

REAL ESTATE RECORD AND BUILDERS GUIDE.

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UNFAIRNESS OF THE COMPENSATION LAW

Employers Unanimous that Compensation Rate is Excessive—Cost of Insurance in Stock Companies Announced.

EMLOYERS who believe in a workmen's compensation insurance law on general principles charge the New York State law with being unfair. It is unfair, for one reason given, because the rate of compensation fixed by the law is excessive, when compared with the rates paid in other States and countries.

By July 1 every employer in the so-called hazardous trades must be insured, unless the State shall permit him to carry his own insurance. The employers affiliated with the Building Trades Employers' Association will for the most part insure with the stock companies, but a couple of mutual companies are being organized.

The standard stock company rates for insurance policies approved by the State Superintendent of Insurance were made public this week. Figured upon the cost for every \$100 of insurance protection, the rate for masonry work, for example, is \$6.16, and for carpenters doing construction work, \$4.28. The rates for other trades are annexed hereto.

Under the Workmen's Compensation Law the employer must pay something for every disabling accident (with rare exceptions) to an employe, either doctors' bills or compensation, or both. And in some cases the compensation payments will extend over a long period of years—possibly fifty years or more. The owners of apartment houses and hotels come under the law as well as manufacturers and contractors.

Risks of Not Insuring.

An employer who does not insure runs two risks: (1) He can be sued by an injured employe for "damages" under the common law (the Employers' Liability Law), and, if sued, cannot avail himself of the defenses of "contributory negligence" or "assumption of risk" on the part of the injured employe, and the old "fellow servant" rule (or defense) is also taken away; and (2) such employer becomes liable to a suit by the State commission for other penalties.

The scale of compensation for this State is, generally speaking, two-thirds of the employe's average weekly wage for the year previous, but not less than \$5 per week, nor more than \$15 per week, except for the loss of hand, arm, foot, leg or eye, where the higher limit is \$20 per week to workmen who have earned more than \$30 weekly. Payments must continue until disability ceases.

For permanent total disability, every workman who is in receipt of wages of \$22.50 per week or over when injured will be entitled to the maximum weekly payment of \$15, or an annual pension of \$780 for life. What will be the average cost of such pensions is an actuarial question. But foreign experience indicates that those drawing permanent disability pensions have a surprisingly long life expectancy. Consequently, such pensions may frequently run for sixty years or more, so that an aggregate of \$46,800 in a single case may not be unusual. And the employer's liability will continue long after he has retired

from business, or it may be a charge upon his estate.

A Possible Case.

P. Tecumseh Sherman, former Commissioner of Labor, who has criticised the law as containing many unjust, uncertain and defective provisions, has given the following case to illustrate what, under certain circumstances, may be the cost of an employer's liability:

WORKMAN KILLED—AGED 24—WAGES \$20 PER WEEK.	Annual Pension.	Duration in years.	Total.
Wife, aged 22 years...	\$300	50	\$15,000
Child, aged 1 month...	100	18	1,800
Child, aged 2 years...	100	16	1,600
Mother, aged 45 years..	150	25	3,750

The following table will illustrate the excessive compensations provided for by the New York State law, in comparison with the compensations that are being paid in other States. For example, the State of Michigan requires an employer to pay a workman for the loss of an eye weekly sums that will aggregate \$1,000; Ohio allows \$1,200; Connecticut, \$1,040; New Jersey, \$1,000, and New York, \$2,500.

MAXIMUM AMOUNTS AS PER SPECIAL SCHEDULES.

	Mich.	Ohio.	Conn.	N. J.	N. Y.
Hand	\$1,500	\$1,800	\$1,560	\$1,500	\$4,880
Arm	2,000	2,400	2,080	2,000	6,240
Foot	1,250	1,500	1,300	1,250	4,100
Leg	1,750	2,100	1,820	1,750	5,760
Eye	1,000	1,200	1,040	1,000	2,560
Thumb	400	720	380	600	900
Index finger...	300	420	380	350	690
2d index finger.	250	360	300	300	450
3d index finger.	200	240	250	200	375
4th index finger	150	180	200	150	225
Great toe.....	250	360	380	300	470
Each other toe.	150	120	130	100	240
Both hands.....	4,000	*	5,200	4,000	*
Both feet.....	4,000	*	5,200	4,000	*
Hand and foot.	4,000	*	5,200	4,000	*
Both eyes.....	4,000	*	5,200	4,000	*

*Total disability pension.

Illustration of Death Benefits.

If a young man or woman 20 years and 11 months old, earning regularly \$15 per week, be killed, leaving as sole dependent a widowed mother, aged 45, totally dependent, then the death benefits under the laws of the following States and countries respectively are as follows:

New York.....	Annual pension of \$117 to mother for life.
California	Weekly pension of \$9.75 to mother, until aggregate of \$2,340 is reached.
Ohio.....	Weekly pension of \$10 to mother for 313 weeks, aggregating \$3,130.
Connecticut	Weekly pension of \$7.50 to mother for 312 weeks, aggregating \$2,340.
Michigan	Weekly pension of \$7.50 to mother for 300 weeks, aggregating \$2,250.
New Zealand....	A lump sum of \$1,946.60.
British Columbia.	A lump sum of \$1,500.
Great Britain....	A lump sum of \$1,459.95.
France	Annual pension of \$54.24 to mother for life.
Germany	Annual pension of \$90.60 to mother for life.
Austria	Annual pension of \$97.44 to mother for life.

Possibly a Source of Profit.

Employers in some of the building trades said this week that a compensation rate of 66 2/3 per cent. of the average wages of a workman in the year preceding the receipt of his injury might

conceivably amount to more than he would actually earn during the rest of his life if not disabled. A compensation rate of 66% per cent. based on wages earned in the busy year of 1906 would be in excess of what the man would have earned in a dull year like 1913, for instance. A life pension for the loss of the use of an arm (not necessarily of the arm itself), based on the earnings of a boom year, when employers were paying a bonus for good labor, might be a source of profit to a workman.

The Feeling Among Employers.

The Record and Guide made an effort to learn the feeling among employers with which the new law is regarded. It was found that the prevailing sentiment is not opposed to the principle of compensation for injuries, but that there is a deep feeling that a great injustice is being done to employers by the high rates of compensation fixed by the law.

President Francis N. Howland of the Association of Manufacturers and Dealers in Building Materials (also of the Candee, Smith & Howland Company) expressed this view: "While a compensation law would seem to be called for under present conditions, it ought of necessity to be a fair one; and this present law is not so and will be a hardship to building interests. It will add greatly to the cost of construction. The rate of 66 2/3 per cent. is not considered a fair one."

President Frank E. Conover of the Master Builders' Association characterized the compensation rate as excessive when compared with the rates in other States, and said that this will be one more reason why manufacturers will want to leave New York when circumstances will permit.

Lewis Harding of Lewis Harding & Co., contractors for carpenter and cabinet work, chairman of the Industrial Improvement Committee of the Building Trades Employers' Association, remarked: "A very large percentage of the men employed in the building industry believe in workmen's compensation, but the opinion seems to be unanimous that the rate of 66 2/3 per cent. is too high. There seems to be no good reason why the industry in New York State should be taxed double what it is in other States. In my opinion the ultimate effect will be that the cost of labor connected with building construction will be increased about 5 per cent."

They Believe in Compensation.

Alexander M. Bing, of Bing & Bing and the Speedwell Construction Company, said: "We believe workmen's compensation to be absolutely fair and necessary and infinitely preferable to the system which it will supersede. The rate seems to be considered a little high. We are not prepared to state whether or not this is the case. Another objection seems to be the very great length of time during which liability might continue to the widow, etc. It would seem that some fair amendment might be made which would conserve the interests of the widow and children, and shorten the length of time during which

the matter would be pending. The cost of construction will undoubtedly be materially increased, but it is surely better to have the buildings cost a little more and have injuries properly compensated. In the long run the community will be much better off, it seems to us, under the new system."

Edwin Outwater, vice-president of the Building Trades Employers' Association, said that while the cost of construction would undoubtedly be raised through the operation of the law, yet it would eliminate the gambling on the chance of accident, which in itself will be a factor in the increased cost of construction. And workmen would be benefited, as the law eliminates many causes which had in the past worked a hardship against the person injured.

Frederick T. Youngs, of Jacob &

Youngs, builders, said: "The building interests are in favor of a rational workmen's compensation law, but they do not consider the compensation at all fair, when it is understood that a single accident to one person may cost over \$32,000, while no other State awards over \$5,000, and in most of them from \$3,000 to \$3,500. Proportionately unreasonable awards are made for loss of limbs, eyes, etc., as well as for disability."

Wright D. Goss, president of the Empire Brick and Supply Company, 103 Park avenue, stated:

"As to what is thought of the fairness and necessity of the law by the building interests, I am not prepared to state, except that in general conversation I find that practically all of the industry are of the opinion that the requirements

of the law which will come into operation on July 1st are harsh in many of its features. While most men approve of the principle of the compensation insurance, it must be conceded that the rates of the compensation and other general conditions should be fair and liberal to all interested and ought to conform to the conditions and rates established in States adjacent to New York State. To my mind the rate of compensation of 66 2/3 per cent. is not fair when compared with the rates in other States."

Insurance Rates.

Some of the rates of the insurance companies which have been approved by the State Insurance Department are here given:

Apartment houses, \$1.10; office or mercantile buildings (contractors for janitor work, included—*(Continued on page 1133.)*)

NEW BOROUGH FIRE LIMITS DECIDED ON

Will Be Contained in a Separate Ordinance to Be Introduced Next Week in Board of Aldermen—A Hearing Next Friday.

ATTACHED are the outlines of the fire limits of the several boroughs as they will probably be reported by the Committee on Buildings. The committee expects to make a report to the Board of Aldermen next Tuesday, and to give a public hearing on the subject on the following Friday at 2 p. m. The ordinance which will fix these fire limits will provide that no frame structure, except such as may be provided for in other ordinances, shall be erected within the limits given. It will also prohibit the erection or enlarging of existing frame structures, and will prohibit the reconstruction of frame structures damaged or in need of repairs to more than 50 per cent. of their value exclusive of the foundations. It will also prohibit the moving of frame structures from without to within the fire limits and from one location to another within the fire limits. The enforcement of the ordinance will rest, as heretofore, with the Superintendent of Buildings in each borough. The penalties remain the same as now provided in the Building Code. The ordinance will go into effect immediately.

Borough of Manhattan.

In the Borough of Manhattan, beginning at the Battery and running thence northerly along the pier head line to a point 100 ft. north of the northerly side of Dyckman st., then easterly to Seaman av., northerly to a point 100 ft. south of West 215th st., thence easterly to a point 100 ft. west of Broadway, thence northerly to the bulkhead line of the Harlem Ship Canal, thence easterly and southerly along the bulkhead line to the Bronx Kills, thence easterly along the bulkhead line of the Bronx Kills to the East River, thence southerly to the east of Randall's, Ward's and Blackwell's islands and along the pierhead line of the East River to the North River at the place of beginning. These limits leave out Inwood and Marble Hill, and include all the rest of Manhattan Island.

Borough of The Bronx.

In the Borough of The Bronx, beginning at Washington Bridge, thence running easterly along the centre line of Washington Bridge to Aqueduct av., thence northerly along the centre line of Aqueduct av. to Featherbed lane, thence northeasterly to Macomb's road, thence southerly to Featherbed lane, thence easterly to 174th st., thence easterly to a point 100 ft. west of the westerly side of Jerome av., thence northerly to Woodlawn road, thence, southerly to a point 100 ft. east of Jerome av., thence southerly to East 174th st., thence easterly to a point 100 ft. west of Webster av., thence northerly to a point 100 ft. north of Gun Hill road, thence easterly to a point 100 ft. west of White Plains road, thence southerly across Gun Hill road to a point 100 ft. south of Gun Hill road, thence westerly to the westerly line of the New York & Harlem Railroad,

thence southerly along the westerly line of the New York & Harlem Railroad to a point 100 ft. north of Fordham road, thence easterly to the westerly boundary of Bronx Park, thence southerly to the Bronx River, thence southerly to a point 100 ft. north of Walker av., thence easterly to a point 100 ft. west of Morris Park av., thence northeasterly to a point 100 ft. west of White Plains road, thence northerly to the northerly boundary line of the City of New York; thence easterly along said boundary line to a point 100 ft. east of White Plains road, thence southerly to a point 100 ft. south of Morris Park av., thence southwesterly to a point 100 ft. south of Walker av., thence westerly to the Bronx River, to the East River, the Bronx Kills and the Harlem River to the point of beginning;

ALSO, beginning at a point on the boundary line between the Boroughs of The Bronx and Manhattan in the bed of the Spuyten Duyvil Creek 100 ft. west of Broadway, thence running northerly 100 ft. west of and parallel to the westerly side of Broadway to the City Line; thence easterly along the City Line to the east side of Broadway, thence southerly to the northerly side of Van Cortlandt Park South, thence easterly to a point 100 ft. east of Broadway, thence southerly to the boundary line between the Boroughs of The Bronx and Manhattan, thence westerly to the point of beginning.

Borough of Brooklyn.

In the Borough of Brooklyn, beginning at the junction of Newtown Creek with the East River, thence running along Newtown Creek and the borough line between Brooklyn and Queens to Chauncey st., to Central av., to the boundary line of Evergreen Cemetery, thence southerly to Highland Boulevard, to Highland Park, thence southerly to Jamaica av., thence easterly along the northerly side of Jamaica av. to the borough line between Brooklyn and Queens; thence southerly to a point 100 ft. south of the southerly side of Jamaica av., thence westerly to a point 100 ft. east of Norwood av., thence southerly to Atlantic av., thence easterly to a point 100 ft. east of Milford st., thence southerly to a point 100 ft. south of New Lots av., thence westerly to a point 100 ft. south of Riverdale av., thence westerly to a point 100 ft. west of East Ninety-eighth st., thence northwesterly to a point 100 ft. south of Clarkson av., thence westerly to the southerly side of Clarkson av. across Remsen av. and continuing 100 ft. south of and parallel to Clarkson av. to a point 100 ft. east of Flatbush av., thence southerly to a point opposite the junction of Kings Highway with Flatbush av., thence westerly across Flatbush av. to a point 100 ft. west of Flatbush av., thence northerly to a point 100 ft. south of Church av., thence westerly to a point 100 ft. southeast of Fourteenth av.,

thence southwesterly to a point 100 ft. southwest of Sixtieth st., thence northwesterly to New York Bay, thence along the pierhead line of New York Bay, Gowanus Bay, Buttermilk Channel and the East River to the point of beginning;

ALSO, beginning at a point at the intersection of the Atlantic Ocean and West Fifth st., thence running northerly along the centre line of West Fifth st. to a point 100 ft. north of Surf av., thence westerly to West Eighth st., thence westerly along Norton's Point Railroad to West Thirty-seventh st. (provided that at no point along said right of way shall these limits be taken at a distance less than 100 ft. north of the northerly side of Surf av.), thence running southerly along the centre line of West Thirty-seventh st. to the Atlantic Ocean, thence along the shore line to the point of beginning.

Borough of Queens.

In the Borough of Queens, beginning at a point in the bulkhead line of Bowery Bay at its intersection with the centre line of Hazen st., thence running southwesterly to Astoria av., thence westerly to old Bowery Bay road, southerly to Woodside av., southerly to Middleburg av., westerly to Dickson st., southerly to a point 100 ft. south of Greenpoint av., thence westerly to Borden av., easterly to a point 100 ft. east of Clifton av., thence southerly to Newtown Creek, thence to the East River, thence northerly along the bulkhead line of the East River and the bulkhead line at Bowery Bay and easterly along the said bulkhead line to the place of beginning;

ALSO, beginning at a point on the borough line between Queens and Brooklyn intersected by a line distant 100 ft. north of and parallel to the northerly side of Metropolitan av., thence running easterly to a point 100 ft. east of Fresh Pond road, thence southerly to Myrtle av., thence southerly along the Long Island Railroad to the Borough line between Queens and Brooklyn, thence northwesterly to the point of beginning.

ALSO, beginning at a point on the boundary line between the Boroughs of Queens and Brooklyn 100 ft. north of Jamaica av., thence easterly to Brenton av., thence southerly across Jamaica av. to a point 100 ft. south thereof, thence westerly to a point 100 ft. east of Roseville av., thence southerly to the easterly side to Mansley st., thence westerly across Roseville av. to a point 100 ft. west thereof, thence northerly to a point 100 ft. south of Jamaica av., thence westerly to the boundary line between the Boroughs of Queens and Brooklyn, thence northerly to the place of beginning;

ALSO, beginning at a point on the centre line of Madison st., Flushing, 100 ft. west of Main st., thence running northerly to Jackson av., thence to a point 100 ft. east of Main st., thence southerly to Madison st., thence westerly along the centre line of Madison st. to the point of beginning.

EMPHASIZES CITY'S NORTHWARD GROWTH

Choice Plots at North City Line to Be Sold at Absolute Auction to Highest Bidder—Property in Growing Section

SOMETHING of an innovation in real estate is embodied in the coming sale by auction of 197 lots, fronting on Broadway, opposite Van Cortlandt Park, at the line between the cities of New York and Yonkers. They are unique in character and in a section that should forcefully appeal to the homeseeker.

The nature of this land quite readily lends itself to picturesque improvements such as homes atop hillocks and knolls amidst settings of beautiful trees and views. The development which these

Ten and twelve-story, high-class apartment houses along Broadway and the adjacent side streets have been and are being erected even in the present scarce-money market and it will be only a few years before the Broadway City Line property will have on it similar houses, as the City of Yonkers has already grown southwest to it and the City of New York is fast building up to it. This section contains the residences of such people as Frank Hedley, vice-president and general manager of the Interborough Rapid Transit System;

estate values," said Messrs. Davies and Day yesterday, "and those who buy lots at this sale will gain, for they have excellent transit facilities, for trolley cars and automobiles pass them in steady streams at all hours of the day. Present conditions of Broadway in the upper part of the city clearly reflect the future of this property in the substantial improvements that have been made there since the subway was brought to its present terminus and which at no distant day, will be extended to the Broadway City Line.



FANSHAW AVENUE, NEAR PROPERTY TO BE SOLD.

lots are susceptible of is to be taken in at a glance in the Van Cortlandt Terrace property immediately to the north, which is similar in topography and where homes exist that cost on an average of \$20,000.

The lots, which are to be offered on Tuesday by Joseph P. Day and J. Clarence Davies, who have been instructed to sell regardless of prices developed by the public bidding, have, however, possibilities of development along the high-grade apartment houses, which, even now, is a strong probability, because of the fact that close by is the terminus of the Broadway subway which connects with the Yonkers trolley cars to Getty Square and also because the improvements of that type, which have invaded many sites along Broadway, north and south of the lots and well into Yonkers, are not lacking for tenants.

The northern growth is apparent even to the casual visitor and is confirmed by the annual report of the Interborough Rapid Transit Company. The ticket sales at 181st street station far exceed those at the 157th street station which up to the year 1913 was in the lead.

George W. Perkins, Darwin P. Kingsley, president of the New York Life Insurance Company; George B. Cortelyou, president of the Consolidated Gas Company, and John Ross Delafield, and the trustees of the Horace Mann School, have decided to build the new school in the section just south of Broadway City Line property.

More buildings are going up every day, due to the transit facilities which surround the lots and the proximity of the section to the surface cars connect-

"All of the 197 lots are to be disposed of without reserve to the highest bidder and any one with a few hundred dollars will be able to buy at least one of these lots on next Tuesday, and they need not have any fear as to the future value of their property as it should increase from 10 per cent. to 20 per cent. in value per annum."

Floater.

There are a lot of people living in New York City fitly termed "floating tenants," campers out, who pay four to five months' rent during the year for twelve months' occupancy. First they get a bonus of a month's rent free on payment of the second month's rent; then beat out the third month's rent; they are then dispossessed at an expense for dispossessing and re-decorating with three months' occupancy and with only one month's rent to the landlord.

A possible cure for this may be to make the contents of the apartments responsible for the rent. Why should the installment furniture men or the fake bill of sale be favorably treated? Confirmed beats move out with furniture often worth \$1,000 and the landlord has no recourse.—Real Estate Board's Bulletin.



ELLSWORTH AVENUE, ADJOINING NEW YORK CITY LINE.

ing with the subway at 242d street and Broadway and the Caryl station. All the streets in the property have been conveyed to the city so that there will be no future assessment for this purpose.

"Everyone now knows, or should know, that transit facilities create real

MILLIONS INVOLVED IN NEW OPERATIONS

New Structures Being Erected On Fifth, Sixth, Seventh and Madison Avenues; also in the Thirties and Forties.

DURING the last few months there has been an awakening of the building market and a number of operations involving large sums of money have been commenced or are projected for the near future. Fifth avenue has come in for its share, the notable improvements including the new structure for the Rogers Peet Company, at 41st street, with an outlet in 42d street; also the Anderson property at No. 415 Fifth avenue, with frontages in both 37th and 38th streets. These two buildings will involve an outlay of upwards of \$1,000,000. At the southwest corner of Fifth avenue and 37th street,

owned by Robert Goelet, a ten-story structure is projected, while at Fifth avenue and 27th street, through to Broadway, the Johnson-Kahn Company is improving the site of the one-time Hotel Victoria with a twenty story office, store and loft building, at an estimated cost of \$1,250,000.

One of the largest operations now in progress is the twelve story building owned by the National Cloak & Suit Company, in the west side of Seventh avenue, between 24th and 25th streets, which has been estimated will cost about \$2,000,000. At the present time the builders are up to the twelfth tier of beams.

The Madison avenue frontage of the block owned by B. Altman & Co. is being improved with a twelve story addition, 197x275, the cost being placed at \$1,000,000.

In addition to the above named operations, the major portion of the new structural activity is confined to the Thirties and Forties, the twelve story type predominating. The accompanying table shows the various operations of size now under way or projected and gives the location of the property, the owner, number of stories, size, estimated cost, architect, general contractor and the condition of the improvement.

TABLE SHOWING IMPORTANT IMPROVEMENTS IN MANHATTAN.

