over the Manhattan Bridge into the Broadway subway. This will be a difficult piece of work, and will take about 32 months to complete. On account of the swampy character of the ground the commission asked for bids on two different kinds of plans—one according to the usual method of excavating and building the subway structure in the cut, and the other by providing cast iron tunnels for a portion of the route. The lowest bidder for the usual method of construction was the Underpinning & Foundation Company, at \$1,822,994.25, while the Degnon Contracting Company was the lowest bidder for the method including iron tunnels, at \$2,438,258.

Bids for the construction of Section No. A1 of Routes Nos. 4 and 38, the Seventh avenue subway in Manhattan, will be opened by the Public Service Commission on June 9 at 12:15 o'clock. This section covers the connection between the new Seventh avenue subway and the existing subway at the Battery, It will involve work similar to that to be done at the Times Square junction, although, on account of the diffeculty will not be as great. The work involves the building of a new station opposite the present station at South Ferry.

## BUILDING MATERIALS AND SUPPLIES

INDEX FIGURE FOR LEADING BUILDING MATERIALS SHOWS SLIGHT GAIN OVER PRECEDING MONTH - IRON FIRM.

Monthly Price Table Shows Few Changes—General Outlook

UNE opens with building materials in a stronger position, generally speaking, than they have been at any time so far this year. Based upon the current prices of the sixteen basic building materials approved by the Bureaus of Buildings in the metropolitan district, the index number for the 1st of June shows a gain of .811 over that of May 1, when the index number figured out to 3.515. On June 1, 1913, the index number worked out to 5.001, which, when compared with 4.326 for the first of the current month, shows that the state of the building materials market is only .675 below that of last June, which was a month showing an increase in basic building material requirements of 5 per cent. above a ten-year normal.

The weak departments in the current building material situation are Portland cement, certain grades of building lumber, structural steel and petroleum products entering the manufacture of paints. In each case cited, however, there is a strengthening tone. Shading is not being resorted to so extensively. Especially is this so in structural steel. The stiffening in the demand for basic pig iron is having its effect upon current steel orders calling for late summer and early fall delivery. Common brick, terra cotta fireproofing and facade materials, building stone, linseed oil, plaster, lime, sand, crushed stone, timber, pig iron and flashing material all are firming and are getting back nearer to list quotations, which is the best possible indication that there is a slight change for the better actually under way.

It is not such a far cry from June to harvesting time, when the moving of crops means a heavy demand upon the freight car reserves of the country. The producer of building materials knows that the dealers have been working along on hand-to-mouth supplies, and soon will be forced to replenish in order to be able to insure prompt shipments to his contractor. If a car shortage develops within the next sixty davs it is natural to ask how the dealer is going to deliver on time, and so, being in a little more independent position, the distributor is not inclined to share his profits to induce the dealer to come into the market early as he was a month ago.

Manufacturers' outputs will not be building material situation are Portland cement, certain grades of building lum-

to induce the dealer to come into the market early as he was a month ago.

Manufacturers' outputs will not be large this year in any department. A survey of producers of basic building materials coming into this market shows that in no case is production running beyond 60 per cent. of full time capacity. Apparently other lines are taking their cue from that of steel, which is operating on a 60 per cent. basis. At the recent meeting of the National Manufacturers' Association here it was openly stated that it was the generally accepted policy of practically all lines to keep their production down to actual market requirements—at least until business picks up sufficiently to warrant a change in policy.

New building plan filings for the five boroughs in the week closing Thursday, June 4, show a slight decrease in totals and values over those of last week:

Week Ending
No. May 28 No. June 4

	Wee	k En	ding
No.	May 28	No	. June 4
Manhattan 17	\$2,453,100	8	\$ 571,000
Bronx 22	491,500	8	680.150
Brooklyn166	3,387,675	108	1.229.200
Queens115	844,240	144	679.250
Richmond 42	88,480	33	25,342
Totals362	\$7,264,995	301	\$3,184,942

COMMON BRICK.