Owner and Location.	Stories.	Size.	Cost.	Architect.	General Contractor.	Condition.
Hyman & Oppenheim, 105-7 E. 16th st.	9	50x 92	\$150,000	C. B. Meyers	Boehm & Boehm	Steel Erected
Estate of Robert Goelet, 9-11 E. 19th st.	10	45x 92	150,000	J. H. Duncan	R. H. Casey	Foundations
Rogers Peet Co., 481-5 Fifth av., 41-42 sts.	10	49x 66 40x 90	500,000	Townsend, Steinle & Haskell	Irons & Todd	Excavating
Mrs. E. M. Anderson, 415 Fifth av., 37th and 38th sts.	11	120x200	450,000	Howells & Stokes	Cauldwell Wingate Co.	Excavating
Johnson Kahn Co., 5th av., s. e. cor. 27th st.	20	105x254	1,250,000	Schwartz & Gross	Owner Builds	Erecting Steel
W. C. Schermerhorn Estate, 26 W. 24th st.	8	19x 80	100,000	H. J. Hardenbergh	Erskine Van Houten	Excavating
National Cloak & Suit Co., 7th av., w. s. 24-25th sts.	12	100x200	2,000,000	I. E. Ditmars	Bing & Bing	Steel 12th Tier
Robert Zobel, 4th av., n. w. cor. 28th st.	16	75x100		Frederick Zobel	Owner Builds	Not Started
Boehm & Boehm, 28th st. s. s. 85th, w. 4th av.	12	65x 78	200,000	C. B. Meyers	Owner Builds	Foundations
Pauline Fox, 183 Park Row.	3	45x 52	20,000	Rouse & Goldstone	J. O'Dell Whitnack	Wrecking
Isadore Abraham, 18 Orchard st.	5	25x 29	30,000	O. Reissman	Rosenberg & Aronson	Excavating
Rhineland R. E. Co., 226-8 William st.	12	50x100	100,000	Clinton & Russell	V. J. Hedden Sons Co.	Trimming
Robert W. Goelet, 5th av., s. w. cor. 37th st.	10			Warren & Wetmore	Geo. A. Fuller Co.	Excavated
Robert Goelet Estate, Madison av., n. e. cor. 28th st.	12-16			Warren & Wetmore	Not Let	Figuring
B. Altman & Co., Madison av., w. s. 34-35th sts.	add 12	197x275	1,000,000	Trowbridge & Livingston	Marc Eidlitz & Son	Plastering
W. Everdell, Jr., & W.H. Brown, Mad. av., n.w. c. 44th st.	10	85x128		La Farge, Morris, Clinton, Russell	Irons & Todd	Not Started
Holding Co., 32-34 E. 40th st.	6-12	50x100	250,000	Hoggson Bros.	Not Let	Contemplated
15 West 44th St. Co., 15-17 W. 44th st.	12	50x100	190,000	Geo. & Edw. Blum	Separate Contracts	Erecting Steel
Edw. W. Browning, 108 W. 40th st.	6	25x100	100,000	Buchman & Fox	Hasco Bldg. Co.	Roofed
Holland Holding Co., 35-39 W. 45th st.	13	50x 90	185,000	Frederick Zobel	Not Let	Contemplated
Ritz Realty Co., 14 E. 46th st.	8	25x 95	75,000	L. F. J. Weiher	Thos. Mulligan	Excavated
Alt Realty Co., 121-5 W. 48th st.	14	66x100	135,000	W. H. Gompert	Not Let	Figuring
Joseph Millbank, 6-8 E. 43d st.	10	58x100	150,000	Geo. B. Post & Son	John Downey	Plans in Progress
Oppenheim-Collins Co., 56-58 W. 35th st.	add 11	62x 95	150,000	Buchman & Fox	Chas. A. Cowen Co.	Erecting Steel
Aeon Realty Co., 36-46 E. 31st st.	20	115x 98	850,000	W. Haefeli	Hasco Bldg. Co.	Foundations
32d & 33d St. Corp., 2-16 W. 33d st.	12	200x 98	800,000	H. L. Meader	C. T. Wills, Inc.	Foundations
Brody, Adler & Koch, 35-39 W. 35th st.	12	56x 98	180,000	Warren & Wetmore	Owners Build	Not Started
Runline Realty Co., 8-14 W. 30th st.	12	80x100	300,000	Thos. W. Lamb	I. A. Hopper, Inc.	Excavating
G. A. Wheelock, 30-38 E. 33d st.	16	83x 98	425,000	M. E. Rountree	Altoria Realty & Const. Co.	Plans Completed
Adroit Realty Co., 32-4 E. 31st st.	12	45x 98	225,000	Rouse & Goldstone	Owners Build	Foundations
H. I. Underhill, 440-448 W. 37th st.	12	125x100	300,000	Hill & Stout	Whitney Co.	Not Started
Chas. E. Johnson, 6th av., s. e. cor. 39th st.	4	60x 64	30,000	Gillespie & Carrel	Chas. A. Cowen	Foundations
Alan Realty Co., 134-42 W. 37th st.	12	93x100	300,000	Geo. & Edw. Blum	Separate Contracts	Not Started
Holland Holding Co., 233-7 W. 36th st.	12	55x 94	150,000	Frederick Zobel	Owners Build	Not Started
Antler Realty Co., 57-61 W. 38th st.	12	58x 88	210,000	Rouse & Goldstone	Owners Build	Excavating
A. J. Kerwin, Jr., 223-31 W. 38th st.	12		150,000	W. H. Birkmire	Not Let	Contemplated
31 E. 31st St. Co. (Geo. Backer), 31-37 E. 31st st.	12	86x 98	300,000	Wallis & Goodwillie	Owner Builds	Foundations
Geo. Kern, 344-8 W. 38th st.	13	75x 98	275,000	E. L. Larkin	Not Let	Figuring
Mordecai & Co., 63-65 W. 36th st.	12	50x100	200,000	Rouse & Goldstone	Owner Builds	Wrecking
406 W. 31st St. Co., Inc., 406-26 W. 31st st.	15	270x103	800,000	E. L. Larkin	Owner Builds	Wrecking
Alex Brown, Jr., 874 Sixth av.	8	60x125	250,000	A. J. Bodker	Owner Builds	Plans in Progress
784 Sixth Av. Co., 782-6 Sixth av.	8	60x125	250,000	A. J. Bodker	Brown Bros.	Not Started

LONG ISLAND ARCHITECTURE.

Great Advance in Recent Years—Influence of the Trolley Lines.

A SALIENT circumstance in connection with the upbuilding of suburban Long Island as a home center is the variety and scope of the architectural design. The demand for homes in the territory has caused architects who make a specialty of suburban work to produce their very best in plans of houses with attractive exteriors as well as very modern interiors. At East Rockaway and at Floral Park, for example, houses have been built that are free from interior defects, such as numerous juts and breaks in room harmony. Houses nearer the sea are enclosed with shingles that have been well treated with preservatives that keep them immune from the influence of salt air and the houses are well sheathed against invasion of high winds. Few houses are covered with clapboards, nowadays, the shingles covering being the more popular.

The typical suburban house nowadays is built without a parlor. Parlors are considered to be superfluous and the space that formerly was devoted to them is utilized in the area of the living-room; and it has proven to be an attractive economy. It is part of the utili-

tarianism of living. Suburban house improvements have progressed so rapidly that the \$1,500 a year salaried man who now lives in the suburbs resides in as comfortable a manner as the \$6,000 man did a decade ago. The cheapest suburban home now contains every modern improvement, such as a modern bathroom and toilet, hot water or steam heat, electric lights and gas and a gas range for cooking. The suburban communities that lack these facilities do not grow rapidly; and Long Island is fast losing its provincial communities. Another ten years will witness all of the easily accessible parts of Nassau County built up as solidly with homes as the Oranges and other parts of suburban New Jersey are now; and land values on Long Island are steadily advancing because of the improved structural appearance of the territory and the constant accretion of transit facilities.

Trolley roads are proving to be strong factors in the race for growth, especially in Nassau County, where sparsely settled areas have been brought together solely by the presence of trolley roads. The great level area was the first to feel its beneficent influence and as a result hundreds of new homes have been established in the great level area lying between Hempstead and the sea, where Rockville Centre, Lynbrook, Floral Park,

Valley Stream, Oceanside, East Rockaway and other growing communities are situated.

New Queens Traction Line.

Work on an important traction line in Queens will soon be under construction. The New York & Long Island Traction Company will connect its present lines in the Jamaica section with the elevated extension on Liberty avenue, Jamaica. A certificate of extension was filed last week with the Queens County Clerk. The company will extend a line from the Rockaway Plank road to Liberty avenue at Ozone Park, where connection will be made with the new elevated line, and will add a loop on Ocean avenue.

Extension of Sixth Avenue.

The Committee on City Plan of the Board of Estimate and Apportionment will hold a public hearing in Room 16, City Hall, Borough of Manhattan, on Friday, June 26, at 3 p. m., on a petition for the extension of Sixth avenue south-erly to Varick street, Borough of Manhattan.

—A business man, in order to pay an income tax, must have a fair chance to make an income.

SITUATION IN THE PLATE GLASS WAR

Companies Making Strenuous Efforts to Eliminate Present Conditions and to Re-Establish Business on a Substantial Basis.

By NELSON D. STERLING

OF various factors which combine today to cause anxiety for the future of the plate glass business, and tend towards the elimination of a margin of profit therefrom, rate cutting and increased cost of replacement stand out most prominently. Throughout a very large territory rates are absolutely demoralized. Agents are becoming discouraged. Companies that are trying to underwrite on a safe and sound basis are besought by their agents from all points to accept business at such figures as will enable them to compete with their rate-cutting rivals, but which incidentally spell loss. The agent expects the company to help him retain the business of clients who are frequently purchasers of other lines as well, and though the companies are willing and anxious to do so as far as practicable, they cannot entirely disregard their obligations to their stockholders. Indeed we do not believe that our own agents as a class would contend that simply because certain so-called underwriters of companies of limited resources engage in the pastime of building up volume without regard to selection or rate, we should feel obliged to follow suit.

The Plate Glass Underwriting Association will hold a meeting at the office of the Fidelity & Casualty Company on June 24th at which time a final effort will be made to adjust the rate and commission situation in Greater New York. It was thought that the association had disposed of the matter at the last meeting, held on June 9th, when every company was elected to membership, each company subscribing to the rates and commissions. Since that time one of the companies receded from its position. It is hoped that the company will reconsider its stand and come back into line.

Many Companies Formed.

Since 1903 numerous small companies have been organized and operated in limited territories that have ignored all sound underwriting principles, and their activities have resulted in continuous reduction of rates throughout the country, so that even now conservative underwriters are compelled to accept business at ruinous rates, in order to protect their agency connections. It takes the maximum of tact and diplomacy to convince an agent that loyalty to his company demands that he maintain adequate rates even at the sacrifice of his business and his commissions to competitors representing cut rate companies.

The argument that such companies cannot continue writing at ridiculous rates and remain indefinitely in business is borne out by facts. Unfortunately, however, after a disastrous experience such companies are able to procure reinsurance, and not only to secure it in responsible companies, but to sell out at favorable commission rates. The inconsistency in such transactions is that often the reinsurer assumes in bulk business written at ruinous rates which it prohibited its agents from competing for when the risks individually were in the market.

The only remedy for this condition would seem to be an agreement among leading companies to decline reinsurance of such concerns in the hope that thereby cutthroat competition will be eliminated, and the business distributed among such companies as stand for sound methods.

The problem before the companies is a serious one. Ten years ago a 50 per cent. loss ratio in any State was almost



NELSON D. STERLING.

unknown. Now it is not unusual for a company to have loss ratios running from 50 to 60 per cent. in several States. The current premium manual is based upon a glazing price list that has been discarded since March, 1910. At that time the plate glass dealers published a new list (the first in twenty-five years) with new discounts, the net result of which was a 47 per cent. increase in cost of replacements. Had the same co-operation obtained among the companies as among the manufacturers the result would have been the promulgation of a new manual with a commensurate increase in premiums.

Instead of doing this, however, the newcomers in the business continued hammering the existing rates downward. In May, 1914, the dealers issued another revised list that in some brackets increased the price of glass 15 per cent., and yet we are as far today from convincing these radicals of the value of co-operation as we were in 1903 or 1910.

How Demoralization Develops.

Here is an example of the way in which this demoralization develops. We know that in order to secure a working margin of profit our loss ratio should not exceed 40 per cent. Take, then, a State in which the company year after year on a volume of \$10,000 sustains a loss ratio of 45 per cent., and that on a rate of manual plus 20 per cent. Enters a company wholly inexperienced and establishes a rate of manual less 25 per cent.; thereupon another company, already entered, which may have a small volume and, therefore, little to lose, meets the competition of the newcomer.

This second company, having a better organized agency force, becomes more of a factor than rate-cutter No. 1. Almost immediately the local agents of Company No. 3 cry out for a like concession, backed by the demands of its general agent, who claims that refusal to meet competition on plate glass rates means disintegration of its agency force, because local agents will seek companies which allow them to cut rates and thereby protect their other lines. The result is that Company No. 3, with its \$4,000 or \$5,000 of volume, follows suit. Thus does rate demoralization begin. Multiply this experience in one State by twenty-seven, and you have the problem to be solved. There is only one solu-

tion—the formation of local associations where permitted.

The Only Remedy.

The influential agent of recognized standing is the medium through whom order can be brought out of chaos. He should exert all possible influence in a city or town to bring about that condition which the home offices have failed to establish. In doing such work he would be fulfilling the highest functions of an agent. Every agent would serve his own interests as well as those of this company by arranging with two or three friends in the business to wait upon the other local agents and induce the formation of local associations wherever the law permits this to be done. It is our firm belief that every other agent would be found just as anxious for the restoration of sane and sound prices as the one who originated the reform.

There is no time like the summer in which to do this missionary work, and it devolves upon agents to take the initiative. Some one must do so. It means automatic increase in commission if right rates are adopted.

INTERBOROUGH PARKWAY.

To Run on the Crest of the Hills Connecting Brooklyn and Queens.

At the last meeting of the Chamber of Commerce of the Borough of Queens, the Borough Planning Committee, of which John C. Brackenridge is chairman, was authorized to appear at the public hearing before the Board of Estimate on June 26th, and favor the extension of the roadway connecting Forest Park with Highland Park, so as to give a continuous parkway on the crest of the hills connecting Brooklyn and Queens. This road will be known as the Interborough Parkway. Highland Boulevard is a continuation of Eastern Parkway in Brooklyn. The proposed extension will carry this boulevard from Highland Parkway through Cypress Hills Cemetery, connecting with the present beautiful winding roadway in Forest Park and connecting directly with the Queens Boulevard. Alrick H. Man, of Richmond Hill, has been asked to speak for the Chamber in favor of this improvement.

Tentative maps were then prepared by the Engineers of the Board of Estimate and submitted to the cemetery officials for their approval with the request for a price per square foot for the land necessary to make this roadway. Negotiations have progressed since that time under Charles O'Malley of the Comptroller's Office, and maps and surveys have been made by the Park Department and the Topographical Department of Queens. Borough Presidents Pounds and Connolly have always favored the roadway and been active in advancing the matter. President McAneny, Chairman of the City Planning Committee of the Board of Estimate, has taken a very active part in securing this improvement.

The cemetery portion of the road is only a little short of 50 per cent. of the whole, but the remainder is entirely on City property. The total distance through the two cemeteries is 4,874 ft. The road, will be 100 ft. wide, so that the land to be taken will be approximately 487,400 sq. ft., or 11.2 acres. It is proposed by the City Planning Committee of the Board of Estimate to place 50 per cent. of the cost of the improvement upon the entire city, and the other 50 per cent. to be paid by the Boroughs of Brooklyn and Queens.

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Fifty-one million dollars asked by the Metropolitan Commission for the construction of a sewage disposal system. Public works are planned on an expensive scale nowadays.

The hearings of the State Factory Investigating Commission will be resumed next Monday morning at City Hall. It is important that real estate and allied interests should be represented and stoutly defended at these hearings, which will continue all the week.

For uncertainty of application and expense of administration, for unfairness of treatment and injury done to local industry, the workmen's compensation law will take high rank among the unwise class legislation of the State, in the opinion of insurance and real estate men.

The State factory inspection laws were once aimed solely at owners and lessees of factories, regardless of whether they owned the buildings or not. Since the owners of buildings have been made equally responsible, the sins of lessees have been charged up to landlords to such an extent that the courts have at last called a halt. For the crime of locking factory doors landlords are surely not responsible.

"The buying power of the country was exhausted by the great boom in 1906-7," says a Wall street authority in trying to account for the depression on the Stock Exchange. But there has been no loss of buying power in the real estate auction market, judging from the invariable success which attends large lot sales. There is a big market for real estate amongst people of moderate means. The problem is to meet their needs at the price they are able to pay.

The Advantages of Madison Avenue.

THE removal of Brooks Brothers from 21st street and Broadway to 44th street and Madison avenue, is interesting in several respects. Of the scores of retail houses which ten years ago were situated in the vicinity of 23d street and Broadway, only Brooks Brothers and one or two other large shops remain. Their removal has obviously been only a question of time, and the wonder is not that it has taken place, but that it has been delayed so long. The desertion of Broadway and 23d street by the retail trade has had a disastrous effect on property values in this particular neighborhood, and, so far as the Record and Guide knows, it was anticipated by comparatively few students of the drift of business in Manhattan. There never has been any cause for the change, which apparently could not have been prevented. The shops which have removed have been, with few exceptions, those which obtain their patronage from comparatively well-to-do people, from the inhabitants of the more expensive parts of the East and the West Sides. During the last ten years a small proportion of this class of people have moved farther uptown, but the shifting has not influenced enough people nor has it covered enough territory to make it any less convenient for them than it used to be to do their purchasing in 23d street.

Thus, for the first time in the history of the city, a comparatively stationary center of well-to-do population has been surprised by a violent shift in the location of the better class of retail business houses, a shift more violent and more disastrous to property interests than any which has taken place in the past. In all probability the shift could have been in some measure avoided, provided proper precautionary measures had been taken. The building of so many loft buildings on lower Fifth avenue and its vicinity and their occupation by the manufacturers of clothes made the neighborhood undesirable for shoppers, both on foot and in vehicles. The roadways were blocked with trucks. The sidewalks were, during certain hours of the day, swarming with manufacturers' employes. Broadway and 23d street were not directly affected by these adverse conditions, but they were indirectly affected, because many merchants who did not occupy stores on lower Fifth avenue were induced to move by the contagious force of so many examples.

If the zone system had been in use, and if certain kinds of manufacturing business had been excluded from the vicinity of the retail stores, the present condition of lower Fifth avenue and Broadway might have been very much more satisfactory to local property owners. They would undoubtedly have suffered somewhat from another cause, but in all probability not to the same extent.

One reason for the shifting of the better class of retail trade farther uptown has been the increasing congestion of vehicular traffic. At the very time when the improvement in and the cheapening of automobiles made it more easy for rich people to trade at remote places, this increasing freedom of movement was checked by the breakdown of the street system. So many more vehicles began to use them that they interfered more and more with each other. At the present time it would take an automobile longer between the hours of 10 a. m. and 6 p. m. to travel on Fifth avenue from 70th street to 23d street than it would for a carriage and horses twelve years ago. The congestion of traffic has also worked in favor of locations for retail stores farther uptown, and it might have been avoided by the laying out of another diagonal or longitudinal avenue some ten years ago. Traffic experts predicted the present congestion and its depressing effect on the value of certain classes of property; but no one would listen to them. At the present time the damage is irretrievable, in so far as the old retail district is concerned.

In the meanwhile the new retail dis-

trict is one of the few parts of Manhattan which is doing something more than holding its own during the prevailing depression. Two large shops are being built, one on the corner of 37th and the other on a corner of 41st street; and now Brooks Brothers have selected a location on Madison avenue and 44th street. The selection was wisely made. The rent will be very much smaller than it would have been on Fifth avenue, and the location for an established business like Brooks' Brothers, will be almost as advantageous. Considering the large difference between the level of values, which prevail on the two avenues, the Record and Guide has never been able to understand why Madison avenue, at least, from 42d to 50th street, has not proved more attractive to retail business. It has the disadvantage of being a narrow avenue and for the carriage trade of being occupied by trolley cars, but it is very accessible, it is entirely eligible in its associations and it is comparatively cheap. It may be confidently predicted that other firms will follow the example of Brooks Brothers and that in the course of time Madison avenue, north of 42d street, will come in for a certain share of the best Fifth avenue trade. The available part of Fifth avenue is so small in area and so high in price that many A1 excellent retail houses will be obliged to seek another location, but in the same neighborhood. Madison avenue will suit their needs admirably.

East Side Opportunities.

There has been more real estate activity of a better kind during the last week or two than has prevailed throughout the early part of the season. Particularly interesting was the sale of the Chapin Home property in 66th and 67th streets, east of Lexington avenue, to a builder for improvement with a nine-story apartment house. Whatever may be the case with other parts of Manhattan and with other types of buildings, there has been no over-construction in side street apartment houses on the East Side. The percentage of vacancy in this class of improvement is comparatively small. A very large demand exists for apartments which rent from \$18 to \$28 and which are eligibly situated on the East Side, and they can never be supplied in very large numbers, because of the difficulty in piecing together available sites. It is always hard to find three or four adjacent property owners all of whom are ready to sell at a fair price, and a builder is constantly forced to go ahead and put up a building on a plot which is not really large enough for a series of advantageously planned apartments.

Such is not, however, the case with the Chapin Home property. The site is exceptionally large for this class of improvement, and it ought to be possible to lay out a convenient and comparatively spacious group of apartments which will rent for a moderate price. It is interesting to note that the erection of private dwellings has almost entirely ceased even on the East Side. It has long since ceased on the West Side and indeed all over the city except in suburban districts, but now even on the East Side well-to-do people are coming more and more to prefer apartments. Of course, the preference for apartments is intensified at the present time because so many people, and particularly so many well-to-do people are feeling poor. The depression in banking and brokerage circles in Wall street brings with it a depression in expensive residential property on the East Side. As soon as a period of good business supervenes private houses will be in greater demand, and the movement to replace the old brown stone houses with American basement residences will be resumed. But it will never again attain the proportions which it reached early in the twentieth century. Well-to-do people are living a larger proportion of the year in the country and do not want the burden or the expense of a town house. Slowly, but surely, apartment houses are superseding private residences all over the city.

The Real Estate Board and the Inspection Laws.

Editor of the RECORD AND GUIDE:

The Real Estate Board of New York wishes to emphasize its position with regard to the labor laws, and to do it so particularly at this time because, beginning Monday of next week and continuing throughout the week, the State Factory Investigating Commission will hold public hearings on the recodification of the labor law.

Since last fall the Real Estate Board, practically alone, has undertaken the serious study of these laws and has analyzed them for the benefit of its members. At the last session of the Legislature it secured important amendments to certain features of the laws that were working unnecessary hardship on owners of low buildings.

Especially during the past three months this board has been looking into these laws with the definite purpose of securing such changes as would, while fully protecting the occupants of buildings, make the labor law a fair, workable instrument. It has made intelligent representations to the Industrial Board. For weeks it has been working in order to be able to present to the State Factory Investigating Commission, at the hearings next week, not only its recommendations for the recodification of the labor law, but definite, constructive suggestions as to how the law should operate, what the board considers proper definitions of a factory, etc.; what it considers, in certain respects, a fair interpretation of the law; what, in certain respects, owners ought not be asked to do.

As the result of all this work, the Real Estate Board will present next week, not only a brief containing its recommendations and suggestions, but oral arguments supporting its position. This will be done through Mr. George W. Olvany, who presented this board's amendments to the last Legislature, and has since been advising this board in labor law and fire prevention matters.

Quite recently a committee of this board has conferred with a joint committee of other organizations, including the Merchants' Association, and it may be stated as a fact that the position of the Real Estate Board with respect to the labor laws is concurred in by such other organizations as have given thought to this matter.

The purpose of this letter is to make plain this board's position; its interest in the general welfare of the real estate owner and all who occupy buildings coming under the jurisdiction of the labor and other departments; and particularly, on the eve of these public hearings to stir up the interest of real estate owners, of manufacturers, and of others who should properly be interested in these hearings, so that all concerned may be fully alive to the necessity of attending these hearings and getting an intelligent understanding of what is going on.

RICHARD O. CHITTICK,
Executive Secretary Real Estate Board
of New York.

115 Broadway, June 19.

A Question of Priority.

Editor Record and Guide:

Is there not some inconsistency in the control which houses of worship possess over neighboring real estate under the statutes, and which control sometimes depreciates the value of the realty so situated?

Specifically, why should the trustees of a congregation have the right to select a site for a new edifice on a main artery of the city, and by so doing prevent the use of premises within a prescribed distance as a theater or otherwise to the best business advantage?

I have in mind a man who has owned a piece of property on a certain street since the year 1881. It is a street which is given over to business, and largely to amusement purposes. In the year 1906 a house of worship was built on the land adjoining the premises referred to, and now, when an improvement

most natural for the neighborhood—namely, a motion picture theater—is contemplated, the owner is restrained from so developing his property by the objection of the trustees of the house of worship.

Should not the fact that he was in possession of his premises before the church came give him a certain right of priority? And as under the Constitution a man may not be deprived of his property without due course of law, I cannot understand how in this case he can be deprived of a part of the value of his premises (which would follow upon its development to the best advantage) without having recourse to the courts to obtain compensatory damages.

NON-SACRELIGIOUS.

"Home Rule" the Battle Cry for Amendments to the Labor Law.

Editor Record and Guide:

The Merchants' Association of New York, through its Fire Prevention and Insurance Committee, has been holding conferences with various other organizations, with the view of simplifying and unifying the objections or amendments to the Labor Law to be presented at the hearings of the State Factory Investigating Commission to be held in this city next week.

It was the consensus of opinion that co-operation with the commission and its counsel is most desirable, and that it is essential that such assistance be given them for amendments to the law not inconsistent with the recognition of "home rule."

The City of New York and other cities having building codes and the necessary departments must be exempted from the provisions of the law relating to the construction of new buildings, the maintenance or alterations of existing buildings; also as regards fire prevention and sanitation; and the enforcement of the Labor Law must be through the city departments where such exist.

The counsel for the State Factory Investigating Commission has expressed a desire for assistance in revising the law where necessary, and calm and proper consideration should be given to his request. The slight attention that was given to the work of the commission when it was preparing the present law is largely the cause of some of its objectionable features; but the publicity given to the matter during the past year should have prepared every one interested to present careful and proper suggestions for amendments before the next meeting of the Legislature.

The present city administration is willing and desirous to assist in every way to this end, and they and the Board of Aldermen will undoubtedly be ready to pass such ordinances and provide such means as may be requisite to protect the workers covered by the Labor Law, but it must be through this means—that is, through the city authorities and departments, that it must be done. A State department must not attempt or be allowed to encroach upon the powers already delegated by the Legislature to this city, and if this fact is recognized by the State Factory Investigating Commission in its work, harmonious action will be had and approval given by all interests now affected.

It would be absurd to have our Building Department prepare, and our Board of Aldermen adopt, a new building code if it is to be superseded by a labor law code. It would be useless to have a sanitary code and a board of health for this city if the Labor Law is to take precedent in our factories, mercantile and office buildings.

The people have been more and more strenuously demanding, and the Legislature recognizing, "home rule" as expedient and necessary in large cities, and no backward step must be taken. At the same time the working people need protection, and there are various sections in the Labor Law that are not taken care of by the city authorities, and these should be left under the present jurisdiction. Also, in many places in the State there are no adequate build-

ing codes, etc., and the Labor Department should there have jurisdiction.

The commission should also consider the rating or classification of factories and factory buildings under the law, and make different requirements for highly inflammable occupancy or totally non-inflammable; a congested occupancy or a small one; a low building and a skyscraper; a modern fireproof building and a dilapidated non-fireproof one.

It is to be hoped that at the various hearings before the commission in this city these general lines will be followed by all, so that all can work in harmony and avoid cross purposes.

ALFRED R. KIRKUS,
Chairman Sub-Committee on Revision of
Labor Laws, Merchants' Association
of New York.
309 Broadway, June 17.

A Mutual Company Organized.

There has been organized and chartered the Metropolitan Mutual Building Trades Insurance Company, with offices at 84 William street, New York City, by those in the building industry who believe that their interests will be best conserved in a mutual company. This company has in its employ one of the best known and oldest established firms of underwriters and actuary, and its business will be limited to the least hazardous risks, not only in the building trades, but in other industries, such risks being accepted only after careful scrutiny by a board of directors numbering twenty-one, representative of the different branches of industry that this company will cover with insurance.

Mr. B. D. Traitel of the Traitel Marble Company, who is interested in the new mutual company, says that with conservative management as thus outlined, it seems to him that a mutual company should return to its policyholders at least as substantial a dividend as the stock companies may return to its stockholders; hence it seems apparent that the interests of the insured are with a mutual company.

"Next, their interests would be with a stock company rather than a State," continued Mr. Traitel, "for the reason, as you know, that the State must accept all hazards, however great, such as manufacturing of explosives, sub-surface work, etc.

"It is astonishing to find that even up to this time of writing a great number of employers in the trades covered by the Workmen's Compensation Act have not yet determined whether to cover by State, stock or mutual company. Some of them seem to be waiting for lightning to strike them, not realizing the risk of damage suits and heavy penalties that their carelessness may bring to them.

"As far as I can observe, with those that have given the matter serious thought, they seem to be equally divided in their consideration of mutual and stock companies. . . . Many of those that are now considering stock companies, or have gone into them, say, 'We favor the mutual company but will wait for six months or a year to see how they work out.' This is the situation as nearly as I can describe it."

Staten Island Illustrated.

The Staten Island Chamber of Commerce has issued a handsomely illustrated magazine setting forth the residential and business attractions of the island. A number of colored pictures are reproduced from hand-tinted views in the possession of Cornelius G. Kolff. The compiler is Darby Richardson, and the photographic views were made by E. H. Seehausen of West New Brighton. The other contributors are Edward C. Delevan, Jr., William S. Van Clief, Lewis Nixon, Travis H. Whitney, William A. Boylan, T. S. Oxholm, Dr. J. T. Sprague. The magazine constitutes one of many evidences that the Staten Island Chamber of Commerce is a highly efficient body.

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THE WEEK'S REAL ESTATE NEWS

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

Apartment House Operations Figured Conspicuously.

SUCCESSFUL NIGHT SALES.

Holdings of the Fleet Estate in Brooklyn Brought \$353,000 at Auction.

Heirs of the Fleet Estate realized a total of \$353,100, or an average price of about \$1,210 per lot, for the 291 parcels in the Bay Ridge section of Brooklyn, offered at auction last Tuesday night at the Brooklyn Academy of Music by the Jere Johnson, Jr., Co., with Frederick B. Snow acting as auctioneer. The lots have been in the same ownership for nearly eighty years, and are located on Fifth, Sixth and Bay Ridge avenues, and in 68th street, between Third and Sixth avenues.

The auditorium of the big theater was taxed to its capacity by one of the most representative gatherings of bidders ever present at a similar sale in Brooklyn. In the crowd were builders, investors, operators and homeseekers, who participated actively in the bidding, which became so fast and spirited that the entire tract was disposed of in about four hours, which was at the average rate of four-fifths of a minute for every lot.

The highest price paid for any single offering was \$8,000, by Thomas R. Farrell, Brooklyn commissioner of jurors, who bought the southeast corner of Fifth and Bay Ridge avenues. The same purchaser bought the adjoining lot for \$5,000.

The largest individual buyer was Arthur Selinger, the builder and operator, who purchased lots in 68th street. He paid about \$1,150 each for lots between Fourth and Fifth avenues, \$1,025 for others between Fifth and Sixth avenues, and about \$900 each for lots west of Sixth avenue. Fifth avenue lots brought the highest prices, averaging near \$5,000. Inside lots on Bay Ridge avenue, at Stuart lane, went for \$925, ranging gradually higher in price towards Fifth avenue. The average for Sixth avenue lots was about \$1,000.

The detailed report of the sale, giving correct locations and descriptions of the lots, names of buyers and prices, will be found elsewhere in this issue of the Record and Guide.

HIGH COMMENDATION

For the Real Estate Board by the Advisory Council of Real Estate Interests.

The following resolutions were adopted Friday, June 19, 1914, by the Executive Committee of the Advisory Council of Real Estate Interests:

Whereas, The Real Estate Board of New York has for several months given close attention to the Labor Laws with a view to obtaining such modifications as will make it a workable instrument with particular reference to its application to New York City, and has obtained from the Legislature of 1914 certain amendments, and

Whereas, The Real Estate Board through counsel and its Industrial and Building Codes Committee has made an exhaustive study of the recodification of the Labor Laws and is presenting for the consideration of the State Factory Investigating Commission at its hearings to be held June 22 to 26 definite, constructive suggestions for recodification and probable further amendments,

Resolved, That the Advisory Council of Real Estate Interests commend the work of the Real Estate Board of New York in connection with the Labor Laws, and be it further

Resolved, That other organizations represented in the Advisory Council be urged to support and cooperate with the Real Estate Board in this work.

LOCAL IMPROVEMENTS.

At the meeting of the Local Boards held June 16 the following resolutions were adopted:

Van Courtlandt.

1143.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary, and building steps and appurtenances where required in Grand avenue, from Macombs road to West 176th street, in Davidson avenue, from Featherbed lane to West 176th street, and in West 174th street, from Macombs road to Davidson avenue, together with all work incidental thereto at a total estimated cost of \$81,000. Assessed value of the real estate included within the probable area of assessment is \$311,068, and the estimated cost for each 25-foot lot, \$358.50.

1194.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in, and paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of Ford street from Tiebout avenue to Webster avenue, together with all work incidental thereto, at a total estimated cost of \$4,500.

1208.—For constructing a sewer and appurtenances in Spencer avenue, between West 261st street and Summit, south of West 261st street, together with all work incidental thereto at a total estimated cost of \$3,335, and at an estimated cost for each 25-foot lot of \$120.

1209.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spencer avenue, from West 260th street to West 263d street, together with all work incidental thereto.

1218.—For constructing sewers and appurtenances in West 176th street, between Jerome avenue and Macombs road; and in Davidson avenue, between West 176th street and a point about 80 feet south of West 174th street; and in Grand avenue, between West 176th street, and Macombs road; and in West 175th street, between Grand avenue and Macombs road; and in West 174th street, between Davidson avenue and Macombs road; and in Featherbed lane, between Jerome avenue and Macombs road; and in Inwood avenue, between Belmont street and Featherbed lane; and in Belmont street, between Inwood avenue and Macombs road, together with all work incidental thereto, at a total estimated cost of \$64,200, and at estimated cost for each 25-foot lot of \$160.

1219.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in West 175th street, from Grand avenue to Macombs road, together with all work incidental thereto.

1220.—For flagging to be taken up and relaid to proper grade on the northerly side of Featherbed lane, beginning at a point 423.13 feet west of Jerome avenue and extending westerly a distance of 50 feet.

1231.—For setting curbstones and flagging the west sidewalk in Sedgwick

avenue from Perot street to Ft. Independence street, together with all work incidental thereto.

353.—On May 29, 1911, the Local Board of Van Courtlandt, 25th District, initiated proceedings for constructing a sewer and appurtenances in West 236th street, between Broadway and Putnam avenue west, together with all work incidental thereto. It is now proposed that the aforesaid resolution be amended so as to provide for constructing sewer and appurtenances in West 236th street, between Broadway and the westerly line of the right-of-way of the New York and Putnam Railroad, together with all work incidental thereto.

Morrisania.

1213.—For laying 15 linear feet of flagging in front of premises 515 East 139th street, and to fill in as may be necessary to bring sidewalk to proper grade.

1226.—For constructing receiving basin and appurtenances at the southwest corner of Longwood avenue and Barry street, together with all work incidental thereto at a total estimated cost of \$435.

Crotona.

The Local Board of Crotona has adopted the following resolution: For paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of Seabury place, from Charlotte street to Boston road, adjusting curb where necessary.

Chattel Mortgages.

The word chattel is of French origin, and means goods of any kind. Chattels were originally divided into chattels, real and personal chattels. Chattels real carried property annexed to or concerning real estate, as a lease for years for land. Personal chattels were such things as were movable, as animals, jewelry, grain, machinery, goods, and such property of like kind. Chattel mortgages were not in use as early as real estate mortgages and the reason is at first all property of value was in the land. The first use of personal property as security for the payment of a debt was by putting the property up as a pledge, in which case the creditor held the property and returned it to the owner when the money was paid.

The mortgagor is the one who owns property and the one who signs the instrument. The mortgagee is the one to whom the mortgage is given and the one to whom the debt is due.

A mortgage is a conditional sale of chattels, and operates to transfer the legal title to the mortgagee, to be defeated only by a full payment of the money and a performance of the conditions.

A chattel mortgage is an instrument in writing in the nature of an absolute conveyance as a security for money, the fulfillment of some obligation or the performance of some act by which the holder acquires a specific and paramount lien on certain personal property or chattels therein described, with a condition for the redemption from satisfaction of such lien, and the release of such security upon payment by the mortgagor or the performance of the act therein mentioned.

The National Real Estate Journal gives the following as a good form for a chattel mortgage:

"Know All Men, That I, John Doe, of the County of . . . and State of . . . , party of the first part, for the consideration of . . . Dollars, do hereby sell, grant and convey to Richard Doe, of the County of . . . , and State of . . . , party of the second part, the following described personal property, to-wit. One bay horse, six years old, named Fred; weight, about 1,100 pounds; star in forehead; wire cut on left hind leg; owned by me and now kept on the southwest corner of Section 15, Township 83, Range 30, west of the Fifth principal meridian, in the County of . . . , and State of And I, the said party of the first part, hereby consent to and covenant with said party of the second part that I have good right to sell and convey said property; that it is free from all incumbrances and liens, and I will warrant and defend the same against the lawful

claims of all persons whomsoever. Upon condition, however, that if the said party of the first part shall pay, or cause to be paid, to the said Richard Roe or order the sum of . . . Dollars, with interest on all of said money until paid at the rate of . . . , etc.

Chattel mortgages must be construed according to the law of the place in which they are entered into. If valid where executed, they can be enforced in sister States. In construing a mortgage the court will ascertain the actual meaning of the parties, or as nearly so as possible, and will conform the mortgage to this meaning as nearly as the words used will permit.

Subway Trains on Queensboro Bridge.

The plan suggested by Clifford B. Moore, engineer in charge of the Topographical Bureau of Queens, for the running of subway trains across the Queensboro Bridge without the narrowing of the bridge roadway, is receiving favorable attention from the Bridge Commissioner.

Mr. Moore is confident that his plan for putting the tracks of the subway line on the shelves outside of the main trusses is practicable and that it can be carried out without involving delay and at a smaller expenditure than that needed in the present reconstruction plan.

President Connolly has recommended the plan in a letter to Commissioner Kracke and is interested in the proposition of saving the bridge roadway from reduction as to its width.

New Bridge Over Newtown Creek.

The Commerce Committee of the Queens Chamber of Commerce has taken up the matter of the construction of a new bridge across Newtown Creek at Meeker avenue and Laurel Hill boulevard, and urges that a bridge be built of the "Askew Lift" type similar to that across the creek at Vernon avenue, and that no abutments be placed in the center of the stream. The Bridge Department has commenced surveys this week for a new bridge at this point to replace the present "Penny Bridge." The bridge is favored by Commissioner Kracke, as it will increase traffic facilities between Brooklyn and Queens, give better trolley connections between the two boroughs, and also provide for the Cross-town Rapid Transit Route of the Brooklyn Rapid Transit Co., which will run north and south from Astoria to Coney Island. It is estimated that the cost of this bridge will be \$300,000.

When Tenants Move.

Landlords who take no particular pains to give enquirers the present address of former tenants can get an idea from the signboard on which Vincent Astor has had painted the name and present address of each one of the tenants who occupied the old buildings that have given way to the new office and loft buildings he is putting up in 33d street, opposite the Waldorf-Astoria. The board containing the names and new addresses has been posted in a conspicuous place on the site.

Real Estate in Southern Nassau.

That well located property on direct lines of transit is a growing asset is proven by the steady growth of population and of building in the southern half of Nassau County. The population of the county is 75,000, two-thirds of which is in the communities of the south side. Taxable values are increasing in greater ratio here than in any other suburban county at this time because Long Island has been linked to both uptown and downtown Manhattan. Home sites in Nassau County during the recent winter season were in stronger demand than real estate developers there anticipated. With a constantly improving railroad system connecting Long Island and Manhattan it is only logical that Southern Nassau with its transit points of contact should grow apace. Because this territory is adjacent to the easterly line of the city its destiny is suburban rather than urban.

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YOUNG LADY, 26 years of age, Christian, desires to connect with a responsible firm where ambition and conscientious work are appreciated; thoroughly experienced as secretary, bookkeeper, stenographer, correspondent and general office management and routine; best references. **Box 322, Record and Guide.**

EXCHANGE Specialist, 8 years' experience good record of many deals closed; large exchange closed two weeks ago; large card index active exchange properties; fine following, with active business under way, desires connection with solid firm. Am bachelor, 30 years of age, with good social connection; Christian; now manager prominent firm. **AMBITIOUS, Box 318, Record and Guide.**

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A GENTLEMAN with independent income and large financial backing would like to associate himself with live real estate firm; salary immaterial. Address **Box 320, Record and Guide.**

suburban life the greater city must divide with the suburbs the monopoly of opportunities for good real estate investments it has long held. The electric train service through suburban Long Island is bringing it into as easy traffic reach as the elevated railroad brought Harlem in the seventies and eighties; and the service on Long Island is more modern than it was to Harlem then.

The significant circumstance in connection with Nassau County real estate is that the demand for it is greater than when New York City began to grow northward a generation ago. The home area of New York has reached beyond its own borders. Another new era of great real estate activity is imminent on Long Island. All of the substantial land developments in this territory are within easy access of railroad stations and that means marketable property. And that is the lesson for the small investor, to stick to the line of quick transportation and as close to the center of growth as his pocketbook will allow.

Home colonies are active at Floral Park and Hempstead on the electrified part of the main line of the Long Island Railroad—at Oceanside and East Rockaway on the Long Beach division; at Lynbrook, Valley Stream and adjacent places on the Montauk division, and at various places along the north shore.

PRIVATE REALTY SALES.

DESPITE the prevailing opinion to the contrary, the money market as affecting realty, is in a favorable condition for both borrower and lender. Reasonable loans upon well-located properties are readily obtainable, though in the instances where builders or others desire monies in excessive amounts difficulty is encountered. In a few cases these latter loans can be obtained, but only by paying the maximum interest rates, together with large commissions and fees.

Loaning institutions as a whole have been operating on a conservative basis during the last couple of years and today show no tendency to loosen the purse strings, for they do not wish to encourage a building movement of size at this time, for fear of hurting the market as a whole. Careful appraisals are made when renewals are desired.

One of the factors that influence the loaning institutions is the fear that they may have to acquire the property at foreclosure in the event of the principle and interest not being met on the due dates. These concerns do not wish to be the owners of realty but simply desire to have a safe and sound method of investing their surplus funds.

Money can be obtained in amounts under \$100,000, at five per cent, but should a lower rate of interest be desired, the property must be gilt edged. Larger loans are harder to procure. In Manhattan the mortgage extensions show an increase over last year, the amount being \$54,000,000, as against \$39,000,000 in 1913.

Good applications for building and permanent loans have been received during the last few weeks and there is every likelihood that many of these will be accepted. The mortgage market should improve, according to the opinions of several men who make the lending of money a specialty.

The total number of sales reported and not recorded in Manhattan this week was 20, as against 25 last week and 28 a year ago.

The number of sales south of 59th street was 7, as compared with 12 last week and 8 a year ago.

The sales north of 59th street aggregated 13, as compared with 13 last week and 20 a year ago.

The total number of conveyances in Manhattan was 187, as against 167 last week, 17 having stated considerations totaling \$372,520. Mortgages recorded this week number 91, involving \$3,144,022, as against 96 last week, aggregating \$2,491,198.

From the Bronx 13 sales at private contract were recorded, as against 15 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$569,628, compared with \$415,634 last week, making a total since January 1 of \$20,430,525. The figures for the corresponding week last year were \$3,012,078, and the total from January 1, 1913, to June 21, 1913, was \$32,064,424.

Chapin Home Sold to Builders.

Bing & Bing, have purchased, through Pease & Elliman, from the Chapin Home for the Aged and Infirm, Mrs. Emma Fox, president, the south half of their property in the north side of East 66th street, 170 ft. east of Lexington avenue, size 150 x 100.5. The buyers will erect two nine-story apartment houses. This property was originally obtained by the Chapin Home in 1869, under a 99-year lease from the city at the rental of \$1 a year. In 1909 the trustees purchased a large tract of land on the outskirts of Jamaica, L. I., and erected several new buildings for the use of the institution. They also bought at that time the property which had been under lease to them, and a portion of this now figures in the present deal. The Chapin Home trustees still own 150 x 105.5 in the south side of 67th street.

B. N. Duke Adds to Holdings.

Benjamin N. Duke bought from Henry Meyer the twelve-story apartment house, on plot 112.6x125, at the northeast corner of West End avenue and 83d street. In exchange Mr. Duke gave two eight-story apartment houses, 75x113.6, at 39 to 43 East 27th street and 31 Gray street, Newark, a four-story apartment house on plot 80x125. The aggregate amount involved in the transaction was about \$1,750,000. The Loton H. Slawson Company was the broker. Mr. Duke has been investing heavily in high-class apartment houses, his last purchase involving the twelve-story house at the southwest corner of Seventh avenue and 58th street, which he bought early in May from Dr. Charles V. Paterno.

Block Front to be Improved.

Harris & Maurice Mandellbaum have sold to the Melvin Construction Co., through J. Romaine Brown Co., the block front on the east side of Riverside drive, between 160th and 161st streets, with a frontage of 218 ft. on the drive and 132 ft. and 162 ft. in 160th and 161st streets, respectively. Plans have been prepared for the erection of two 6-story apartment houses. This land is a part of the Loyal L. Smith estate, purchased by the Messrs. Mandellbaum, through the same brokers, and a considerable part of which has been resold to builders, for improvement with elevator apartment houses. The transaction involved about \$800,000.

52d Street Residence Sold.

Mrs. Rita H. De Alba Lydig has sold to Lee Kohens, through William B. May & Co., the 5-story dwelling, at 38 East 52d street, on plot 25.6 x 100.5, in one of the finest residential blocks in the city. The property has been held at \$150,000 and will be occupied by the buyer. Among other owners on the block are William K. Vanderbilt, Oliver Harriman, Henry G. Trevor, Edward H. Wise, Mary D. Varnum and Natalie W. Peters.

Operators Buy Yorkville Apartments.

Sandford & Green have bought from George F. Johnson, through Leon S. Altmayer, the six four-story apartment houses, known as the Montgomery, at 230-240 E. 86th street, on plot 160x102.2. They have been owned by the seller since 1886 and were held at \$175,000. They will be modernized by the new owners, who obtained through the same broker, a mortgage loan of \$108,000 at 4½% from the Utica Savings Bank.

New Garage for W. D. Straight.

Willard D. Straight has bought from Mrs. F. N. Neuman et al, through Pease & Elliman, the two frame buildings at 160-162 East 92d street, on plot 49 x 100.8, near Third avenue. Plans are being prepared for the erection of a garage and stable. Mr. Straight is now building a four-story residence at the north corner of Fifth avenue and 94th street.

Sale at Broadway and 181st Street.

August and Julius Kuhn have purchased from the Alexander Grant Construction Co., the five lots, 133 x 128, at the southwest corner of Broadway and 181st street, occupied by a two-story store and office building. The property has been held at \$300,000, and was sold through Arnold, Byrne & Baumann. It is part of the old Hollywood church property which consisted of about ten lots along 181st street. Title passed to the Messrs. Kuhn last Tuesday.

Manhattan—South of 59th Street.

FRONT ST.—Charles F. Noyes Co. and Horace S. Ely & Co. sold for a client of the latter firm, 130 Front st., a 5-sty business building, on lot 23.4x73, adjoining the corner of Pine st. It is rented to one tenant at \$2,450 per annum and was held at \$27,000, which is the assessed valuation.

PRINCE ST.—Carmelo Laprinto has sold for Albert Rauffuss to Paul Pringal 195 Prince st., a 5-sty tenement, on lot 25x78, about 50 ft. west of Sullivan st.

12TH ST.—Henry B. Riecke sold for the Wheatena Co. of Rahway, N. J., the lot 23x26 at 348 West 12th st, occupied by a 2-sty frame building recently damaged by fire.

47TH ST.—William B. May & Co. have sold to Hugo and Gustave Blumenthal for the Winifred Masterson Burke Foundation 18 West 47th st., a 4-sty dwelling, on lot 20x100.5, near 5th av. Judge Greenbaum yesterday granted permission to the society to sell for \$75,000 cash. The Messrs. Blumenthal own three adjoining similar houses, at 16, 20 and 22, and with the latest purchase control a plot with a frontage of 80 ft.

51ST ST.—Herman Arns Co. has resold for Lowenfeld & Prager to the 48th Street Co., Henry Claman, president, the former St. James Presbyterian Church property at 355-59 West 51st st., a plot 56.6x100.5. A 6-sty elevator apartment house is to be erected on the site from plans which are now being prepared by Gronenberg & Leuchtag. The entire transaction involves about \$125,000.

Manhattan—North of 59th Street.

66TH ST.—The Duross Co. sold for Haywood F. Norton, William F. Norton and Frank L. McSorley, 134 West 66th st., a 5-sty flat on a lot 25x100, about 143 ft. west of Broadway, opposite the Hotel Marie Antoinette.

68TH ST.—Herman Kubler sold 306 West 68th st., a 5-sty flat, on lot 25x100.5 ft., 150 ft. west of West End av. The buyer is the Benenson Realty Co., which gave in exchange 410 East 162d st., a 5-sty new law house, on plot 50x100, between Melrose and Elton avs.

116TH ST.—Abraham Gussow has sold 10 East 116th st., a 5-sty flat, on lot 25x100.11, between 5th and Madison avs.

124TH ST.—Matthew B. Larkin has sold the 4-sty tenement 254 West 124th st, on lot 17.11x100.11, between 7th and 8th avs.

134TH ST.—Ennis & Slnnot have resold through O'Reilly & Dahn the 5-sty flat at 121 West 134th st. The house is on a lot 25x100 and was taken by the sellers with other property from Woodbury Langdon in part payment for the 5-sty apartment house at the northwest corner of St. Nicholas av and 185th st, which they sold last month.

CONVENT AV.—Dr. Arthur H. Terry, Jr., who occupies, under lease, the 3-sty dwelling, at 411 Convent av, on lot 20x75, has purchased the property. Joseph A. Flynn is the owner of record.

NAGLE AV.—Negotiations are pending for the sale of the 6-sty apartment house on plot 110x134 ft. at the northwest corner of Nagle av and Arden st, by the Hensle Construction Co., Charles Hensle, president.

SHERMAN AV.—The Duross Co. sold for Michael Hofmann the plot, 50x160, on the east side of Sherman av, about 200 ft. north of Dyckman st, to a Mrs. Meagher. The property was given in part payment for the 6-sty apartment house at the northwest corner of 3d av and St. Paul's pl, which was reported sold last week.

Bronx.