Holiday and Rainy Thursday Bring the Totals Down.

A HOLIDAY and a steady downpour of rain on Thursday combined to bring the brick transactions down to a level below that of last week. The state of the market, however, generally is strong. The first of the 1914 burn of Hudson brick is expected in the market toward the end of this week.

Official transactions for Hudson common brick covering the week ending Thursday, June 4, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, May 29—	26.	
Friday, May 29	Arrived.	Sold.
Saturday, May 30 Monday, June 1	10	5 18
Tuesday, June 2	0	5 4
Thursday, June 4		4
	VOTE:	

Total 48 42
Reported en route, Friday A. M., June 5-6.
Condition of market firmer. Prices: Hudson, \$5.60 to \$5.87½, special grades higher: Raritans—to—(wholesale dock, N. Y.; for dealers) prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Firmer. Left over Friday A. M., June 5—32.

A. M., June	0 02,			
HUI	DSON BRICE	K UNI	OADED.	
(Curr	ent and last	week	compared.	.)
May 22	1,436,500	May :	29	1,101,500
May 23	885,500	May	30	Holiday
May 25	1,467,650	June	1	1,401,500
May 26	1,475,600	June	2	1,492,000
May 27	1,509,500	June	3	1,357,500
May 28	1,478,000	June	4 (rain)	127,500
Total	9 959 750	Total	.1	3.450.000

NOTE.—These figures represent only bri unloaded from barges consigned to Great New York Brick Company and cover about per cent. of all the Hudson brick used in the market. They reveal the fluctuations in current building requirements.

	1	913.		
Left over,	Friday	A. M.,	May 30-	-30.
			Arrived.	Sold
Friday, May 3	0		7	4
Saturday, May	31		11	4
Monday, June	2		18	12
Tuesday, June	3		1	4
Wednesday, Ju	ne 4		3	4
Thursday, June				12
			-	

Condition of market easier. Prices: Hudsons. \$6.75 to \$7.25; Raritans. \$6.62½ to \$7.25½; Newark vard, \$8.25. Left over Friday

A. M., Julie J. 55.	
OFFICIAL SUMMARY.	
Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left	
over bargeloads, Jan. 1 to June 4, 1914.	551
Total No. bargeloads sold Jan. 1 to June 4,	
1914	519
Total No. bargeloads left over June 5, 1914	32
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived including left	
over Jan. 1 to June 5, 1913	738
Total No. bargeloads sold Jan. 1 to June 5.	
1913	703
Total No. bargeloads left over June 6, 1913	32
1913	

## IRON AND STEEL. General Improvement In This Line Con-

General Improvement In This Line Continues.

A DVICES from steel and iron centers in New York indicate no change from the trend of improvement that has recently come into this department. Basic pig iron is still attracting a number of purchases, there being about 22,000 tons on inquiry this week for this district, making the total tonnage pending in the territory east of Euffalo about 40,000 tons, namely for shipment over the second half of the year. In the New York metropolitan district contracts for buildings pending call for about 8,000 tons of steel. Conspicuous among these, as reported by fabricators, is 350 tons for the Astor apartments at 305-317 West 45th street; about 350 tons for a factory building at 240 West 53d street; about 3.000 tons for the Alan Realty Co.'s 12-story loft building at 134-142 West 37th street. About 2.400 tons for the new Astor apartment at 89th and 90th streets and Broadway went to the Hinkle Iron Works, instead of to the Hay Foundry & Iron Works, as incorrectly reported last week. In this case the steel is about to be delivered.

## PORTLAND CEMENT.

Much Shading of Prices—Yard Business Slightly Potter.

YARD business in the Portland cement market promises to give the month of June a better record, so far as quantity is concerned, than was accorded to May. or, in fact, to any month so far this year. The gradual improvement in building activity has prompted dealers to replenish stocks which they have kent low pending an improvement in demand, but undoubtedly price shading has encouraged it.