ALDUS ST.—Epstein & Yarfitz sold for the 173d St. Improvement Co., the 5-sty new-law flat, 978 Aldus st, on plot 42x107, adjoining the northeast corner of Hoe av.

SEABURY PL.—Isaac Heinemann and the Kahn estate, have sold, through Epstein & Yarfitz, the plot of 5 lots in the east side of Seabury pl, 100 ft. south of Boston road. The property will be improved with apartment houses.

145TH ST.—Smith & Phelps sold for Philip Fasser, the 3-sty dwelling, 328 East 145th st, on lot 25x100.

165TH ST.—G. Carlucci & Co. sold to G. Marra the 2-sty dwelling, with store and basement, at 879 East 165th st, on lot 25x113.

178TH ST.—David L. Woodall has sold the 2-family house at 216 East 178th st, on lot 25x100, to Herman A. Ohm.

BRONXDALE AV.—The estate of Edward J. Cahill has sold the dwelling at 1867 Bronx-dale av.

EASTERN BOULEVARD.—Frederick Zittel & Sons have sold for a client of M. Strauss the plot 50x100 on the north side of Eastern Boulevard, 25 ft. west of Swinton st.

HOLLAND AV.—The Mary Sullivan estate has sold the dwelling at 1828 Holland av.

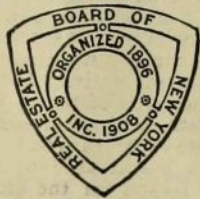
LONGFELLOW AV.—L. M. Mosauer & Co. and the Douglas Robinson-Charles S. Brown Co. sold for Lyman Perry to William Sinnott the vacant plot, 100x100, on the west side of Longfellow av, 207 ft. north of Westchester av. Mr. Sinnott has obtained a building and perma-

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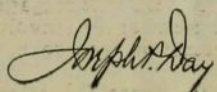
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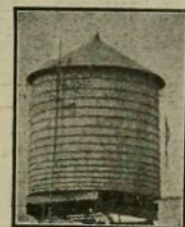
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ment loan from the Manhattan Mortgage Co. and will improve the property with high class apartments.

MARMION AV.—The Frank A. Wahlig Co. sold the 5-sty apartment house at the southwest corner of Marmion av and 176th st, on plot 100x62.

RICHARDSON AV.—W. E. & W. I. Brown, Inc. have sold for the dePeyster estate the lot on the east side of Richardson av, 100 ft. north of Nereid av, 22.88x130x30.46x130.77.

SPUYTEN DUYVIL PARKWAY.—M. B. Larkin sold the 3-sty residence on lot 25x100, on the east side of Spuyten Duyvil Parkway, 200 ft south of 227th st.

SUMMIT AV.—Thomas H. Reynolds sold the plot, 50x100, on the east side of Summit av, 75 ft. north of 162d st. The buyer, it is reported, will erect an apartment house.

Brooklyn.

CRANBERRY ST.—Isaac H. Cary sold for Otto A. Eberle the frame dwelling at 50 Cranberry st, built about fifty years ago, to Plymouth Church, which will erect a 5-sty building for use in connection with the education activities of the church.

ENFIELD ST.—C. Kramer has bought from the Rapelyea Co. the 2-sty dwelling on lot 20x100 at 358 Enfield st.

PARK PL.—Henry Pierson & Co., Inc. sold the 3-sty dwelling at 478 Park pl to J. E. Smith, for occupancy.

UNION ST.—John Pullman has sold 761 Union st, a 3-sty dwelling, on lot 19x100, between 5th and 6th avs, for Sarah J. Parker.

4TH ST.—Burrill Brothers sold 398 4th st, a 3-sty dwelling, on lot 200x100, for J. G. Hogan to George Weintz, who will occupy.

8TH ST.—B. J. Sforza sold for Mrs. Florence A. Lawlor the 2-sty 2-family house, at 161 East 8th st, on lot 20x81½.

8TH ST.—McInerney-Klinck Realty Co. sold for William A. T. Willink, the two-family dwelling in the south side of 8th st, 200.4 ft. west of Prospect Park West, on lot 20.6x90.

52D ST.—Newman Leavy sold for the estate of Robert Lee, the plot 100x100, at the southwest corner of 52d st and 15th av.

53D ST.—B. J. Sforza has sold for Katherine Andreoli the one-family frame cottage, on plot 40x100, at 1543 53d st; and for Domenico Capace the lot 20x100 on the east side of 14th av, 120 ft. south of 67th st.

AV. L.—The David Schnell Realty Co., William De Goode, president, purchased the old Van Amberg tract, comprising 15 acres, in Avs L and M and East 51st and 53d sts. In part payment the purchaser gave Ivy Castle, a 5-sty apartment house at 285 and 287 Quincy st. The Schnell company will improve the Van Amberg tract with high-class dwellings.

5TH AV.—Tutino & Cerny have sold for Rudolph Steen the 4-sty store and apartment house on plot 26.8x100, at 5908 5th av.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. to John P. Johnson, 7215 5th av, a 4-sty apartment house with stores on lot 23x100.

5TH AV.—The Jerome Property Corporation, 386 5th av, southwest corner of 6th st, a 3-sty business building, 23.6x90, for J. S. Corrigan. The buyer intends to make alterations.

10TH AV.—Bryan L. Kennelly has sold for Stewart McDougall to Maurice Hartman the southwest corner of 42d st and 10th av, a vacant plot, 100x100 ft. The property is close to the new dual subway station at 42d st and New Utrecht av. Mr. Hartman plans to improve it with apartment houses.

Queens.

ARVERNE.—G. Taus & Son have sold the residence of Mrs. V. Wolf on the east side of South Wave Crest av, to B. Baff for a summer residence.

BAYSIDE.—Charles Harnden purchased from Joseph Smollen a cottage, on plot 60x100, in West st, between Palace Boulevard and Lawrence Boulevard.

LONG ISLAND CITY.—The Seidel Realty Co. of Long Island City sold for William Sierichs, a plot 65x100 ft., on the west side of 8th av, about 200 ft. north of Broadway, and a plot 50 x100 ft. on the south side of Jamaica av, about 100 ft. east of Steinway av. The purchaser will erect 4-sty apartment houses, for which building loans approximating \$50,000 have been obtained.

LONG ISLAND CITY.—The two 6-family houses at 232 and 234 Jamaica av have been sold by A. Cantore to C. Nallin to Frank and Miss L. Novotney.

Richmond.

MARINERS' HARBOR.—J. Sterling Drake has sold to Mrs. Gesina Kempenaar of Mariners' Harbor, a plot 50x100, on the southeast corner of Union av and Confederation pl, Federal Park, which she intends to improve with a dwelling.

Nearby Cities.

PATERSON, N. J.—The Woodbridge Heights Construction Co., of New York, has purchased a 33-acre tract, known as the Old Homestead Farm, from James Close, near Hazel st, Lakeview, for about \$30,000. The buyers intend to lay out streets, install sewers, water mains, improve the streets and erect some houses, the initial outlay to be about \$125,000.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin sold for the Briarcliff Realty Co. 5 acres of land with farm house and outbuildings, on Bedford Road, Briarcliff Manor, to Dr. Finley R. Cook of Chappaqua. The purchaser will remodel the farmhouse and make extensive improvements.

DARIEN, CONN.—E. H. Peck has sold for Dr. Samuel G. Gant his estate at Darien, Conn., consisting of 27 acres, with residence, greenhouse, garage and two barns for about \$65,000.

GLEN COVE, L. I.—Edward J. Hogan has sold for the German National Bank of Pittsburgh to F. W. Woolworth property in the North Country Colony at Glen Cove, L. I., formerly known as the Queen Place. It consists of a large stucco house, garage and outbuildings and twenty acres of land, and has been held at \$250,000.

GRANTS CORNERS, N. Y.—Mrs. Margaret Illington Bowes purchased from Mrs. Mary E. Fletcher the Flemming place at Grant's Corners, about 3 miles from Ossining, N. Y., consisting of 55 acres, dwelling and outbuildings, adjoining the property of Holbrook Blinn.

HEMPSTEAD, L. I., ETC.—The Windsor Land and Improvement Co. sold at Hempstead to P. Quinn and J. Quinn, each 40x100 in Marshall st; to I. R. Drummond, 40x100 in Allen st; to B. Curry and K. Lynch, each 40x100 on Oceanside av; to L. Callanan, 40x77 in Miller st; to M. Duffy, 40x100 in Botsford st; to P. Vito, 40x120 on Acacia av; to P. Vito, 40x100 on Kennedy and Kane avs; to S. J. Salls, 40x100 on Homan boulevard; also at Rosedale, to M. O'Shaughnessy, 60x100 in Bradley pl; at Lynbrook, to J. Monsky, 40x125 in Edmund st; at Oceanside, to P. Maravellas, 20x100 on Lawson av, and to E. M. Eichbauer, 80x100 on Yost Parkway, and at Valley Stream, to E. McLaughlin, 100x100 on Morris Parkway.

PLAINFIELD, N. J.—Nelson & Lee have sold for Henry E. Coe 20 acres at Plainfield, N. J., in East Front st, running back to Mountain av, to Daniel T. Luyster. He gave in part payment a free and clear cottage at Sea Cliff, L. I.

RIVERSIDE, CONN.—Irving Bacheller, the author, has sold his estate at Riverside, Conn., consisting of 25 acres with a large dwelling. It has been held at \$150,000.

RYE, N. Y.—Two plots at Oakland Beach, Rye, adjoining the Westchester Beach Club, have been sold by the Oakland Beach Realty Co. to a Mr. Taylor and a Mr. Walker, of Port Chester, for improvement with buildings for refreshment booths and bathhouses.

WHITE PLAINS, N. Y.—The Duross Co. has sold for J. Burke a lot in the north side of Home st, 100 ft. from Fisher av, White Plains, to William Hammond.

LEASES.

Banking Company in New Equitable.

The Empire Trust Co., of 42 Broadway, has leased from the Equitable Office Building Corporation, space in the new building at 120 Broadway, which involves a total rental of nearly \$1,500,000. The offices will be at the Broadway and Pine street corner, with space in the sub-basement for vaults and on the third floor for the clerical force. A private elevator will be installed between these various floors. Possession will be taken about April 1, 1915.

Arrowhead Inn for Police.

The Roxton Realty Co. has leased, through James E. Barry & Co. and the Cruikshank Co., the old Arrowhead Inn property at Haven avenue and 177th street, to the city of New York, for three years. It is a three-story structure and will be remodelled for the occupancy of the police attached to 42d Precinct, now quartered in the taxpayer at St. Nicholas avenue and 180th street. There will be accommodations for 196 patrolmen and 25 mounted men.

Manhattan.

THE AEON REALTY CO., Sumner Gerard, president, which is erecting a 12-story mercantile structure at 36 to 46 East 31st st, 115x110, leased to Nat Goldston & Co., manufacturers of ladies' costumes, of 26 West 17th st, the first 3 lofts at an aggregate rental of \$100,000. The Nat Goldston Co. also leased the 1st loft in the adjoining building, at Nos. 32 and 34, and arrangements have been made to connect the floors so that the lessee will have a combined frontage of 160 ft., which will be used for showroom purposes.

THE LOUIS BECKER CO. leased for Max S. Griffenhagen, the dwelling at 791 St. Nicholas av.

DANIEL BIRDSALL & CO., INC., leased the 1st loft in 143 West 20th st to Lehman & Spector, of 124 West 19th st; the 11th loft in 12 West 21st st to Samuel M. Greenberg; the 2d loft in 28-30 West 22d st to Otto Thurnauer, of 215 4th av; the 4th loft in 31 West 26th st to Reliable Cloak and Suit Co.; half of the 6th floor in 2 West 47th st to Mme. Julie; space to Arthur H. Lee & Sons of London, and to Henry Rosen.

THE GEORGE BOCKHAUS CO. leased to the Beninati Roofing Co., the office and 1-sty building at 102 East 126th st.

BRONGER & CO. leased for Henry Steeger the dwelling at 252 East 68th st, to Hans Harder, and the dwelling at 141 Lexington av, for Eugenie J. Smith, to Adolf Buchwalder.

J. ROMAINE BROWN CO. leased to Stake & Eldredge, fur merchants, for many years in West 30th st, near 5th av, the store and basement in 9 East 45th st. The Douglas Robinson, Charles S. Brown Co., agents for the property, represent the owners.

THE CENTRAL RAILROAD OF NEW JERSEY leased the 15th floor in the Adams Building, 61 Broadway, and will occupy with its auditing and accounting departments, now located in Philadelphia.

THE CLARK ESTATES leased the house at 49 West 85th st to Ross W. David.

O. D. & H. V. DIKE leased offices in the Candler Building to Edward Schwartz; L. S. Fisher; Standard Cigar Stands Co., of 220 West 42d st; High Grade Co.; Auto-Mercury Publishing Co., of 220 West 42d st; Talking Doll Co., of 220 West 42d st; C. J. Renner; L. Leeds; A. Wilson, J. P. Payor Co., of 90 Maiden lane; Benj. R. and H. Y. Halley, and Dr. J. C. McCoy, of 220 West 42d st.

THE DUFF AND BROWN CO. leased for Allan C. Hoffman, 453 West 144th st, a 4-sty dwelling, to D. J. Healy.

THE DUFF & BROWN CO. leased for Allan C. Hoffman, 453 West 144th st, a 4-sty dwelling, to D. J. Healy.

THE DUROSS CO. leased to the Supreme Chocolate Co. the 4 lofts and basement in 69 Barrow st, running through to 33 Commerce st. S. Albert represented the lessor.

THE DUROSS CO. leased the store in 82 7th av to Louis Navazio and the store in 80 7th av to Frank Pinto; for William N. Alberti the 3-sty house at 309 West 139th st, to Patrick J. Sullivan.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 755 Park av to Alfred Liebman; in 103 East 86th st to Oscar Whitehead, and in 122 East 82d st to Mrs. J. P. Sousa, Jr.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. H. A. Hatch, 949 Madison av, a 4-sty house, on lot 16.8x100, to Clarence Winter; apartments in the new building at 103 East 86th st, to J. Lawrence Aspinwall; in 122 East 82d st, to Ralph H. Hubbard; in 178 East 70th st, to Howland Davis, and in 9 East 49th st, to Mrs. E. I. McGrath.

B. FLANAGAN & SON leased for W. B. E. Lockwood the dwelling at 52 West 97th st; 123 West 77th st for Mrs. Sarah E. Wilder, and 247 Lenox av. for Miss Sarah E. Collins.

FREDERICK FOX & CO. leased for the Carlisle Construction Co. the 2d loft in 19 to 25 East 24th st, to Ernstthal & Pohly, of 328 Church st; for the W. & G. Realty Co. the 6th loft in 151 to 155 West 25th st, to Samuel Silver; for the Estate of Julius S. Stern the 4th loft in 36 West 22d st, to Levine & Pavsner; for Prakin & Lubofsky, the 6th loft in 88 University pl, running through to 24 and 26 East 12th st, to Jacob Isaacson; for Harry C. Hallenbeck, the 4th loft in 64 and 66 East 11th st, to V. L. Drellich & Bro., and for Carstein & Linnekin space in 341 to 347 5th av, to Isaac N. Deutsch.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased the 4th floor in 18 and 20 West 21st st to Rosenfeld & Ochshorn.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer, to Classic Skirt & Coat Co., the 6th floor, containing 5,000 sq. ft., in 18 and 20 West 21st st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans for the Adrem Construction Co., the 12th floor, containing 5,600 sq. ft., in 35 to 39 West 35th st, to Joseph Schoen & Co., of 22 West 21st st.

AL. GOLDSTON & CO., manufacturers of cloaks and suits, of 25 West 26th st, leased two lofts in the building being erected at 8 and 10 West 30th st, next to the Holland House. This building is on the site of the old Burlington Hotel.

GOODWIN & GOODWIN rented for Adolph Levy, to Herbert M. Rothschild, the 3-sty dwelling at 67 West 119th st.

HEIL & STERN leased for 10 West 30th St. Corp. the 9th loft in 8 to 14 West 30th st, to Jacob Samuelson, of 22 West 21st st; for Mitchell-Vance Co. the 2d loft in 836 to 838 Broadway, to Driesen, Meyer & Orinsky, of 37 East 12th st; for 76 Fifth Ave., Inc. the 2d loft in 37 to 45 West 19th st, to Schwartz Bros.; for Berlin & Trosky the 6th loft in 57 to 61 West Houston st, to Nathan Waist & Dress Co., of 69 West Houston St; and for H. Jaeckel & Son the 9th loft in 16 to 20 West 32d st, to A. Kalischer Co., of 18 West 27th st.

HERTS BROTHERS CO., decorators and furniture dealers, who for eight years occupied the building at 34 West 38th st, will move to new quarters in 57th st. Through Mark Rafalsky & Co. they have rented the entire first loft at 30 West 57th st., which will be used as a studio and show room; and also the first loft at 103 West 57th st., which will be used as a workshop. Seton Henry and Douglas Gibbons represented the owner of 30 West 57th st.

M. & L. HESS, INC., leased the entire 4th av front of the 18th floor in the Hess Building, at 354 to 360 4th av, to the J. C. Penney Co., Inc., of 354 4th av.

THE HOUGHTON CO. leased for 5 years the 4-sty dwelling at 55 West 70th st, for Peters B. Worrall, to Adele Ecklin.

LEROY W. JOHNSON has leased space at 542 5th av to M. I. Piza, importer.

LOUIS KEMPNER & SON leased the corner store in the Olympia Theatre Building, at the southwest corner of Broadway and 107th st, to C. C. Trepel, florist, of 2415 Broadway, and for Lowenfeld and Prager, the dwelling at 619 West End av, to Julietta Willson.

McDOWELL & McMAHON leased to M. H. Harris the store in 1405 St. Nicholas av.

SAMUEL H. MARTIN leased for Susie Scott Hall, the 4-sty dwelling at 111 West 63d st.

THE MITCHELL MARK REALTY CO. leased to the Amusement Restaurant the top floor of the Strand Theatre Building, at Broadway and 47th st, at an aggregate rental of about \$200,000. After improvements costing \$25,000 have been completed the lessees will conduct a restaurant under the name of Brawner Atop the Strand.

MOORE, SCHUTTE & CO. leased for Mary S. Donnelly the store in 500 West 146th st.

NELSON & LEE leased the store and basement in the Penn Building, at 29 to 33 West 35th st, for 15 years to the Capitol Lunch Co.,

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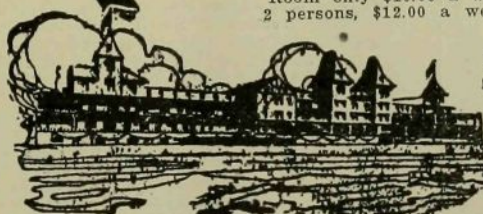
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which already operates five stores in New York city and twenty stores in Eastern towns. Merrill & Rogers represented William Crittendon Adams, the owner of the Penn Building. Of the twelve stores in this block in 35th st ten are occupied by restaurants. The rental to be paid by the Capitol Lunch Co. will aggregate about \$150,000.

PAYSON McL. MERRILL leased offices in 26 West 50th st to Dr. G. A. Crump and Dr. John E. Thatcher; the street store at 63 Washington Square south, to the Washington Electric Co., of 63 Washington Square South; for Albert Herter, to Patrick Mullins, the 3-sty dwelling, 2046 Madison av.; apartments in 823 Park av to Jefferson Clark in 257 West 86th st, to Mrs. E. von Cohausen, C. Virgil Gordon and James C. Saunders.

PEASE & ELLIMAN leased for Mrs. Jessica C. Catherwood 123 East 56th st, a 5-sty residence, on lot 20x100, to Mrs. Herbert M. Harri-man, and for Dr. Lyman C. Josephs to Dr. A. Parry the 4-sty dwelling at 749 Madison av.

PEASE & ELLIMAN leased the 3-sty residence, on a lot 20x100, at 252 West 74th st, for Mrs. C. E. Gargan, to William Sturgis; for George Randolph Chester, to Ecklin P. Gayer, the 4-sty house, on a lot 20x100, at 41 West 74th st; for the Hanover Improvement Co., to Dr. Hermann Bösch, two apartments, each of an entire floor, in 780 Madison av; for the Yellow Taxicab Co. and Mason-Seaman Transportation Co., to Selnik & Thal, 2 floors in the building at the northwest corner of 8th av and 49th st, each about 100x100, the 1-sty building on West 49th st, between 78th and 9th avs, 300x100, the 5-sty building in West 49th st, 75x100, the 1-sty building, 346 to 350 West 50th st, to be used and occupied as one of the largest garages in the city, to accommodate about 600 cars; for Mrs. W. H. Gunther, the 4-sty dwelling, on a lot 18x166, at 56 East 55th st, to Dr. Evan Evans; for the Century Holding Co., Lee & Fleischmann, space in their new 16-sty building at 25 West 45th st, to the American-Goetzin Lighting Co. of Berlin, Germany, and for Bing & Bing an apartment of 10 rooms and 3 baths in 970 Park av, to Otto E. Dryfoos.

LEWIS B. PRESTON, INC., leased the upper part of the 5-sty building at 72 Franklin st, to the American Cotton Mills Co., which has been located for nearly a half century in Franklin st, where the product of its mills in Rhode Island have been disposed of to the trade.

HENRY B. RIECKE leased the building at 423 West 39th st for 5 years, to Louis B. McGuire, of 423 West 39th st; the store and basement at the northeast corner of 94th st and Amsterdam av for 5 years, to Louis C. Pils, of 701 Amsterdam av; the store and basement at the southwest corner of 41st st and 10th av, to Henry Cracovaner, of 698 10th av; and space in the Buick Building, at 55th st and Broadway, to Springfield Metal Body Co., of 1733 Broadway; Catalog Printing Co. and Specialty Auto Parts Co.

HIRAM RINALDO leased to L. Kaplan the store and basement in 269 Grand street.

LOUIS SCHRAG leased for Jefferson Clark the 5-sty dwelling at 36 West 38th st, to Lelia B. Wall; and for Philip Braender the 8th loft in 34 East 10th st, to Kruger & Aronson.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 105 East 53d st to E. C. Lackland and E. Powis Jones; in 157 East 81st st to Allen S. Hubbard; in 40 East 83d st to Gustav Basch, and in 45 East 82d st to Mrs. A. J. Mayer.

THE M. ROSENTHAL CO. leased the store and basement in 419 6th av to J. Schwartz.

H. C. SENIOR leased for Norma H. Barrett the dwelling at 157 West 64th st, to a Mr. Sugimoto.

SHAW & CO. leased the following stores in 1200 St. Nicholas av to Frank A. Kenny; in 278 Lenox av to Emil Coblitz.

SHAW & CO. leased the following stores: In 3185 Broadway, for Mary A. Kelly, to John Votsis and Nicholas Kinis; in 201 West 130th st, for Cecelia L. A. Slater, to Mark Sachs, and in 369 Lenox av, for Edward L. Clarkson, to Kimmelman & Lifschitz; also the following dwellings: 164 West 122d st, for Clara K. Worley, to Dagmar O. Naar; 318 W. 138th st, for John J. Spowers, to Albert Susemihl, and 124 West 126th st, for M. S. Kenney, to Charles Henrichs.

SLAWSON & HOBBS rented the 3-sty dwelling at 322 West 71st st for George Young Bauble to D. Black.

SLAWSON & HOBBS rented for the Telaforre Co., Frank Tilford, president, the 3-sty stable at 254 West 60th st to Frederick G. Bowne, president of the Singer Manufacturing Co.

SLAWSON & HOBBS leased for the estate of David C. Andrews, to Dr. O. H. Young, the dwelling at 210 West 79th st; for W. E. D. Stokes, to W. J. Stein, the 4-sty dwelling at 242 West 76th st; for F. K. Brown, to Mrs. A. M. Moore, the private dwelling at 125 West 81st st.

MALCOLM E. SMITH & CO. leased an apartment in 131-135 East 66th st to Herman Behr.

JONES SULLIVAN leased for William B. Thom the 4-sty dwelling at 316 West 58th st to Victor and Eugenie Jehl.

HENRY TRENMANN leased the 5th loft in 510 6th av to Philip Terry; the 7th loft to Weinberg & Levine, of 85 4th av, and the 9th loft in 20 West 17 st to Hyman & Binder, of 16 East 17th st.

SIDNEY L. WARSAWER leased the store and basement in 613 8th av to Elias Rosenblum.

S. WERDENBSCHLAG and Martin H. Cohen leased for S. J. Singer the dwelling at 519 West 142d st.

Bronx.

THE GEORGE BOCKHAUS CO. leased for the New York Central & Hudson River Railroad Co., to a Mrs. Hurley, the building at 352 Mott av.

Brooklyn.

CHARLES E. RICKERSON leased the dwelling at 374 Sterling pl for F. T. Hopkins, to Joseph M. Israel, and 507 4th st for Miss M. E. Carter, to Mayo L. French.

Queens.

JOHN F. SCOTT, in conjunction with Andrew McTigue, rented the McNamara cottage at Coronado Beach, at the foot of Jarvis Lane, Far Rockaway, to William de Burch Whyte.

ALBERT VOLK leased the old Reformed Church property at the northwest corner of Prince and Washington Sts, Flushing. The church was built in 1857 and it will be remodeled for an open-air theatre. The property is owned by the Halleran Agency of Flushing. The old Fountain House, corner of Main st and Broadway, Flushing, will also become a moving-picture theatre. Jacob F. Haubiel leased it to the Janice Amusement Co. The Fountain House was built in 1765 and will be torn down about July 1 for a 2-sty brick theatre.

THE LEWIS H. MAY CO. leased at Arverne, for Max Ernst, a cottage on Jerome av, to Max Kashowitz; for S. I. Ferguson a cottage on Amstel Boulevard to M. D. Lokitz; for William Scheer a cottage on South Cedar av to Max Levin; at Belle Harbor, for P. A. Duffy, a cottage on South Brighton av, to Mrs. P. A. McNulty; for William C. Ormond a cottage on Montauk av to Mrs. H. Levy, and for Mary E. Hutchings a cottage on North Henley av to Alfred H. Bamberger.

Suburban.

THE DUFF AND BROWN CO. leased for M. J. MacDonald his summer home, 2 Sedgwick av, Yonkers, to J. W. McMinnamy.

DOUGLAS L. ELLIMAN & CO. and Jeremiah Robbins rented a cottage at Babylon, L. I., to Harry Duryea.

HERMAN FRANKFORT reports the following Cedarhurst and Lawrence rentals: To Mrs. J. Hirsch the White cottage on Central av; to Dr. G. I. Metzger the Stag Realty Co. cottage and garage on Kenridge road; to H. Herntstadt the Strasser cottage and garage on Central av, and for Mrs. M. T. Mulry to S. Roosenberger a cottage on the Rockaway turnpike.

JULIA BEVERLY HIGGENS leased for Mrs. Lea McIvaine Luquer, her place, Pine Lodge, at Mount Kisco, to the Rev. Dr. Houghton of the Church of the Transfiguration, New York, and has sublet for Kenneth Brown, Green Lane Cottage, Mount Kisco, to John David Lannon of New York.

HUGHES & WHITBY leased at Montclair for Mrs. William Hard to William H. Feldhusen of Chicago the property at Edgemont Rd., together with the entire furnishings, on a lot 60x 160.

PEASE & ELLIMAN leased to Harry F. Guggenheim, the W. Gould Brokooav property at Great Neck, L. I., furnished for the season.

LEROY W. JOHNSON leased for Mrs. J. W. Wright her cottage at Lake Placid, N. Y., to Louis Cohn; also for Kenneth Stevens his residence at Lake Placid to Seymour Bookman; and for the Lake Placid Club the cottage known as "Bywood Lodge."

JOHN F. SCOTT rented for Herbert A. Weeks Meenagha on Hollywood Crossing, Cedarhurst, L. I., to Joan Y. G. Walker, vice-president of the Union Trust Co.

S. S. WALSTRUM-GORDON & FORMAN leased for the summer season the home of J. N. Moore on Park Slope, Ridgewood, N. J., to R. H. Goodwin of Manhattan.

THE WESTCHESTER LAND EXCHANGE rented to James H. Anderson for Dr. E. M. Jones his house on Midland av, White Plains.

WORTHINGTON WHITEHOUSE leased for Frederick May, the Alexander Maitland house at Bar Harbor, Me., to William P. Hardenbergh.

REAL ESTATE STATISTICS

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

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

MANHATTAN.			
Conveyances.			
	1914	1913	
	June 12 to 18	June 13 to 19	
Total No.	187	186	
Assessed value.	\$8,794,200	\$10,613,500	
No. with consideration.	17	26	
Consideration.	\$372,520	\$1,291,000	
Assessed value.	\$407,000	\$1,580,500	
	Jan. 1 to June 18	Jan. 1 to June 19	
Total No.	3,595	4,097	
Assessed value.	\$233,282,141	\$244,108,422	
No. with consideration.	374	589	
Consideration.	\$14,150,526	\$25,323,542	
Assessed value.	\$15,026,871	\$25,665,062	
Mortgages.			
	1914	1913	
	June 12 to 18	June 13 to 19	
Total No.	91	110	
Amount.	\$3,144,022	\$4,074,439	
To Banks & Ins. Cos.	18	25	

conveyances, \$3,330.517; mortgage tax indebtedness, \$16,321.404.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings.

ESTATE OF SOPHIE SINGER.—Premises 519 West 142d st, valued at \$15,000.

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK, 149 Broadway, New York City, June 18, 1914.

44TH CONSECUTIVE SEMI-ANNUAL DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1914, to stockholders of record at the close of business 3 P. M. June 22, 1914.

CHARLES M. VAN KLEECK, Secretary.

LAWRENCE DRAKE.—466 1/2 Pearl st, \$18,000; 468-468 1/2 Pearl st, \$32,000; 301 Washington st, \$39,000; 99 Murray st, \$38,000; 482 Water st, \$30,000; 11 Catherine slip, \$8,500; 396 Water st, \$5,500; 49 Hamilton st, \$10,500; 57 Market st, \$25,000; 239 Division st, \$8,000; 107 Varick st, \$15,000; 330 West 57th st, \$38,000, and land at 218th st and Harlem River, \$15,000.

JACOB KORN.—(These valuations made in March, 1908). 31 Crosby st, \$32,500; 304 West 38th st, \$32,000; 198 Henry st, \$31,000; 736 Broadway, \$175,000; 1865-1867 3d av, \$97,000; 158-160 West 29th st, \$87,500; and the following leasehold properties: 353 5th av, s e c 34th st, \$300,000; 36 East 9th st, \$25,000, and 228 Rivington st, \$19,000.

JOHN S. HUYLER, JR.—127 East 17th st, \$25,000; 17 West 67th st, \$40,000; 16-18 West 135th st, \$36,000; 530 West 143d st, \$13,000, and south side of 211th st, 92 ft. west of Sherman av, plot 175x61x89x59, \$25,000.

MATILDA L. BEDFORD.—217-219 West 18th st, \$15,000; 145 East 51st st, \$13,000.

MURTHA E. GARRY.—421 West 141st st, \$11,700.

FANNIE GOLDMANN.—313 East 19th st, \$11,500.

CHARLES WITTENAUER.—80 West 15th st, \$95,000; 220 6th av, \$90,000.

JAMES J. CAMPBELL.—72 East 123d st, \$12,500.

CHARLES T. GALLOWAY.—106-108 West 80th st, \$47,500; 792-794 Washington av, \$46,000.

MARTHA F. KUENSTLER.—299-301 10th av, \$48,000.

RASHE SARASOHN.—29 Montgomery st, \$13,000.

FRANZ THOMAN.—382 East 159th st, \$6,000.

MITCHELL WEISS.—16 West 113th st, \$25,000.

OSCAR KUHN.—228 East 71st st, \$16,000.

OBITUARY

MYER BONDY, real estate broker, with offices at 621 Broadway, died on Monday, at his home, 145 West 111th st, from heart disease, after a brief illness. Mr Bondy was fifty-five years old and a former resident of Albany, N. Y. He is survived by a widow, two sons and a daughter.

WILLIAM VAN BRUNT BENNETT, a prominent real estate operator of Gravesend, and the last Supervisor of that town before its annexation to Brooklyn, died on Thursday of heart disease at his home, 928 Kings Highway, aged 62. Mr. Bennett was born in Gravesend and in his youth was active in the politics of the town. He is survived by a widow and a daughter.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Out of thirty-two offerings at the Manhattan and Bronx Exchange Salesrooms this week, nineteen went to plaintiffs or other parties in interest; seven sales were either withdrawn or adjourned and the remaining six properties went to outside bidders. Among the latter was Samuel A. Berger, who paid \$86,625 for the 5-sty casino at 8-12 Avenue D, and Katie Graf, who bought the tenement at 78 Stanton street for \$13,975.

For the coming week, the most important sale will involve 197 lots opposite Van Cortlandt Park, to be offered by Joseph P. Day and J. Clarence Davies. Mr. Day will also sell half-a-dozen parcels in Greenwich Village to close the estate of Henry Corse. Large holdings of the Ellen M. Hennessy estate will be sold at the stand of the same auctioneer as a result of a partition suit instituted by Mary B. Averill et al against Forbes J. Hennessy et al.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 19, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 204-6 (*), es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; due, \$92,414.64; T&c, \$2,447.39; Central Trust Co, NY, 45,000

12TH st, 539 E, ns, 148 w Av E, 22x103.3, 3-sty bk bldg & str (vol); bid in at \$12,400.

22D st, 306 W, ss, 100 w 8 av, 20x98.6, 3-sty bk int & str; withdrawn.

24TH st, 223 W (*), ns, 283.4 w 7 av, 16.8 x80, 4-sty & b bk dwg; due, \$2,146.85; T&c, \$283.50; sub to 1st mtg \$11,000; German Kahn et al exrs, 11,214

48TH st, 220-8 W, ss, 275.6 e 8 av, 99.6x 100.5, 4-sty bk theatre (Longacre); withdrawn.

69TH st, 46 W (*), ss, 515.6 w Central Park W, 22x100.5, 4-sty & b stn dwg; due, \$10,072.77; T&c, \$406.70; sub to a prior mtg of \$30,000; E Lansing Satterlee, 40,281

101ST st, 209-11 W, ns, 100 e Bway, 54.9 x100.11, 7-sty bk int; due, \$14,642.54; T&c, \$979; sub to 1st mtg of \$78,000 (corrects error in issue of June 6, when buyer was plaintiff); Henry A. Petersen, 93,025

118TH st, 306 W (*), ss, 125 w 8 av, 25x 100.11, 5-sty bk int & str; due, \$23,193.84; T&c, \$1,170; Anna A. Gillies, 23,000

Madison av, 173, bet 33d & 34th, 24.8x 100, 5-sty bk bldg; withdrawn.

HENRY BRADY.

Broome st, 141 (*), ss, 20 e Ridge, 20x 60, 3-sty bk int & str; due, \$10,845.89; T&c, \$245.20; City Real Estate Co, 9,000

Madison st, 333-5 (*), nec Scammell, 96x 35.3x95.7x41.3, 6-sty bk int & str; due, \$12,265.05; T&c, \$783.84; sub to 1st mtg of \$54,000; Aug Ruff & ano, 65,000

Scammell st, nec Madison, see Madison, 333-5.

HERBERT A. SHERMAN.

Stanton st, 78, ns, 45 e Allen, 21x65, 5-sty bk int & str; due, \$11,059.65; T&c, \$2,378.94; Katie Graf, 13,975

SAMUEL MARX.

60TH st, 243 E (*), ns, 115 w 2 av, 20x 100.5, 3-sty & b stn dwg; due, \$14,374.33; T&c, \$452.77; Dry Dock Savgs Instn, 12,000

M. MORGENTHAU JR. CO.

Av D, 8-12, es, 37.2 s 3d, runs e70xs18.1 xe—xs37.2xw90xn56.1 to beg, 5-sty bk casino; due, \$24,447.44; T&c, \$623; Saml A Berger, 86,608

Total \$399,103
Corresponding week 1913..... 1,667,873
Jan. 1, 1914, to date..... 17,179,234
Corresponding period 1913..... 24,455,313

Bronx.

The following are the sales that have taken place during the week ending June 19, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Anderson av (*), ws, abt 135 s 165th, runs w115xs9.7xw100 to Woodycrest av (No 1038), xs20.5xe215xn30 to beg, 2-sty & b fr dwg; due, \$6,865.09; T&c, \$2,570.58; Wm Totten et al, 7,500

Arthur av, 2361-3, see Arthur av, 2375-7.
Arthur av, 2375-7 (*), ws, 164.7 s 187th, 50x115.11x50x115.5, 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 int & str; due, \$4,740.51; T&c, \$683.97; sub to two mtgs aggregating \$37,639.17; Smada Realty Co, 31,450

Franklin av, 1251-3 (*), ws, 116.3 n 168th, runs w115.3xs46.2xw44.8xn—xell x n 60 xe 168.8xs76.6 to beg, 2-2-sty fr dwgs; due, \$16,050.26; T&c, \$475; Stephen D Pringle, 16,000

Prospect av, 2058A, on map 2056 (*), es, 314.6 s 180th, 16.6x150, 2-sty fr dwg; due, \$5,613.05; T&c, \$195.73; Effingham I Walgrove, 5,000

Tremont av (*), sws, 161.9 ne & e Sedgwick av, 74.3x71.2x68.9x86, vacant; due, \$5,416.85; T&c, \$923.79; Chas J Harvey, 6,000

Woody Crest av, 1038, see Anderson av, ws, abt 135 s 165th.

BRYAN L. KENNELLY.

St George's Crescent, ns, see Van Cortlandt av, ss.

170TH st, 392 E (*), ss, 47.9 w Clay av, 20.2x63.3x16.8x74.4, 2 & 3-sty fr dwg; due, \$5,174.68; T&c, \$950; Eliz A Reid, extrx, 1,500

Van Cortlandt av (*), ss, & ST GEORGE'S CRESCENT, ns, lots 616, 617 & 618, 75x125.6x95.6x66.7, vacant; due, \$2,307.05; T&c, \$260; Mary C Allinger, 1,500

HENRY BRADY.

150TH st, 148 E (*), ss, — w Mott av, runs s 150xe39.6xs10.2xw47.5xs10.6xw2xnw 71.6xe3xn100xe18.6 to beg, 2-sty & b bk dwg and 1 & 2-sty fr rear stable; due, \$2,492.31; T&c, \$13.17; Jno Toner, 8,500

167TH st, 581 E, nec Franklin av (No 1160), 25x100, 2-sty fr dwg; due, \$7,024.52; T&c, \$239; Jas J Martin, def, 7,275

176TH st, 825 (1075) E (*), ns, 46.1 w Marmion av, 25x100, 2-sty fr dwg; due, \$1,039.60; T&c, \$804.26; Mary E Roberts, 2,000

Bryant av, 1489 (*), ws, 225 s 172d, 20x 100, 3-sty bk dwg; due, \$8,113.16; T&c, \$890.83; Christina Gerstener et al exrs, 8,000

Franklin av, 1160, see 167th, 581 E.

GEORGE PRICE.

181ST st, 660 E, see Belmont av, see 181.
235TH st E, nwe Kepler av, see Kepler av, nwe 235.

Belmont av, see 181st (No 660), 100.9x 40.4, 5-sty bk int; due, \$15,669.17; T&c, \$115.05; Philip Passon, 16,050

Kepler av (*), nwe 235th, 75x100, 2-2-sty fr dwgs; due, \$1,719.12; T&c, \$300; sub to 1st mtg of \$9,000; Andrew C Jung, 11,000

HERBERT A. SHERMAN.

Mapes av, 2157-9 (*), ws, 78.6 s 182d, 60.10x145.3x75.11x146.1, 2-5-sty bk tnnts; due, \$8,134.26; T&c, \$535.42; sub to two 1st mtgs aggregating \$47,500; Prospect Invgng Co, 48,500

JAMES L. WELLS.

170TH st W, swc Inwood av, see Inwood av, swc 170th.

Inwood av (*), swc 170th, 38.3x—, vacant; due, \$812.98; T&c, \$57.83; Walter F Welch, 250

Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

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JACOB H. MAYERS.

Bogart av, ns, 150 e Lydig av, see Mulliner av, ss, 150 e Lydig av.
Mulliner av, ss, 150 e Lydig av, runs s200 to Bogart av xe275xn100xw75xn100xw200 to beg; adj sine die.

Total	\$170,525
Corresponding week 1913.....	1,344,205
Jan. 1, 1914, to date.....	3,251,291
Corresponding period 1913.....	7,468,511

Brooklyn.

The following are the sales that have taken place during the week ending June 17, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

JERE JOHNSON, JR., CO.

(Sale of 291 lots of the Fleet Estate held at Brooklyn Academy of Music.)

68TH ST, es, 313.4 s 6 av, 60x131.2x 61x136; Simon J Harding.....	3,300.00
68TH ST, es, 373.4 s 6 av, 41x139.4; E McGinnis.....	2,100.00
68TH ST, es, 393.4 s 6 av, 97.5x139.4x 115.4x149; J A Schmitt.....	5,250.00
68TH ST, ws, 98.4 n 4 av, 80x100; Theo Ficke.....	5,200.00
68TH ST, ws, 101.11 s 3 av, 100x100; Louis Kalasik.....	6,500.00
68TH ST, es, 73.4 s 6 av, 140x111.8x 140.5x123; Arthur H Selinger.....	7,000.00
68TH ST, es, 213.4 s 6 av, 100x123x 100.3x131.2; A Dann.....	5,000.00
68TH ST, ws, 101.11 s 5 av, 540x100; Arthur H Selinger.....	23,575.00
68TH ST, es, 286.11 n 6 av, 100x68.6x 101.3x75.7; Grant Gregory.....	3,375.00
68TH ST, es, 186.11 n 6 av, 100x75.7x 100.3x83.9; Gilbraltar Constn Co.....	3,500.00
68TH ST, es, 106.11 n 6 av, 80x83.4x 80.3x90.2; Richd B Wilhelm.....	3,400.00
68TH ST, es, 73.4 s 5 av, 40x52.5x40x 54.11; Irving Blackman.....	1,650.00
68TH ST, es, 113.4 s 5 av, 60x54.11x60.1 x58.7; Emily Brown.....	1,375.00
68TH ST, es, 173.4 s 5 av, 100x58.7x 100.2x64.10; Jacob A Schmitt.....	2,250.00
68TH ST, es, 273.4 s 5 av, 60x64.10x 60.1x68.6; G Bartlett.....	1,650.00
68TH ST, ws, 178.4 n 4 av, 360x100; Saml Hess.....	19,975.00
68TH ST, ws, 121.11 s 4 av, 80x100; Silvio & Sartori.....	5,000.00
68TH ST, ws, 78.4 n 5 av, 440x100; Arthur H Selinger.....	24,750.00
68TH ST, ws, 101.11 s 6 av, 383.7x99.1x 385.1x100; Arthur H Selinger.....	4,625.00
BAY RIDGE AV, es, 73.4 s 5 av, 540x 100; Arthur H Selinger.....	31,025.00
BAY RIDGE AV, ws, 83.4 n 6 av, 440x 97.4x40x98.4; Arthur H Selinger.....	24,550.00
BAY RIDGE AV, ws, 96.11 s 5 av, 40x 96.9x40x96.11; Thos R Farell.....	3,450.00
BAY RIDGE AV, ws, 136.11 s 3 av, 60x 96.11x60x97; J R Oxley.....	4,125.00
BAY RIDGE AV, es, 113.4 s 6 av, 100x 100; Arthur H Selinger.....	5,375.00
BAY RIDGE AV, es, 213.4 s 6 av, 40x 100; Oscar W Klein.....	1,900.00
BAY RIDGE AV, es, 253.4 s 6 av, 100x 100; F J O'Donnell.....	4,875.00
BAY RIDGE AV, es, 353.4 s 6 av, 87.4x 100x85.1x101.4; Arthur H Selinger.....	3,700.00
BAY RIDGE AV, ws, 96.11 s 6 av, 140x 99.1x140x99.6; E Greenfield.....	7,800.00
BAY RIDGE AV, ws, 236.11 s 6 av, 40x 99.6x40x99.7; P J Casey.....	1,900.00
BAY RIDGE AV, ws, 276.11 s 6 av, 40x99.7x40x99.9; J Megirian.....	1,850.00
BAY RIDGE AV, ws, 316.11 s 6 av, 97.9x 99.9x92x99; E Greenfield.....	5,000.00
BAY RIDGE AV, sec 6 av, 102.11x97.8x 100x73.4; Jno W Arfmann.....	5,000.00
BAY RIDGE AV, es, 73.4 s 6 av, 40x 100; S Levin.....	2,150.00
5TH AV, ss, 25.9 e 68th, 22.10x85x27.5x 79.5; Jno W Arfmann.....	2,900.00
5TH AV, sec 68th, 25.9x79.5x25x73.4; Jno W Arfmann.....	3,900.00
5TH AV, swc Bay Ridge av, 99.4x73.6x 96.9x96.11; Thos R Farell.....	26,250.00
5TH AV, sec Bay Ridge av, 20.7x78.8x 20x73.4; Gibraltar Constn Co.....	6,200.00
5TH AV, swc 68th, 41.2x101.11x40x92.3; Silvio & Sartori.....	7,075.00
5TH AV, ss, 41.2 w 68th, 20.7x92.3x20x 87.5; C F Baxter.....	3,050.00
5TH AV, ss, 61.9 w 68th, 41.2x87.5x40x 77.8; Arthur H Selinger.....	6,000.00
5TH AV, ss, 41.2 e Bay Ridge av, 61.9x 97.8x60x83.1; Arthur H Selinger.....	9,350.00
5TH AV, ss, 20.7 e Bay Ridge av, 20.7x 83.1x20x78.3; Walter S Ross.....	4,000.00
6TH AV, swc 68th, 102.11x77.8x100x 101.11; Arthur H Selinger.....	4,625.00
6TH AV, sec 68th, 106.8x98.9x111.8x73.4; Arthur H Selinger.....	4,625.00
6TH AV, nwc Bay Ridge av, 101.6x107.3 x98.4x83.4; Arthur H Selinger.....	5,125.00
6TH AV, swc Bay Ridge av, 101.9x72.11 x99.1x96.11; E Greenfield.....	5,125.00
6TH AV, nwc 68th, 102.11x102.8x100x 78.4; Arthur H Selinger.....	5,750.00
6TH AV, nec Bay Ridge av, 102.11x82.8 x100x106.11; Arthur H Selinger.....	5,750.00
6TH AV, nec 68th, 99.11x106.11x90.2x 84.3; Arthur H Selinger.....	4,625.00

WILLIAM H. SMITH.

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; S Sidney Smith & Howard A Smith, trstes.....	1,750.00
STARR ST (*), nws, 100 ne Irving av, 194x294xirreg; Christian Schneider.....	30,100.00
E 8TH ST (*), ws, 400 n Av L, 20x 120.6; also PARCEL, beg at point 420 n Av L and runs w20.6x20xe 20.6x20 to beg; Eagle Savgs & Loan Co.....	2,500.00
20TH ST, ss, 250 w 6 av, 25x100; Rafaelae Fedele.....	5,350.00
E 31ST ST (*), es, 355.9 s Tilden av, 19x100xirreg; Francis J McNamamy et al.....	3,750.00

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Auction Sales, Brooklyn—Continued.

63D ST, nec 5 av, 100x40; adj July 1.. —
 71ST ST, nes, 144.1 se 18 av, 18.6x100; —
 also 71ST ST, nes, 125.7 se 18 av, —
 18.6x100; withdrawn

74TH ST (*), ss, 228 w 17 av, 72x100; —
 Wm E Ronk

ALABAMA AV, ws, 20 s Glenmore av, —
 20x50; Armin H Mittelmenn..... 3,900.00

ALABAMA AV, ws, 40 s Glenmore av, —
 20x50; Armin H Mittelmenn..... 3,900.00

ALABAMA AV, ws, 60 s Glenmore av, —
 20x50; Armin H Mittelmenn..... 3,900.00

FLATBUSH AV (*), es, 400 se Morton —
 av, —; also MORTON AV, cl, 200 —
 e Flatbush av, —; also FLAT- —
 BUSH AV, es, intersec cl Morton av, —
 200x200; Penn Bond & Mtg Co..... 23,000.00

ROCKAWAY AV (*), sec Livonia av, —
 25x100; also ROCKAWAY AV, es, 25 —
 s Livonia av, 25x100; Isaac P Hub- —
 bard et al

5TH AV, es, 20.7 n 73d, 24x10.4; with- —
 drawn

12TH AV, ses, 20.2 sw 43d, 20x100; —
 withdrawn

12TH AV, ses, 40.2 sw 43d, 20x100; —
 withdrawn

NATHANIEL SHUTER.