### 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 quarter, are as follows: In each case the quotations given below were those prevailing up to noon, June 6, 1914.

BRICK—
Hudson common 5.756 2
Ad hand common 5.756 2
Ad hand common 3.00 2
Ad hand common 3.00 3.50
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland \$1.58 20 nom Cons, Rosendale Nat 90 00 nom Alsen's German 2.10 2.15
CRUSHED STONE (500 cu. yd. lots F. O. B.

Black, reduced, 27 gravity, 35@30 c. t. 13½@14 c. t. 13½@14 c. t. 13½@14 c. t. 14½@15 cold test ... 14½@15 cold test ... 14½@23 Dark, steam, refined ... 15½@25 Paraffin, high, viscosity ... 19 @26 23½@24 gravity ... 15 @15½ 28 gravity ... 13 @13½ Wax. crude ... per lb. 34½@3 Refined, 120 m. p. per lb. 4½@5 Refined, 125 m. p. per lb. 4½@5 Refined, 125 m. p. per lb. 4½@5 Refined, 125 m. p. per lb. 5½@55 Refined, 125 m. p. per lb. 5½@55 Refined, 125 m. p. per lb. 5½@55 Refined, 125 m. p. per lb. 5½@5½ LUMBER (Wholesale prices, New York City): Yellow pine (merchantable 1905, f. o. b. N. Y.) 8 to 12 in. ... \$22.00@\$26.00 14 to 16 in. 4. \$5.4. 29.00@\$32.00 Heart face siding 4.4 & 5.4. 29.00@\$31.00 Flooring, 13-16x2½&\$3 ins. 15.50@28.00 Hemlock, Pa., f. o. b. N. Y. base price per M. ... 22.50@\$24.50 Hemlock, W. Va., base price per M. ... @24.50 Hemlock, W. Va., base price add freight, \$1.50.) Spruce (W. Va., f. o. b. N. Y. lighterage limits) 2x4, 18 and 20 ft. \$28.00 (To mixed cargo price add freight, \$1.50.) Spruce (W. Va., f. o. b. N. Y. lighterage limits) 2x4, 18 and 20 ft. \$28.50 (2x8.00 and 14 ft. 23.00 2x8.12 and 14 ft. 23.00 2x8.8 12 and 14 ft. 22.00 8x8 and under, 16 ft. and under. 25.00 Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for each inch over 20 ft in length.

 Boards % in. thick, per sq. yd.
 .16

 SAND:
 Screened and washed Cow Bay, 500 cu. yd. lots, wholesale.
 \$0.50

 SLATE (Per Square, N. Y.).
 Penn Bangor ribbon.
 \$4.10@\$4.75

 Munson, Maine No. 1
 5.50@ 7.75

 Munson, Maine No. 2
 4.50@ 6.75

 No. 1 red.
 10.00@ 6.00

 Unfading green
 4.00@ 6.05

 Genuine Bangor
 4.75@ 6.75

 Pen Argyle
 4.00@ 6.00

 Vermont, sea green
 3.00@ 4.20

 STRUCTURAL STEEL (tidewater) Spot.

 Beams and channels up to 14 in. \$1.26@\$1.31

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in. \$1.26@\$1.31

Beams and channels over 14 in. 1.26@ 1.31

Angles 3x2 up to 6x8. 1.26@ 1.31

Zees and tees 1.26@ 1.31

Steel bars, half extras. 1.26@ 1.31

WHITE LEAD: Per bh.

American, dry, car lots. \$0.074

In oil, in 100, 250 and 500-lb kegs 0.0912

On lots of 500 pounds or more a discount of 1/2c per pound is allowed.

Red Lead and Litherage—

In 100-lb. kegs. \$0.08

On lots of 500 pounds or more a discount of 1/2c per pound is allowed.