FRANKLIN ST (*), ws, 27 n Freeman, —
 24.4x80; John Sternecker..... 6,025.00

STERLING PL (*), ns, 200 w Bedford —
 av, 20x100; Michl Tuch..... 7,500.00

W 8TH ST (*), es, 440 n Av R, 20x —
 82.6; J Louis Bosch

E 14TH ST (*), es, 140 s Av U, 60x100; —
 Wm J Boesch

BLAKE AV (*), ss, 75.6 e Jerome, 24x —
 120; Annie Chester

6TH AV (*), es, 77.8 s 53d, 45x100; —
 Mechanics Bank Brooklyn

WILLIAM P. RAE.

71ST ST (*), ns, 181.1 e 18 av, 18.6x —
 100; Caroline H Crane..... 3,500.00

72D ST, ns, 95.10 e 5 av, 30x118.4; —
 withdrawn

73D ST, ns, 114.6 w 5 av, 20x100; with- —
 drawn

74TH ST, ss, 466.6 w 7 av, 20x100; —
 withdrawn

GREENE AV, nwc Sumner av, 20x80; —
 adj July 3.....

SCHENCK AV (*), es, 150 n N Caro- —
 lina av, 50x100; Jno D Forbell..... 1,000.00

13TH AV (*), es, 80 n 69th, 20x100; —
 Gaetano Paciello

CHAS. SHONGOOD.

74TH ST, ss, 363.8 e 6 av, 20x100; —
 withdrawn

JAMES L. BRUMLEY.

BELMONT AV, sec Fountain av, runs e —
 & 200 to Crystal, xs— to New Lots rd, —
 xw&sw— to Sutter av, xs— to Foun- —
 tain av, xn— to beg; Kline Realty Co. 19,450.00

JERE JOHNSON, JR., CO.

MERMAID AV, ss, 40 e W 37th, 40x —
 100; G Tonkogy

Total

Corresponding week 1913.....

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 25.
 JOSEPH P. DAY.
 HESTER ST, 126, 6-sty bk tint & str, 25x49.6.
 MADISON AV, 1001, 4-sty & b stn dwg, 20x79.

Bronx.

JOSEPH P. DAY.
 JUNE 23.
 197 LOTS located on Broadway, Spencer pl,
 262d st, 263d st, Tyndall av, Fieldston rd,
 Spencer av, at 14-16 Vesey st at 12 m.

JUNE 24.
 UNION AV, 1154, sec Home, vacant (trste).
 UNION AV, 1150, bet Home & 167th, 25x99.4
 x—, 2-sty & b fr dwg (trste).

Brooklyn.

JOSEPH P. DAY.
 JUNE 20.
 62D ST, 1852-4; also 63D ST, 1848-58 & 62, &
 1825 to 1857 63d st, 15 dwgs at 2 p m on
 premises.

108 LOTS located on Shore rd, 3d av, Marine
 av, 96th, 97th & 99th sts, at 3 p m on prem-
 ises.

ADVERTISED LEGAL SALES.

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

Manhattan.

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

JUNE 20.
 No Legal Sales advertised for this day.

JUNE 22.
 11TH ST, 647-9 E, nwc Av C (Nos 179-81), 83x
 51.9, 6-sty bk tint & str; Wm L Condit trste
 et al—Burt Realty Co Inc et al; Elkus, Glea-
 son & Proskauer (A), 170 Bway; Maurice
 Goodman (R); due, \$67,251.31; T&C, 471.79;
 mtg recorded Mar29'09; Bryan L Kennelly,
 AV C, 179-81, see 11th st, 647-9 E.

JUNE 23.
 BROOME ST, 365-9, sec Mott (Nos 166-70), 72.5
 x103.4x70.8x108.9, 2-6-sty bk tnts & str; Jas
 E March—Caroline Marasco et al, exrs;
 Hedges, Ely & Frankel (A), 165 Bway; Andw
 J Shipman (R); due, \$28,283.89; T&C, \$2,-
 800; sub to mtg of \$142,500; Henry Brady,
 28TH ST, 162 W; see 7 av, 311-5.

96TH ST, 344 E ss, 140 w 1 av, 35x100.8; 6-sty
 bk tint & str; Louis T Lehmyer—McKeon
 Realty Co et al; Marshall S Marden (A), 37
 Liberty; Augustine R McMahon (R); due,
 \$30,858.90; T&C, \$775; M Morgenthau, Jr, Co.

7TH AV, 311-5, sec 28th (No 162), 78.1x56.1x
 78.2x57.7, 3-5-sty stn tnts & str; Max M
 Warburg—Twenty-Eighth St & Seventh Av
 Realty Co et al; Stroock & Stroock (A), 30
 Broad; Chas S Fettech (R); due, \$105,-
 792.06; T&C, \$2,626.86; Bryan L Kennelly.

7TH AV, 424, ws, 41.2 n 33d, runs w61.2x13.6
 xw8.8x5.9xe69.10xs19.3 to beg, 4-sty stn tint
 & str; County Holding Co—Unico Realty Co
 et al; Merrill & Rogers (A), 100 Broadway;
 Roy M Robinson (R); due, \$68,239.04; T&C,
 \$1,339 J H Mayers.

JUNE 24.

BETHUNE ST, 43 sec 8 av, 258.
 BROOME ST, 161-3, ss, 20 w Attorney, 40x50,
 6-sty bk tint & str; Meyer Horwitz et al—
 Celia Breitbart et al; Abr I Spiro (A), 140
 Nassau; Wm Chivers (R); due, \$4,132.76;
 T&C, \$1,358.40; sub to priortmgs aggregating
 \$34,000; Herbert A Sherman.

JANE ST, 80; see 8 av, 258.

PERRY ST, 4; see 8 av, 258.

WASHINGTON ST, 718; see 8 av, 258.

WASHINGTON ST, 753; see 8 av, 258.

13TH ST, 406 W; see 8 av, 258.

21ST ST, 107 W, ns, 85 w 6 av, 20x98.9, pt 6-sty
 bk str; Max Hirsch—Harrison A Pell et al;
 Arthur Knox (A), 198 Broadway; Leopold W
 Harburger (R); due, \$1,754.82; T&C, —;
 Jos P Day.

23D ST, 273-9 W; see 8 av, 258.

55TH ST, 508-10 W; see 8 av, 258.

83D ST, 35 W, ns, 428.9 e Col av, 20x80, 3-sty
 & b bk dwg; Felicitas Fuhr—Chas F Wildey,
 Jr, indiv & exr, et al; Albert W Venino (A),
 59 Wall; Wm H Hamilton (R); due, \$14,-
 969.03; T&C, —; Jos P Day.

84TH ST, 234-6 E, ss, 177.11 w 2 av, 25.5x102.2,
 3-sty bk dwg & 1-sty bk & fr stable; Elise B
 Bohung admr—Simeon H Barber et al;
 Henry F Lippold (A), 63 Park Row; Jos P
 McDonough (R); due, \$10,781.54; T&C,
 \$1,012.06; Jos P Day.

126TH ST, 35 W, ns, 385 w 5 av, 25x99.11, 5-sty
 stn tint; Mary H Tompkins et al—Lillie B
 Cornish et al; Frederic de P roster (A), 44
 Wall; Jno H Rogan (R); due, \$31,435.66;
 T&C, \$1,216.80; J H Mayers.

8TH AV, 258 nec 23d (Nos 273-9), 24.8x100, 3 &
 4-sty bk tnts & str; JANE ST, 80, ss, 148.9 w
 Greenwich, 14.3x80, 3-sty bk dwg; WASHING-
 TON ST, 718 swc 11th (Nos 246-50), runs
 s27xw56xs23xw19.8x31xe80 to beg, 3-4 sty
 bk tnts & str; WASHINGTON ST, 753, sec
 Bethune (No 43), 20x55x20x56.3, 3 & 4-sty
 bk tnts & str; PERRY ST, 4, ss, 63.8 w
 Greenwich av, 22x95, 3-sty & b bk dwg; 13TH
 ST, 406 W, ss, 105.4 w 9 av, 18.10x103.3, 3-
 sty bk tint & str; also 55TH ST, 508-516 W,
 ss, 175 w 10 av, 100x100.5, 5-4-sty bk tnts;
 John Corse, exr trste & indiv—Sarah M Chap-
 man et al; Geo E Miner (A), 25 Broad;
 John Corse, trste, &c; Jos P Day.

JUNE 25.

CHRISTIE ST, 213, ws, 86.10 n Stanton, runs
 w41.4xs3.2xw34.6xs1.1xw25.10 x n15.8x100 x s
 28.10 to beg, 5-sty bk tint & str; Louis Low-
 enstein et al trste—Schnell Realty Co et al;
 Hoadly, Lauterbach & Johnson (A), 22 Wil-
 liam; Chas Putzel (R); due, \$26,652.42; T&C,
 \$600; M Morgenthau, Jr, Co.

HENRY ST, 97, ns, 85.4 w Pike, 24.9x100, 4-sty
 bk tint & str, with all title to strip 0.4½x
 67.2 on east; Pierre Mali et al, trste—Lewis
 Seligman et al; Herbert Parsons (A), 52
 William; Geo H Francoeur (R); due, \$20,-
 778.37 T&C, \$689.21; Jos P Day.

17TH ST, E, ns, 115 e 4 av; see 4 av, 220.

18TH ST, 48 E; see 4 av, 220.

76TH ST, 116 W, ss, 185.1 w Col av, 20x102.2, 4-
 sty & b stn dwg; Julia W Little—Jno J
 Kirby et al; Pruyn & Whittlesey (A), 2
 Rector; Abram Ellenbogen (R) due, \$9,-
 904.62; T&C, \$1,365.22; sub to a first mtg of
 \$20,000 Jos P Day.

77TH ST, 216 E, ss, 330 w 2 av, 25x102.2, 5-sty
 bk tint & str; Bertha B B Walker—Julius
 Hochdorf et al; Frank Keck (A), 29 Broad
 way; Geo E Weller (R) due, \$22,057.27; T&C,
 \$533.45 mtg recorded Mar 29, 1909; Jos P Day.

78TH ST, 44 E sec 4 av, 220.

128TH ST, 71 E, ns, 105 w Park av, 35x99.11, 5-
 sty bk tint; Wm R Appleby—Thos J McLaugh-
 lin et al; action 1; Cannon & Cannon (A),
 135 Broadway Jno L Bernstein (R) due, \$30,-
 637.90; T&C, \$1,015 mtg recorded June 30,
 1905 Jacob H Mayers.

128TH ST, 73 E, ns, 70 w Park av, 35x99.11, 5-
 sty bk tint; same—same; action 2; same (A);
 Albert Unger (R); due, \$30,650.20; T&C,
 \$1,021; mtg recorded June 30, 1905; Jacob H
 Mayers.

BROADWAY, 1849; see 4 av, 220.

MADISON AV, 1003-9; see 4 av, 220.

4TH AV, 220, swc 18th (No 48), 42x78.7, 9-sty
 bk office & str bldg; 4TH AV, 213, es, 80 n
 17th, 25.6x115, 5-sty bk, restaurant 1-sty ext;
 17TH ST, E, ns, 115 e 4 av, 10x131; BROAD-
 WAY, 1849, ws, 90 s 61st, 28.10x139.10x25x
 125.4, 2-sty bk office & str bldg; also MADI-
 SON AV, 1003-1009, sec 78th (No 44), runs s
 82.2xe79xe20xe21xn102.2xw100 to beg, 5-4-sty
 & b stn dwgs; Mary B Averill et al—
 Forbes J Hennessy et al; Goldsmith, Cohen,
 Cole & Weiss (A), 61 Broadway; Algernon S
 Norton (R); partition; Jos P Day.

JUNE 26.

SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9x
 151.4 to Water st (Nos 337-9), 37.4x75.8, 4-
 sty bk tint & str, 4-sty bk market & 2 & 3-
 sty bk stable; Moses Solomon—Fannie E D
 Story et al; Saml J Rawak (A), 256 Bway;
 Cecil B Ruskay (R); due, \$9,069.15; T&C,
 \$845.50; sub to two mtgs aggregating \$28,500;
 Joseph P Day.

WATER ST, 337-9, see South st, 178-9.

JUNE 27.
 No Legal Sales advertised for these days.

JUNE 29.
 70TH ST, 235 W; ns, 369.5 w Ams av, 10.5x
 100.5, 3-sty & b bk dwg; Mabel G Maynard—
 Robt D Radcliffe et al; Eisman, Levy, Corn
 & Lewine (A), 135 Broadway; Emanuel Hertz
 (R); due, \$1,970.52; T&C, \$3,265.32; Jos P
 Day.

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 20 & 22.
No Legal Sales advertised these days.

JUNE 23.
175TH ST, 731 E, nec Clinton av (No 1810), 90.2x19.5; also CLINTON AV, 1820, es, 97 n 175th, 19.5x90.2, 2-3-sty bk dwgs; Rental Mortgage Securities Corp—Intercity Land & Securities Co et al; Henry S Mansfield (A), 27 Cedar; Emanuel B Cohen (R); due, \$1,824.87; T&C, \$600; sub to prin mtgs aggregating \$22,000; J H Mayers.
CLINTON AV, 1810; see 175th st, 731 E.
CLINTON AV, 1820; see 175th st, 731 E.

JUNE 24.
ST PAULS PL, 420; see Brook av, sec St Pauls pl.
BROOK AV, sec St Pauls pl (No 420), 46.8x 100.8, 5-sty bk tnt & str; Jas G Wentz—Kitchen Impt Co et al; Boothby, Baldwin & Hardy (A), 42 Broadway; Jno J Hynes (R); due, \$37,971.99; T&C, \$750; Chas A Berrian.
PROSPECT AV, 2354, es, 562.6 n 183d, 18.9x93.4 x18.9x93.9, 2-sty bk dwg; Beatrice S B Ziegel—Anthony Reale et al; Sigmund Wechsler (A), 233 Bway; Edw F Moran (R); due, \$6,841.67; T&C, \$183.67; Chas A Berrian.

JUNE 25.
RESERVOIR OVAL, E, es, 110 s Reservoir pl; see Perry av, ws, 89.11 s Reservoir pl.
PERRY AV, ws, 89.11 s Reservoir pl, runs 550 xw100xw38.2 to Reservoir pl xne34.1xe94.11 to beg, vacant; Joanna Donnelly—Edw J Murray et al; Otto B Schmidt (A), 55 Wall; Louis F Dodd (R); due, \$1,803.28; T&C, \$610.12; sub to prior mtg of \$2,400; Jos P Day.
SO BOULEVARD, 1215, ws, 150 n Home, 25x100, 2-sty fr dwg; Morris E Webber, trste—Aaron Herzberg et al; Jno Webber (A), 7 Beekman; Wm A Keating (R); due, \$6,997.52; T&C, \$305.15; Jos P Day.
WEBSTER AV, ws, 401.11 s Gun Hill rd, 100x 90, vacant; Joanna Donnelly—Edw J Murray et al; Otto B Schmidt (A), 55 Wall; Louis F Dodd (R); due, \$6,029.93; T&C, \$610.36; Jos P Day.

JUNE 26.
164TH ST, E, nec Jerome av; see Jerome av, es, &c.
164TH, E, sec Jerome av; see Jerome av, es, &c.
165TH ST, E, sec Jerome av; see Jerome av, es, &c.

217TH ST, E, es, 181 s White Plains av, 50x114, Harlem Savgs Bank—Michl Brennan et al; Edw S Clinch (A), 41 Park Row; Myron Sulzberger (R); due, \$2,028.48; T&C, \$130; J H Mayers.
ARTHUR AV, 1911; see Belmont av, ws, 200.5 s 177th.
BELMONT AV, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1, 2-sty fr dwg & 1-2-sty stn stable; Seamen's Bank for Savgs in the City of New York—Mary A Fell et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sydney W Fish (R); due, \$53,009.82; T&C, \$20,292.77; mtg recorded July 18, 1908; Herbert A Sherman.

BELMONT AV, 2508, es, 132.2 s Fordham rd, 25x100, 2-sty fr dwg; Kunegunde E Paster—Lizzie O'Leary, extr; Edw A Acker (A), 287 Broadway; Jno T Dooling (R); due, \$2,452.66; T&C, \$150; J H Mayers.
BOSTON RD, 1444, ss, 119.6 e Prospect av, 25x 90, 4-sty bk tnt & str; Helen McChanning—Louis F Braun et al; Cary & Carroll (A), 59 Wall; Chas Moise (R); due, \$16,731.12; T&C, \$1,180.05; Jos P Day.
JEROME AV, es, whole front bet 164th & 165th, runs e125.10xn202.11xe159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, runs s201.8xe25xne138x174.7xw133.6 to beg, vacant; Randal H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; Jno J Hynes (R); due, \$4,439.59; T&C, \$5,432.35; Chas A Berrian.

JUNE 27 & 29.
No Legal Sales advertised for these days.

Brooklyn.

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

JUNE 20.
No Legal Sales advertised this day.

JUNE 22.
RICHMOND ST, ws, 398 s Brooklyn & Jamaica turnpike, 46x150; Maurice E Connolly et al, exrs—Hy D Bergen et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Algernon I Nova (R); Nathaniel Shuter.
E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.
HOWARD AV, swc Dean, 107.2x90; Fundy Co—Jasum Realty Co, Inc, et al; Jonas, Lazansky & Newburger (A), 115 Broadway, Manhattan; John F Clarke (R); Nathaniel Shuter.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Actlon 3; Henry A Ingraham (A), 189 Montague; Chas W Philippar (R); Jere Johnson Jr Co.
5TH AV, es, 89.2 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, 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.
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.
8TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.

JUNE 23.
COOK ST, ns, 275 e Morrell, 25x100; Susan A Nickerson—Hyman Greenberg et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Edw H Maddox (R); Wm P Rae.

STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiber (R); Wm H Smith.
WALTON ST, 7-11, ns, 200 w Marcy av, 80x 62.2x85.2x81.7, 2-2 & 1-3-sty fr dwgs.
WALTON ST, 15, ns, 150 w Marcy av, 25x87x —x93, 3-sty fr dwg (admtrx).
4TH PL, ss, 21 w Clinton, 21x133.5; Lillian L Kelly—Walter A Lane et al; A J Keogh (A), 49 Wall, Manhattan; Jno F Canavan (R); Wm H Smith.
E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.
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 Eifross (R); Chas Shongood.
BLAKE AV, ns, 20 w Milford, 80x90; Albro J Newton—Burr L Houghton, Jr; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
MARCY AV, ws, 125 s Macon, 45x100; Dime Savgs Bank of Brooklyn—James H Kollmyer et al; Dykman, Oeland & Kuhn (A), 177 Montague; George Buecher (R); James L Brumley.
5TH AV, es, 89.2 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, 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 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.
7TH AV, 311-5, sec 28th (No 162), 78.1x56.1x 78.2x57.7, 3-5-sty stn tnts & str; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettratch (R); due, \$105,792.06; T&C, \$2,626.86; Bryan L Kennelly.

JUNE 24.
GARNET ST, ns, 20 w Smith, 20x67; Susette H Miller et al—Jas H Plumstead et al; Howard C Conrady (A), 204 Montague; Chas J McCafferty (R); Wm H Smith.
HENRY ST, ws, 66.10 n West 9th, 26.4x84; Wm Elkin—Saml Mundheim et al; Milton Dammann (A), 142 Bway; Roger Sherman (R); Herbert A Sherman.

PULASKI ST, ss, 216.8 w Stuyvesant av, 16.8x 100; Laura V Carlisle et al—Esther Cohen et al; Wm F Cassidy (A), Newburgh, N Y; Jay S Jones (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.
RODNEY ST, nws, 120 sw Marcy av, 20x100; Catherine Leonard—Lillian R Greenberg et al; Sydney Rosenthal (A), 850 Bway; Chas Birstein (R); Nathaniel Shuter.

TILLARY ST, ns, 124.9 w Hudson av, 20x93.7; Dime Savgs Bank of Bklyn—August Feldman et al; Dykman, Oeland & Kuhn (A), 177 Montague; G Burchard Smith (R); Wm H Smith.
15TH ST, sgs, 304 nw 10 av, 222.1x85.3; Thos S O'Reilly—Newton D Hawkins et al; Jno J Kean (A), 44 Court; Jas W Redmond (R); Wm H Smith.

E 38TH ST, ws, 360 n Av L, 80x100; Melvin Brown—Milton S Kistler et al; Hovell, McChesney & Clarkson (A), 50 Court; Geo C Buechner (R); Wm H Smith.
79TH ST, ns, 133.10 w 20 av, 84.2x100; 79TH ST, ns, 134.10 w 20 av, 134.8x100; 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frankland—Marloe Constn Co et al; K C & M V McDonald (A), 189 Montague st; Jno T McCaffrey (R); Wm H Smith.

BLAKE AV, swc Crescent, 20x90; Fredk W Holmes—Emma C Guggolz et al; Robt Haskell (A), 44 Court; Albt Tameling (R); Wm H Smith.
ROGERS AV, es, 260.3 s Vernon av, 20x100.5x irreg; Fredk K Wallbridge—Alfred Lazarowitz et al; Henry J Davenport (A), 275 Pearl; Geo C Buechner (R); Wm H Smith. Peck—Anna Barbara Meyer et al; Moore.

JUNE 25.
BOGART ST, es, 75 n Rock, 25x100; Anna M Peck—Anna Barbara Meyer et al; Moore; Williams & Upson (A), 215 Montague; Geo B Serenbetsz (R); Wm H Smith.
TROUTMAN ST, ses, 91.3 ne Irving av, 100x 100; Balthaser Klee—Mary J Rothenbach et al; Robt E Moffett (A), 894 Bway; Marcus B Campbell (R); Wm H Smith.
VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6 x100; Wyckoff H Garrison—Chas Troester et al; W H Garrison (A), 50 Court; Jas E Doherty (R); Wm H Smith.

E 14TH ST, ws, Lot 48 (The Lindens), 20x99.8; Fredk M Knowles et al—Anna E Mondshain et al; Geo R Davenport (A), 44 Court; Chas J Masone (R); Wm H Smith.
58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzman & Schwartzman (A), 44 Court st; Wm H White (R); Nathaniel Shuter.
ARGYLE RD, ws, 400 n Beverly rd, 50x100; Chas A Tatum—Helen M Adams et al; Harry L Thompson (A), 175 Remsen; Alexander S Drescher (R); Nathaniel Shuter.

ATLANTIC AV, nwc, Radde pl, 16.6x95; Sara Reid—Anna M Rossa et al; David Drechsler (A), 140 Nassau, Manhattan; Robt H Ernest (R); Wm H Smith.
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 e1 20 av, runs sw1780.1nw158.1x ne1772.1xe158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

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Brooklyn Advertised Legal Sales (Continued.)

GRAVESEND AV, ws, 180 s Av C, 40x100; Anna K Erregger—Hugh C Billings et al; Bruce R Duncan (A), 189 Montague; Jay S Jones (R); Thos Hovenden.

6TH AV, nws, 44.4 ne Prospect av, 18x80; Jno R Sparrow—Gaetano Malito et al; Culhane & Krouse (A), 60 Wall, Manhattan; Adolph H Goetting (R); Wm H Smith.

10TH AV, ws, bet 40th & 41st, Lot 72; Jno H Ives—Fanny Duberstein et al; Edw R Vollmer (A), 293 Bway, Manhattan; Edmund J Donegan (R); Wm H Smith.

JUNE 26.
E 28TH ST, ws, 160 s Av I, 240x100; Flatbush Associates—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway; Clarence F Corner (R); Wm H Smith.

E 29TH ST, ws, 640 n Av F, 100.6x100.6; Magdalene Schoenig—Hab Bldg Co et al; Adam Christmann, Jr (A), 981 Bway; Bruce R Duncan (R); Thos Hovenden.

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.

73D 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.

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.

NEW YORK AV, ws, 60 n Martense, 20x101.2; German Savgs Bank of Bklyn et al—Jos Saladino et al; action No 1; Hector, McG Curren (A), 375 Fulton st; Harry H Schutte (R); Wm H Smith.

NEW YORK AV, ws, 120 n Martense, 20x100.4; same—same; action No 2; same (A); Geo Tiffany (R); Wm H Smith.

NEW YORK AV, ws, 140 n Martense, 20x100.1; same—same; Action 3; same (A); Martin H Latner (R); Wm H Smith.

JUNE 27.
No Legal Sales advertised for this day.

JUNE 29.
COFFEY ST, nes, 40 nw Richard, 20x80; Minnie Anderson—Nellie Duncan et al; Emil Nothiger (A), 215 Montague; Louis J Moss (R); Nathaniel Shuter.

KENT ST, ns, 250 e Manhattan av, 25x100; Margt L Fleming—Wm Kelly et al; Wm F Clare (A), 135 Bway; Geo F Lewis (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

WALDORF COURT, ns, 140 w E 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.

E 13TH ST, ws, 277 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis et al; Thomas F Redmond (A), 175 Remsen; James M Kelly (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan.

JUNE 13.
102D ST, 110 W; Jos McGuire—Ann T S McLane; W J Morris, Jr (A).

126TH ST, 45 E; Cornelia W Slade—Mary A Brosnan et al; S B Robinson (A).

RIVERSIDE DR, 146; County Holding Co—Belle J Barnes et al; Merrill & Rogers (A).

2D AV, 1911; Excelsior Savgs Bank of the City of N Y—Israel Jacobson et al; J C Gulick (A).

JUNE 15.
JUNE 15.
31ST ST, ss, 473 e 10 av, 23x80; Jno J Campbell, Jr et al—Isabelle L Seacombe et al; G W Foren (A).

121ST ST, 18 W; Anita Howell—F Glynn Young et al; A Stern (A).

122D ST, ns, 75 e 7 av, 15.8x100.11; Cecelia Lustberg—Chas H Stanton et al; Stroock & Stroock (A).

1ST AV, 1026-30; three actions; Ferdinand C Bamman—Rose Simon et al; S Wacht, Jr (A).

5TH AV, 2107; Laurens R Dowden—Reba E Cooper et al; C P & W V Buckley (A).

JUNE 16.
RIVINGTON ST, nwc Eldridge, 20x75; Max Levinson et al—Julius Martinson et al; Morris & Rabinovitch (A).

8TH ST, 359-361 E; Wm Levy—Hyman Schlesinger et al; H Waldman (A).

82D ST, swc Madison av, 35x102.2; United States Trust Co of N Y—Adolph Meyer et al; Stewart & Shearer (A).

131ST ST, ss, 146.5 e 5 av, 18.2x99.11; E Coppée Thurston—Stephen McCormick et al; amended; F F deRham (A).

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

BWAY, 3100; Chas M Rosenthal—N Y Real Estate Security Co et al; E A Landauer (A).

RIVERSIDE DR, es, 75.8 n 87th, 25x100; N Y Trust Co—Marketable Title Co et al; Merrill & Rogers (A).

JUNE 17.
DELANCEY ST, 220; Walter S Gurnee et al—Yetta Limmer et al; Sullivan & Cromwell (A).

26TH ST, 516-18 W; Annie A Coulson—Edw S Farman et al; amended; J H Banton (A).

102D ST, 110 W; Jos McGuire—Ann T S McLane et al; amended; W J Morris, Jr (A).

104TH ST, 312 E; Casimir de R Moore—Vincenza Messuri et al; amended; F L Holt (A).

131ST ST, 11 E; Mabel Van Rensselaer—Malvina Greenwald et al; Anderson, Iselin & Anderson (A).

JUNE 18.
BOND ST, 42-4; Seaman's Bank for Savgs in the City of N Y—Jonas G Goldsmith et al; Cadwalader, Wickersham & Taft (A).

PECK SLIP, 29-33; also FRONT ST, 240-2; Caroline A Rosenmiller—Edwards P Rowland; L Wertheimer (A).

TRINITY PL, 72-76; Mutual Life Ins Co of N Y—Burrill H Shepard et al; F L Allen (A).

58TH ST, 5 W; Mary H W Baltz et al—Wm W McLaughlin et al; H Swain (A).

106TH ST, ss, 187 e 3 av, 27x100.11; N Y Protestant Episcopal Public School—Bellington Realty Corp et al; Nash & Jones (A).

122D ST, 230 W; Bertha Sigmond—Amelia Friedman et al; H S Dottenheim (A).

WEST END AV, es, 83 s 99th, 17.11x80; Edmund J Levine et al—Wm B Harned; S C Steinhardt (A).

JUNE 19.
CROSBY ST, 151; City Real Estate Co—Josephine M Carney et al; H Swain (A).

WALL ST, 3-7; also BROADWAY, 84; Equitable Life Assurance Society of the U S—Cath H B Smith et al; Alexander & Green (A).

11TH ST, ss, 125 w Av D, 72.4x—; Rockaway Rolling Mill—Edw Ehlers et al; J H Banton (A).

31ST ST, ss, 450 e 10 av, 23x83.6; Jno Burns—Jno H McGuckin et al; L S Goebel (A).

45TH ST, 528 W; Dora Grammuck—Morris Polsky et al; W H Ostrander (A).

64TH ST, 169 W; Josephine K Barber et al—Frances Morris et al; H M T Beckman (A).

142D ST, 452 W; F Bianchi Tompkins et al—Rachel Lippman et al; Foley & Powell (A).

2D AV, 2049; Jno R Yale et al—Moritz Weil et al; A Knox (A).

8TH AV, ws, 24.11 n 151st, 25x81; Josephine Mulholland—Arthur Ottem et al; W F Clare (A).

Bronx.

JUNE 12.
MARION AV, ws, 39.07 s 179th, 36x78.1; Philip Rhinelander, trste—Chas L Keil et al; Miller & Hartcorn (A).

RYER AV, sec 180th, 34.5x104.6; Cornelia A Cardashian et al trstes—S A Whisten Constn Co et al; G H Corey (A).

JUNE 13.
RESERVOIR PL, ss, 67.5 e Reservoir oval, 22x100; Susan W Wiggins—Jacob Cohen et al; Carrington & P (A).

147TH ST, 540 E; Bella Meyer—Morris Kandel et al; Kurzman & F (A).

BAILEY AV, 2888; Frances Aronson—Albt Mamlock et al; Alexander & Ash (A).

BAILEY AV, 2880; Frances Aronson—Albt Mamlock et al; Alexander & Ash (A).

BURNSIDE AV, 109; Duncan Smith et al—Louise C Holding et al; L S Tenney (A).

PROSPECT AV, ws, 100.2 n 180th, 35x66.8; Municipal Liens Co—Antonio Galiani et al; action to foreclose tax lien; G L Smith (A).

STEBBINS AV, nec 167th, 25x62.6; Frances Aronson—Charlotte J Herbst et al; Alexander & A (A).

3D AV, swc 138th, 57.2x43.9; Edgar S Appleby—Austin Carr et al; Cannon & C (A).

3D AV, swc 188th, 58.3x75.9; Peter Otten—Jos Schilling et al; Hovell Mc C & C (A).

LOT 339, easterly pt, map of Unionport; Chas A Hall—Mary A Thompson et al; F M Thompson (A).

JUNE 15.
CAULDWELL AV, 691; Mary Ambrose—Mollie Mainik et al; T Hooker (A).

JUNE 16.
ADAMS PL, swc 183d 48x120; Jas M Anderson—Chechina Carucci et al; H Odell (A).

JUNE 17.
MORRIS AV, nec 151st, 58.9x70.3; Caroline S Fellows—Guiseppe Fusco et al; Anderson, Iselin & Anderson (A).

JUNE 18.
No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JUNE 11.
116TH ST, 231-3 W; Lawyers Mtg Co—Maria M Mills et al; Cary & Carroll (A); Chas H Murray (R); due. 57,933.34

116TH ST, 227-9 W; same—same; same (A); Benj Jackson (R); due. 57,933.34

JUNE 12 & 13.
No Judgments in Foreclosure Suits filed these days.

JUNE 15.
133D ST, ns, 260 w 5 av, 50x99.11; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A); Saul J Baron (R); due. 42,230.56

133D ST, ns, 210 w 5 av, 50x99.11; same—same; same (A); same (R); due. 41,130.56

JUNE 16.
124TH ST, ss, 360 e 3 av, 40x100.11; B Aymar Sands—Jno B Bodine; M S Borland (A); Morgan J O'Brien, Jr (R); due. 15,752.68

AUDUBON AV, swc 178th, 94.11x100; Harlem Savgs Bank—Washington Heights Development Co et al; Edw S Clinch (A); Edw A McShane (R); due. 139,943.70

JUNE 17.
RIVINGTON ST, 5; Hanah Sullivan—Pietro Alveno et al; Henry J & Fredk E Goldsmith (A); Saml Marks (R); due. 6,390.00

75TH ST, 188 E; Rector & C of Calvary Church of the City of N Y—Mary A Kauffman et al; Louis H Moss (A); Abr Oberstein (R); due. 13,444.50

135TH ST, ss, 175 w Alexander av, 25x100; Frederic de P Foster et al—Julius Braun; Frederic F de Rhan (A); Jno C Gullick (R); due. 11,945.62

135TH ST, ss, 200 w Alexander av, 25x100; same—same; same (A); same (R); due. 11,945.62

LIS PENDENS.

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

Manhattan.

JUNE 13. No Lis Pendens filed this day.
JUNE 15. LENOX AV, 249; 121ST ST, 240 W, & JEROME AV, ws, 400 n 176th, 75x100; Mary A Kaufman—Jas M Scofield et al; action to set aside deeds; S Wechsler (A).
JUNE 16. CHRISTOPHER ST, 154-156 & 158; 11TH ST, nes, 267.10 e 7 av; 25.5x103.3; 128TH ST, 212 W; PERRY ST, 80; also CHARLES ST, ns, 214.2 w Greenwich av, 22x95; John F O'Neill—Chas J O'Neill et al; partition; H A Vieu (A).
E BWAY, 103; DIVISION ST, 95; DIVISION ST, 126-130; ORCHARD ST, 2; MADISON ST, 193; MONROE ST, 25; BROOME ST, 245; BROOME T, 294; STANTON ST, 81, and E HOUSTON ST, 162-166; Ida Shlanowsky—Rebecca Shlanowsky et al; admeasurement of dower, &c; S D Lasky (A).
48TH ST, ss, 200 w 11 av, 25x100.5; Marion L Post—Hattie C Chace; notice of attachment; R E Weldon (A).
JUNE 17. 156TH ST, 1026 E; Meta Maier—Margt Wagner et al; amended partition; M Grosman (A).
JUNE 18. BROADWAY, 483-5; Leonard Sheet Metal Works—Woodbury G Langdon et al; action to foreclose mechanics lien; Hamilton, Gregory & Freeman (A).
5TH AV, sec 73d, 77.2x130; Geo J Gould—Howard Gould et al; action to foreclose tax lien; Taylor, Knowles & Hack (A).
JUNE 19. 6TH AV, nwc 25th, 20x60; Harry Klein—Pauline Kuhlke et al; action to foreclose mechanics lien; F F Weiss (A).

Bronx.

JUNE 12. No Lis Pendens filed this day.
JUNE 13. WHITE PLAINS RD, nec 230th st, 80.6x115; Philip L Sondheim—Anna A Owen et al; action to foreclose tax lien; Schwartzman & S (A).
JUNE 15. No Lis Pendens filed this day.
JUNE 16. JENNINGS ST, 759; Agnes M Pragnell—Bertha Tim; action to compel performance of contract; G R Hawes (A).
218TH ST, ss, 105 w 4 av, running through and fronting on 217th, ns, 100x225xirreg; Jos Kurzman et al—Thos J Coyne; action to recover damages for breach of contract; J Rosenberg (A).
238TH ST, ns, being lot 62; Henry S Moore—Marie I Knox et al; action to foreclose transfer to tax lien; J H Hildreth (A).
BARNES AV, nwc 216th, 105x114; Fanny Zur Nieden—Barbara E Stevens et al; action to vacate and annul assessments; Dutton & Kilshemer (A).
LONGFELLOW AV, 1430-2; S Shanker Metal Ceiling Co, Inc—Fort Masonry Co et al; action to foreclose mechanics' lien; L & J Weinstein (A).
JUNE 17. JEROME AV, ws, 400 n 176th, 75x100; Mary A Kaufman—Jas A Scofield et al; action to set aside deed; S Wechsler (A).
LOT 83 (n half), Map of Olinville, Williamsbridge Station; Alice McGreevy—Julia Gardside Kennedy et al; action to foreclose transfer of tax lien; Williamson & Bell (A).
JUNE 18. 169TH ST, 773-81; also UNION AV, 1283-5; also UNION AV, ws, 286.5 s Boston av, 25x 122.7; Brown-Weiss Realities—McKinley Sq Casino Co; action to enforce conveyance; Marks & Marks (A).
JUNE 19. LOT 3 (**), map of Unionport, Bronx; Danl J White—Anna B Buckley et al; foreclosure of tax lien; W C Daly (A).
PARK AV (**), 71.9 n 188th, —x—; Phillip Langes & Co—Henry J Hemmens & Wm A Burr & Co; renewal (54) 242.00
**Recorded in New York County.

Brooklyn.

JUNE 11. HICKS ST, ws, 40.3 n Warren, 19.10x73.5x 19.10x72.3; Jas S Leeds—Mary E Toner et al; H L Thompson (A).
INDIA ST, sec Oakland, 62.6x100; Watson L Barclay—Greene Mfg Co et al; warrant of attachment; Wilder, Ewen & P (A).
PACIFIC ST, ss, 333.4 w Saratoga av, runs s 74.10xsw16.11xn78.1xe16.8 to beg; Anna K Laxner—Ada Breuer et al; Wood, Cooke & S (A).
POWELL ST, ws, 150 n Belmont av, 25x100; Harry G Lawton—Isidor Bilsky et al; T F Redmond (A).
ROBINSON ST, ss, 63.9 e Rogers av, 49.8x 134.6x49.9x134.5; Margt M Depew—F J Ashfield & Sons et al; Manning & Buechner (A).
E 13TH ST, ws, 420 s Av V, 40x100x20x100; Vanadrian Bldg Co—Mary Altieri et al; G B Davenport (A).
42D ST, nes, 200 nw 17 av, 40x100.2; Title Guar & Trust Co—Beckie Falk et al; T F Redmond (A).
72D ST, ss, 300 e Narrows av, 40x100; Johanna Ford—Realty Dealers; F N Smith (A).
85TH ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Bridget O'Hara et al; O G Esterbrook (A).
E 91ST ST, cl on n division of land of Herman Lohman, runs w1304.10xsl33.4xe1378.6x n124.7 to beg; Maith Miller—Fredk W Dix et al; G P Brush (A).

CHRISTOPHER AV, es, 125 n Dumont av, 25x 100; Williamsburgh Savgs Bank—Katie Goldbaum et al; S M & D E Meeker (A).
E NEW YORK AV, nws, 71.1 sw Hopkinson av, 48.9x105x40.6x77.10; Title Guar & Trust Co—Prospect Park W Realty Co et al; T F Redmond (A).
GATES AV, 501; East Bklyn Savgs Bank—Jno G Martens et al; Phillips & Avery (A).
GATES AV, 499; same—same; same (A).
MANHATTAN AV, 162; Israel Deutsch—Aug Glovitz et al; B W Slote (A).
SUMNER AV, nec Macon, 30x95; Title Guar & Trust Co—Morris Most et al; H L Thompson (A).
LOTS 35-36, map of 28 building sections at Bath; also LOT 24, map of 28 building sections at Bath, excepting certain portions thereof; C Henry Offerman—Jos G Browning, Jr, et al; G E Brower (A).
JUNE 12. BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co—Wilson Constn Co et al; foreclosure of mechanics lien; Simon & Weinstein (A).
OSBORN ST, ws, 25 n Livonia av, 25x100; Chas Rebholz—Israel Kasper & ano; C S Heidenreich (A).
POWELL ST, es, 140 n Livonia av, 60x100; Nathan Kopelowitz—Williamsburgh Savgs Bank; decision of contract; L N Jaffe (A).
UNION ST, ses, 175 nw Court, 25x100; Edna S Haeger—Loretta S McMahon et al; partition; W H O'Hare (A).
E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Caruana—Abr Saffren et al; H M Bellinger, Jr (A).
E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren et al; H M Bellinger, Jr (A).
48TH ST, nes, 100 nw 15 av, 40x100; Aug Lewis—Marietta Kline et al; T F Redmond (A).
100TH ST, nes, 180 nw Ft Hamilton av, 20x 95; Frank Peterson—Bay Ridge & Fort Hamilton Realty Corp; W R Murphy (A).
OCEAN AV, ws, 100 n Av L, 100x151.7; Alvin F Johnson—Edw E Stewart et al; C B Augustine (A).
SCHENCK AV, ws, 175 n Dumont av, 25x100; Fannie C Buxton—Max M Mandel et al; Smith, Doughty & W (A).
SUTTER AV, ns, 20 e Ashford, 20x90; Fredk W Hearn—Ike Posner et al; Kiendl & Sons (A).
JUNE 13. RUSSELL ST, ws, 95 s Norman av, 20x100; Green Point Savgs Bank—Caroline J Frisby et al; C & T Perry (A).
TROUTMAN ST, nws, 275 sw Hamburg av, 25x 100; Felice Rotolo—Bartolo Oliveri et al; J G Giambalvo (A).
S 6TH ST, nes, 25 se Hewes, 25x100; Jno R Hegeman—Cath A Lyons et al; Coombs & Wilson (A).
41ST ST, 1429; Huron Realty Co—Ella M Eschbach et al; J M Betts (A).
54TH ST, nwc 6 av, 100x100; Annie Bookstaver—Dora A De Waltoff et al; to declare ownership; A H Spigelgass (A).
LAWRENCE AV, ns, 200 e 3d, 100x100; Greater N Y Savgs Bank—Pak Walsh et al; Washburn, Ruston & K (A).
MANHATTAN AV, ws, 25 n Clay, 25x100; Green Point Savgs Bank—Margt McGrath et al; C & T Perry (A).
7TH AV, sec 59th, 80x120.2; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & K (A).
JUNE 15. DEAN ST, ss, 100 e Ralph av, 20x100; Henry Steinhart—Bessie Davidoff, A Casper (A).
DUPONT ST, ss, 195 e Franklin, 25x100; Green-point Savgs Bank—Anthony Forstell et al; C & T Perry (A).
ELMORE PL, ws, 340 n Av K, 40x100; John Vanderveer—Adrian M Egoft et al; J Z Lott (A).
MCDONOUGH ST, ns, 195 e Sumner av, 20x100; Marietta Harkness—Mabel B Kirby et al; H L Thompson (A).
QUINCY ST, ns, 350 e Nostrand av, 50x100; Meserole Masons Material Co—Thrall Constn Co et al; foreclosure of mechanics' lien; V S Lippe (A).
ROCKWELL PL, 79-81; Rachel Wolf—Max Grifelfeld et al; partition; W S & A S Katzeinstein (A).
ST PAULS PL, ws, 53 s Crooke av, 35.7x95.5x 36x90.4; Mary J Whitehead—Mabel L H Barton et al; H L Thompson (A).
35TH ST, sws, 289.5 se Church av, 20x100.2; Interborough Estates—Jno Lyden et al; W H Barradell (A).
75TH ST, sws, 210 nw 15 av, 80x100; Rose M Wishart—Edw W Rider & ano; Dykman Oel- and & K (A).
BWAY, ec Hewes, 25x100; Margt S Manson—Batchis & Motta, Inc, et al; J Siegelman (A).
DRIGGS AV, sec Graham av, runs s100xe25xe25x n96.4xw50.3 to beg; Green Point Savgs Bank —Ida F Snyder et al; C & T Perry (A).
LENOX RD, ss, 40 w E 91st, 20x97; Millard Veit —Eva Camner et al; A H Schwarz (A).
LENOX RD, ss, 60 w E 91st, 20x97; same— same; same (A).
15TH AV, nws, 60 sw 73d, 20x90; Atlantic Savgs & Loan Assn—Chas Pollert et al; C A Webber (A).
15TH AV, nws, 40 sw 73d, 20x90; same—same; same (A).
JUNE 16. CRYSTAL ST, 70; Stansbury Hagar—Chas Poland et al; Dorman & Dana (A).
GOLD ST, es, 241 s Willoughby av, 22x85; Jas E Mullaly—Sarah Howard et al; partition; J Burke, Jr (A).
GRAFTON ST, es, 240.5 n Sutter av 20x100; N Y Investors Corp—Wolf Meistrich et al; T F Redmond (A).
OSBORN ST, ws, 40 n Dumont av, 20x75; Otto W Gentsch—Rachel Gorgel et al; A A Schlickerman (A).
BAY 11TH ST, es, 280 s Benson av, 40x173x40x 173.3; Jas J Nevins—Nathan Edison et al; D Hirshfeld (A).
E 19TH ST, ws, 300 s Av K, 40x100; Christopher G Morris—Jos P F Dickinson et al; J C Judge (A).

47TH ST, sws, 100 se 14 av, 40x100.2; Fredk H Winkler—Eva Campbell; H O Patterson (A).
55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; J C Kinkel (A).
EAST N Y AV, swe Chester, 100.11x83.2x68.11x 111.2; Max Dorf—Belmont Powell Holding Co & ano; J L Bernstein (A).
HAMILTON AV, es, 18.11 n President, runs e46.4 xne43.5xsw33.8xw45.2xs20 to beg; Polhemus Memorial Clinic—Memorial Taiani et al; T F Redmond (A).
THATFORD AV, sec Glenmore av, 20x50; Title G & T Co—Jos Levine et al; T F Redmond (A).
STH AV, ws, 40 n 1st, 20x92.10; Michl J Shea —Annie Dunne et al; J M Rider (A).
20TH AV, w 77th, 200x100; Mary Davies—Milton S Kisler et al; Smith, Doughty & W (A).
LOTS 61 TO 66, map of land of Isaac Wyckoff at Canarsie; Theo F Winterberg—Sarah L McDonald et al; to set aside deed; L C Grover (A).

JUNE 17. AMES ST, es, 232.11 s Pitkin av, 20x100; Peoples Trust Co—Phillip Matusoff et al; T F Redmond (A).
ELDRIDGE ST, ses, 125 sw Hamburg av, 25x100; Henrietta B Lighte—Chas Tagg et al; F P Trantmann (A).
ST JOHNS PL, ss, 94.8 e Utica av, 112.9x200.6 Lazarus Belfer—Realty Dealers et al; A Gutman (A).
E 5TH ST, ws, 198.11 n Ft Hamilton pkway, 40x100; Lewis D Mason—Evarine Paulson et al; G H Rhoades (A).
EVERGREEN AV, sws, 28 se Ralph, 20x86.5x s20.11xsw41.4xw30.6xsw90xw80xn— to beg; et al; S H Rhoades (A).
FARRAGUT RD, sec Rogers av, runs e165x s20.11xsw41.4vsw30.6xsw90xw80xn— to beg; Dime Savgs Bank—Oscar Fribourg et al; Clarke & Frost (A).
FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Dime Savgs Bank—Oscar Fribourg et al; Clarke & Frost (A).
LAFAYETTE AV, ns, 245 e Lewis av, 15.10x100; Florence M Lestrangé—Louise Spencer Hood et al; partition; Hulett & Norris (A).
SHEPHERD AV, ws, 150 n Liberty av, 25x 100; Atlantic Savgs & Loan Assn—Luigo Ferraro et al; C Terry (A).
SHEEPSHEAD BAY RD, ws, 175.6 n Av Y, runs w269.11xn—xe259.11xs60 to beg; Chas E Paul —Alfred Brown et al; J M Kelly (A).
VERNON AV, ns, 253.8 e Throop av, 17.10x100; Eva E Mearns—Nannie H Smith et al; Van Alen & Dyckman (A).
13TH AV, nws, 60 sw 75th, runs nw100xne60x nw60xsw100xse160xne40 to beg Cynthia P Bradley—Farmers Realty Associates, Inc et al; H L Thompson (A).

MECHANICS' LIENS.

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

Manhattan.

JUNE 13. CHARLES ST, 28-34; Fredenberg, Lounsbury & Houghtaling, Inc—Margt M Fritz; Dazie Constn Co (39) 401.96
ORCHARD ST, 34; Fagin Iron Works —Saml Hammer & Mollie Cohen; Freiman & Clovsky (38) 150.00
46TH ST, 216 W; Sussman & Sussman Helen B Lugar, Marian F Turney, Annie Moore; Nathan Pickett (40) 167.00
148TH ST, 412-420 W; Leslie B McClure—Nellie E Peck; Corkemaz Realty Co (37) 53.46
JUNE 15. 56TH ST, 10 E, Jos Rosenberg—Haas Bros Ladies' Tailoring Co 2,284.00
57TH ST, 103 W; E E Dey & Sons Co—Mrs. Frank Cuch; Riley & Corrigan Inc (43) 41.13
SHERMAN AV, 152-74; also 204TH ST, 600-8 W; Progressive Painting & Decorating Co—Vermilyea Realty Co (44) 2,499.90
SHERMAN AV, 152; Jos Torregrossa—Vermilyea Realty Co; Progressive Painting & Decorating Co (45) 320.00
7TH AV, sec 21st, 46x85; Silberman Schampian Co—Morris Weinstein; Almy G Gallatin (46) 600.00

JUNE 16. No Mechanics Liens filed this day.
JUNE 17. 37TH ST, 141 W; Wm R Graeser—Edith E Francke (49) 15.00
125TH ST, 251 E; Benj Kornblum—Chas Berney (50) 97.45
2D AV, 318; Sun Fireproof Sash & Door Co, Inc—Alexander J Leimberg; A L Anderson (51) 111.00
JUNE 18. CHARLES ST, 28-32; Fredenburg, Lounsbury & Houghtaling Inc—Margt M Fritz, Ralph J F & Mrs Daisy T Gerstle (52) 401.96
37TH ST, 141 E; Wm R Graeser—Edith E Francke; correction (49) 15.00
JUNE 19. GREENE ST, 109; United Metal Covered Door & Sash Co, Inc—Mayer Gutman & Jno Sullivan (58) 60.00
40TH ST, 320 W; Louis I Bergman—Maurice Cross & J Goldman, Inc (57) 192.50
MORNINGSIDE AV E, 56; Jos Stein—Estate of Fredk Beck & D Rosenberg Goldman Co (53) 400.00
MORNINGSIDE AV, 56; Domenico Pelletieri—Estate of Fredk Beck & Rosenberg & Goldman Co (55) 100.80
6TH AV, 683; Eucene J Flood—Robt Currie & Photo Dome Co (56) 115.00

Bronx.

JUNE 12. HOME ST, 936; Realty Marble & Tile Co—Kellbert Constn Co (9) 507.90

(Mechanics Liens, Bronx, Continued.)

178TH ST, ss, whole blk front bet Mapes & Prospect avs, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co & Leonard B Kaufman; renewal (10) 530.00

JUNE 13. No Mechanics' Liens filed this day.

JUNE 15. No Mechanics' Liens filed this day.

JUNE 16. 178TH ST,** ss, whole front bet Prospect av & Mapes av, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co & Leonard B Kaufman; renewal (48) 530.00

180TH ST, 1023-5 E; Jas Criscule—Jos Loweth (11) 1,405.50
TREMONT AV, 259; Aug M Adolf—Berta Rabas—Gaetano Saggese (12) 255.00

JUNE 17. 136TH ST, 375 E; Herman Rosenbaum—Henry Greenberg (13) 90.00

JUNE 18. GIFFORD AV, ss, 528.9 e Balcom av, 25x93; Standard Plumbing Supply Co—Ingrid Thersland & Cantwell & O'Neil (14) 90.00
**Recorded in New York County.

Brooklyn.

JUNE 11. MALTA ST, 67; I Jaffe—Jacob Jaffe... 1,500.00
MIDWOOD ST, ns, 350 e Nostrand av, 50x100; Watson & Pettinger—Aug Williams 1,504.57

QUINCY ST, ns, 350 e Nostrand av, 50x100; Meserole Masons Material Co—Thrall Constn Co & Max Kessler... 1,955.98
VAN BUREN ST, 15; General Gas Appliance Co—Hyman Kramer 62.00

WARWICK ST, ws, 160 s Blake av, 60x100; Parselsky Bros—Arvintz Bldg Corp & Abr A Arvintz 325.00

ATLANTIC AV, 620; J Sommer—Marianna H Moody & Louis Jacobs... 543.00
BEDFORD AV, 1066-8; E Florence Co—Thos Rochford & Jas F Sullivan 100.00

BUSHWICK AV, 398; B Zirinsky—Abr Gach 100.00

JUNE 12. MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pettinger—Aug Williams 1,504.57

QUINCY ST, ns, 350 e Nostrand av, 50x100; Jno Bossert—Thrall Constn Co. E 13TH ST, ws, 360 n Av O, —x—; F D Creamer Co—A & I Levy 530.43

E 13TH ST, ws, 360 n Av O, 20x100; A J Newton Co—Anna & Isador Levy NEW JERSEY AV, 780; Sam Peretz—Ike Sandler 300.00

PITKIN AV, nwc Powell, —x—; Levin & Kronenberg—Brien Amusement Co. SNEDIKER AV, 74-6; Robt M Weiner—Esther & Louis Wallin 57.50

JUNE 13. CARROLL ST, ss, 20 e Albany av, 140x100; Julius Mock—Heights Bldg Corp & Wm H Fleming 219.36

GOLD ST, —, s, 100 n Myrtle av, 74x170; Jacob Klinger—Manhattan Bridge Three-Cent Line & The Tredennick Co 1,030.28

MIDWOOD ST, ss, 350 e Nostrand av, 40x100; F D Creamer & Co—August Williams 775.24

POWELL ST, 452; Acme Metal Ceiling Co—Brien Amusement Co 315.00

7TH AV, swc 55th, 100x100; Joe Castino—Mapes Realty Co & Geo Shumner 80.04

JUNE 15. PARK PL, ss, 300 e Howard av, 60x120; Simon Holland—The Parkling & Saml Teierstein 450.00

PROSPECT PL, 1039; Thos F Brown—Ada M Parks 100.00

E 13TH ST, ws, 520 s Av N, 20x100; Meta Mayer et al—Isidore & Anna Levy 200.00

E 23D ST, 539; Kabb Sales Co—Granville Lyons 96.20

PROP begins at point 100 n from nec Myrtle av & Gold st, 74x70; Jas Mitchell—National Bridge Works, Manhattan Bridge Three-Cent Line & Tredennick Co 1,292.79

JUNE 16. QUINCY ST, ns, 350 e Nostrand av, 50x100; Bell Fireproofing Co—Thrall Constn Co 170.00

STATE ST, 273; Bardsley Bros—Howard P Lichtenstein & Milton Zeisler. S 5TH ST, ns, 100 e Keap, 50x96; Sol Kraus Realty Co—Sarah Welinsky & Dina Schwartz 475.00

E 13TH ST, ws, 520 s Av N, 20x100; Barney Zinuk—Annie & Isidore Levy SAME PROP; D Davidson—same 20.00
SAME PROP; L Brody—same 100.00
SAME PROP; J Davidoff—same 435.00

59TH ST, ns, 320 e 11 av, 40x100; L Aronberg—Pisarra Constn Co & Nathan Tilin 440.00

JUNE 17. PITKIN AV, nwc Powell, 50x100; Geo Singer—Brien Amusement Co, Rosie Brien & Nathan Machat 57.00

SAME PROP; Peter Tavolacci—same; Dec2'13 17,850.00

JUNE 16. GREENE ST, 221; Abe Steckler et al—Estate of Geo H Schumann et al; Mar26'14 30.00

GREENE ST, 219-223; Wm Kleinert—Mar30'14 30.50
Mar30'14 30.00

GREENE ST, 221; Louis Marks—Geo H Schumann et al; Mar27'14 30.00

BWAY, nec 94th; N Y Roofing Co—Harry Schiff et al; Nov26'13 650.00

6TH AV, 436; Sandhop Contracting Co—E W Chapman et al; Oct24'13 240.00

JUNE 17. PARK AV, 1022; Mark & Nobl, Inc—Louis J De Milhau et al; Jan8'14 510.00

PARK AV, 1022-24; same—Ramsay Hoguet et al; Jan8'14 394.56

JUNE 18. 4TH ST, 3-35 E; Saml Sidoroff—Abram M Grossman et al; Apr28'14 143.02

116TH ST, 438 E; Vuax & Mau Inc—Salvatore Purificato et al; Feb11'14 247.11

3D AV, 249 Reliable Contracting Co—Noel Silverstein et al; Jan24'14 1,094.00

JUNE 19. 44TH ST, 203-7 E; Frank Nahodyl—Lillian Hof et al; Jan23'14 180.00

57TH ST, 10-12 W; A E Klotz Fireproofing Co—Dreicer Realty Co et al; Apr4'13 1,509.39

124TH ST, 510 W; Guarantee Roofing Co—Moore Simon Realty Co et al; June 15'14 25.00

125TH ST, 245-59 W; also 126th ST, 240-58 W; A C Horn Co—Arrowhead Realty Co et al; Dec31'13 215.00

140TH ST, 151-9 W; Guarantee Roofing Co—Moore Simon Realty Co et al; June 15'14 137.26

BOWERY, 292; Wm Klennert—Mayer Senft et al; Mar30'14 36.50

*SAME PROP; Steckler & Feder—same; Mar26'14 32.00

Bronx.

JUNE 12. No Satisfied Mechanics Liens filed this day.

JUNE 13. No Satisfied Mechanics' Liens filed this day.

JUNE 15. No Satisfied Mechanics' Liens filed this day.

JUNE 16. 167TH ST, 1015 E;** Benj Daxe et al—Saml Lyttle et al; Dec26'13 122.50

BRYANT AV, 1130;** Benj Daxe et al—Saml Lyttle et al; Dec26'13 68.05

BRYANT AV, 1125;** Benj Daxe et al—Saml Lyttle et al; Dec26'13 61.75

BRYANT AV, 1134;** same—same; Dec 26'13 39.25

BRYANT AV, 1138;**same—same; Dec 26'13 60.00

HOE AV, 1237;** Benj Daxe et al—Saml Lyttle et al; Dec23'13 113.25

JUNE 17. No Satisfied Mechanics Liens filed this day.

JUNE 18. LA FONTAINE AV, 2025-9; Harry Black—Jas Barry et al; Jan24'14 135.00

**Recorded in New York County.

Brooklyn.

JUNE 11. JUNE 11. 14TH AV, ses from 77th to 78th, 200x41; Saml Savedoff—Allborough Realty Co (Inc) & Lawyers Title I & T Co; May7'14 200.00

14TH AV, es, from 77th to 78th, 200x—; R L Williams—Jacob Kaiser May 21'14 50.00

JUNE 12. E 23D ST, ws, 134.8 n Av D, 83x80 Realty Supply Corp—Moskowitz Bldg Co; Apr10'14 885.00

JUNE 13. No Satisfied Mechanics' Liens filed this day.

JUNE 13. 80TH ST, ns, 100 w 13 av, 160x100; Empire City Lumber Co—Emanon Bldg Corp; Junel2'14 880.14

JUNE 15. HERKIMER ST, 1383; W R Craw Co—Harriet R Hanford; May26'14 15.00

PARK PL, ss, 300 e Howard av, 50x127.9 Interborough Sash & Door Co—Parking (nc); May19'14 600.00

*W 24TH ST, es, 120 s Neptune av, 40x118.10; Oreste Pachi et al—Martin Schauer; Apr28'14 200.00

JUNE 16. E 23D ST, ws, 134 n Av D, 83.8x80; Jos Reich—Moskowitz Bldg Co; Apr8'14 279.00

PENNSYLVANIA AV, 365-71; Simon Dorf—Glory of Israel Hebrew Institute; May15'14 179.54

JUNE 17. ST MARKS AV, ns, 100 w Howard av, 37.10x127.9; Curtis Bros. Lumber Co—Docket Impt Co & Hyman & Jos Rosenthal & Marx Strober; Junel4'13 155.32

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

ATTACHMENTS.

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

Manhattan.

JUNE 11. AMENTA, Natale; F Zito & Co; \$1,250; M A Elias. LYON, Adgar A; Harold B Berry; \$7,600; C L Jordan.

JUNE 12. No Attachments filed this day.

JUNE 13. HYLAND, Thos F; Henry F Gillig; \$1,667.50; A E Smith. TAGLIAVIA, Antonio; Giuseppe Proclta; \$1,419.96; J Nicchia.

JUNE 15. No Attachments filed this day.

JUNE 16. MOISANT, Alfd J; Mechanics National Bank of San Francisco; \$25,000; C H Wheeler.

JUNE 17. AUGUSTIN, Deigado E Hijos; Jos Malone; \$601.33; Hirsch, Scheuerman & Limburg. RICHARDSON, Hugh; G Starrett et al; \$1,333.34; Palmer & Serles.

VAN HORNE, Louis; Thos F Carey; \$25,000; F W Garvin. WOLTHAUSEN, Jno H; Lazar Jacobsohn; \$1,519.15; L A Jaffer.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 12, 13, 15, 16, 17, 18.

Bachman, Alfd C. Broadway, 1724-8.. Lord & Taylor (R) 140,000.00
Same, 55th st, 202-4 W, same.. (R) 35,000.00
Dooling, Geo W. 3d av, nec 104th.. Albert Gas Fixture Co. Fans... 40.00
Gandolfo, Rosahio, 42d st, 503 W.. Ermino Esposito. Fixtures... 797.00
McWalters, Jas. 2d av, swc 28th.. Elfin, Enoch & Co, Inc. Cabinet Work 2,750.00
Mackey, Pat. Cor Horatio & Washington sts..same. Cabinet Work... 1,000.00
Progressive Hotel Co, Inc. 4th av, 429-31..same. Cabinet Work... 1,900.00
Strathcona Constn Co. Riverside dr, 780, nec 155th..Otis Elevator Co. Elevators. 6,780.00
Spector Contracting Co, Inc. Montgomery st, 35-7..Raisler Heating Co. Heating Apparatus... (R) 550.00
Wallace, Robt, Jr. 121st st, 414 W.. Otis Elevator Co. Elevator (R)

Bronx.

JUNE 11, 12, 13, 15, 16, 17.

Alert Constn Co, Inc. 179th st, ss, from Hughes to Belmont avs..Leon Mayer & Co. Gas Fixtures... 650.00
National Wet Wash Laundry. 1471 Wilkins av..Donegan & Swift. Machinery 1,250.00

Brooklyn.

JUNE 11, 12, 13, 15, 16, 17.

Barbanell & Gold. 55th st, nr 4 av.. Elsie E Kerby as extrx... (R) 280.00
Dillon, Mary E, Fredk Stehman, Jr & wife. Mermaid av, nr W 25th.. Israel Cohen. Bungalows... 2,500.00
Levy Isadore. E 13th st, nr Av O.. Union Mantel & Grille Co. Buffets.. 106.00
Parking, Inc. Park pl, nr Howard av..Isaac A Sheppard & Co. Ranges... 347.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JUNE 16. 46TH ST, 43 W; Mary A & Eliza P Keena loans Morris Frank to erect a—sty bldg; — payments 9,500

JUNE 19. 71ST ST, ns, 373 e Av A, 125x204.4 & 72d; Title Guar & Trust Co loans Storm Holding Co Inc to erect a 4-sty garage; — payments 190,000.00

Bronx.

JUNE 12. OGDEN AV, es, 50 s 170th, 49.5x108.9; City Mtg Co loans Phyfe Bldg Co, Inc. to erect 5-sty apartment; 9 payments 40,000.00

LOTS 34-35, map 107 lots offered for sale by Joseph P Day, surveyed by C. J. L. Lynch, C. S., dated Feb15'10; Montrose Realty Co loans Terrace Constn Co to erect —sty bldg; 4 payments 30,000.00

JUNE 13. 172D ST, ns, 95.2 w Washington av; 45x105; Bertha Lewy loans Hyman & Rosie Samuelson to erect a —sty frame bldg 1,000.00

PARK AV, nec 188th, 35.3x100.2; City Mtg Co loans Reville-Siesel Co to erect 5-sty apartment; 10 payments 28,000.00

PARK AV, es, 35.3 ft n 188th, 42x100; same loans same to erect 5-sty apartment; 10 payments 26,000.00

3D AV, nwc 188th, 65.6x101.4; same loans same to erect —story taxpayer; 3 payments 11,000.00

JUNE 18. 179TH ST, ss, 99.2 e Bryant av, 46.6x130; Manhattan Mtg Co loans Bryant Constn Co, Inc. to erect 5-sty apartment; 12 payments 36,000.00

ORDERS.

Brooklyn.

JUNE 16. DOVER ST, ws, 360 n Oriental Blvd, 60x100; Arthur A Schlichter on Modern Fireproofing & Reconstruction Co to pay Elias M Stern 95.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JUNE 13. No Satisfied Mechanics' Liens filed this day.
JUNE 15. ST NICOLAS AV, nwc 164th; Louis Yavno et al—Albion Constn Co et al; Dec4'13 5,190.00

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " 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 June 13.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 25--Moses Harris.....C
Barclay st, 30-32--Est Susan C H Lillenthal..B
Beekman st, 77-9--Est Peter Hagen.....C
Beekman st, 78-80--August Zinsser Realty Co.....C
Bleeker st, 81--Alexander Barkan.....A-G
Bleeker st, 143--The Zunino Meehan Co.....C
Broad st, 40--Duchess Club.....C
Broad st, 40--Edward Gross.....C
Broome st, 423--Berger & Marx Mfg Co.....G
Broome st, 423--Jacob Robbins.....G
Broome st, 423--Benj Comings.....G
Catherine st, 22--Chas Abraham et al.....C
Clinton st, 170--Benj Radin.....C
Delancey st, 136--Sarah Grozcky.....C
Duane st, 62-4--Canfield Paper Co.....A
East Broadway, 9--Frank Levy.....E
East Broadway, 9--Est Wm F Beekman.....C
East Broadway, 58--Louisa Furguson et al..C
East Broadway, 123--Burwin Bros.....I
East Broadway, 123--Philip Levine.....I
East Broadway, 123--Abraham Cohen.....I
East Broadway, 123--Maurice Briethard.....I
East Broadway, 123--Warschauer & London..I
Eldridge st, 29--Samuel D Babcock Est.....C
Franklin st, 81-3--Mrs Maturin Livingston..SS
Gold st, 44--John H Zurlage.....C
Grand st, 345-7--Nathan Abrahams.....C
Jones st, 9--Ferdinand W Frey.....G
Lafayette st, 174--Est Thos D Hoff.....C
Lispensard st, 23-5--The New Amer Trunk Co.....C
Lispensard st, 23-5--Grazj, Fassj & Co.....I
Lispensard st, 23-5--Chas Maniere.....C
Lispensard st, 23-5--Richard Langer.....I
Lispensard st, 23-5--The T Alter & Bro.....I-C
Lispensard st, 23-5--N Y Alburn & Card Co.....C
Maiden lane, 5-7--Louisa M Gerry.....SS
Mangin st, 101--Wm P Dixon.....G
Pearl st, 35--Brittania Realty Co.....D-C
Pearl st, 35--Geo S Hart Co.....D-C
Pearl st, 167-9--Frank C Buckhout.....C-G
South st, 294-5--Jacob Price.....C
South st, 294-5--Edw V Z Lane.....C
South st, 294-5--Jacob Price.....G
Stanton st, 183-7--Kanner & Gesser.....I
Stanton st, 282-84--Jos Dosara.....G
Vesey st, 28-30--Jno T Underwood.....SS
Water st, 548--Isaac Teitelbaum.....C
Water st, 610--Isaac Goldberg.....B
Waverly pl, 21-23--Chas N Meltzer.....C
Waverly pl, 21-23--Est Isaac Meinhard.....C
Worth st, 81--Adam Grant Estate.....SS

Numbered Streets.

- 2d st, 20--Sarah Reils.....C
4th st, 340-56 W--Riker & Hegeman Co..G-C-D
5th st, 111-13 E--Moses Rosenman.....G
8th st, 16 E--Manhattan Art Co.....G
8th st, 16 E--Berwick Bros.....G
8th st, 64 E--Samuel Striefer.....G
8th st, 315 E--Pike & Cooperman.....G-C
8th st, 413-17 E--Yurkowitz Feather & Down Co.....C
8th st, 413-17 E--Herman Goldberg.....G-C
8th st, 413-17 E--Braun Woodworking Co..G
8th st, 413-17 E--National Umbrella Handle Co.....G-C
9th st, 214 E--Earle Figure Co.....C
9th st, 214 E--Michael Acerbo.....C
10th st, 210 E--Zachary Werfel.....C
14th st, 115-17 E--Est Sarah B Turner.....D
16th st, 15 W--Caroline T Kissel.....C
21st st, 38-44 W--Louis Sachs.....F
22d st, 313 E--Est Jacob & Julius Fleisch-hauer.....B
23d st, 151-3 E--John Meyer.....C-F-A-E
23d st, 151-3 E--Est 23d St Realty Co.....C-B-F-E-D
23d st, 158 W--Max Brickman.....G
23d st, 158 W--Traina Brothers.....G
23d st, 158 W--Carmela Casset.....G
23d st, 158 W--Philip Levine & Jos Rusner..G
23d st, 153 W--Harry Kay & Co.....G-C
23d st, 209-13 E--Peter A Julev.....G-A
23d st, 209-13 E--Consolidated Gas Co.....C
24th st, 359 W--24th St Methodist Episcopal Church.....C
25th st, 45-51 W--Adolf Gutler & Jno T Murray.....C
25th st, 45-51 W--Kanner & Milus.....C
25th st, 45-51 W--Siegel & Son.....C
25th st, 45-51 W--Louis Solinsky.....E

- 25th st, 45-51 W--Aronson Bros.....C-E
28th st, 131-33 W--131 W 28th St Co.....C
28th st, 131-33 W--Abr & Louis Goldberg....I
31st st, 6-10 E--Blue Sprocket Garage.....C
32d st, 12 E--Leon J Neumann et al.....C
34th st, 15 W--Frank A Seitz Realty & Constr Co.....E
40th st, 541 W--Burns Bros.....C
48th st, 19 E--Edward Lidvale.....F
48th st, 19 E--Edward Lidvale.....G
48th st, 243 W--Hugh Reilly.....F
48th st, 247 W--Est Wm H Roome.....C
48th st, 605-9 W--B F Goodrich Co.....C
49th st, 304-6 W--James S Reavis.....L-D-A
50th st, 400 E--Meyer Goldberg et al.....C-G
53d st, 352 W--Geo Scheideler.....C
53d st, 425 W--William Lane.....C
55th st, 150 W--Jno J Dugan.....A-H-G-C
56th st, 118-20 W--Edelman & Thomson..H-G-A
56th st, 118-20 W--Louis Biondi.....H-A-D-G
56th st, 146 W--Stromberg Motor Devices Co.....D
56th st, 235-7 W--Baker Vehicle Co.....A-C-D
56th st, 239-41 W--Robert W Lewis, Inc..A-G-D
56th st, 239-41 W--Partridge, Clark & Ker-rigan, Inc.....G-H-A
62d st, 10 W--Pacific Motor Car Exchange Co.....C-A-G-D
63d st, 185 W--Est Moses Selig.....C
63d st, 185 W--Joseph Morrell.....C
83d st, 147-51 W--Cedarhurst Motor Delivery Co.....A-G-L-C
84th st, 249 E--Benedict Theise.....C
90th st, 106-8 E--Manert Realty Co.....C
95th st, 62 W--Romney Realty Co.....C
106th st, 170 E--Morris Gold.....C
108th st, 103 W--Club Garage Co.....G
108th st, 234 W--Wallace S Todd.....G-A-D
109th st, 102 E--Minnie Levine et al.....G-C
111th st, 132-42 E--Ed of Education School..E-E
114th st, 100 W--Wm H Schwartz.....C
119th st, 147-51 E--Harriet C Bailey et al..C
124th st, 154-60--Kammer Automobile Co, Inc.....H-G
125th st, 209 W--Henry Lankenau.....C
129th st, 154-6 E--Consolidated Gas Co.....C
129th st, 154-6 E--Alice Lacy.....E-F-C-A-D
130th st, 601-7 W--Henry Fera, Jr.....C
146th st, 238-40 W--Est Geo H Schumann et al.....C

Named Avenues.

- Av C, 214-20--Est Armand Levy et al.....SS
Av C, 222-28--Wm R Barr Est.....SS
Av C, 269--Cerill Ribarich & Vincent Spor-ckick.....A
Av D, 127--Central Soda Water Apparatus Co.....C
Amsterdam av, 83--Max Isakovitz.....C
Amsterdam av, 318-32--Est Wm T Walton....C
Bowery, 197--Alice Flynn.....E-B-D
Bowery, 197--Charles Mills.....F-I-G-A
Bowery, 197--Louis Goldstein.....A-G-C
Bowery, 264--Samuel Lipshitz.....G
Bowery, 264--Harry Herman.....G-C
Bradhurst av, 35--Est Elizabeth Whitelock..G-J
Broadway, 498-500--J P Bass & Louis G Lawrence.....SS
Broadway, 584-6--W Aronstein Bros.....A-G
Broadway, 643--Robert B Suckley.....C
Broadway, 1431-33--Est Ellicott Zberowski..C
Broadway, 1089--Hamilton Carhartt.....C
Madison av, 1530--Levy Bros.....C
Madison av, 1877--Mrs Mary Kahn.....C
Park av, 1565 (rear)--Sarah Orr.....J
West Broadway, 456--W L Mitchell.....G-C
West Broadway, 537-9--Wm Bruce Brown....C
West Broadway, 537-9--Grua & Lehmann...C
West Broadway, 537-9--Gillis & Geoghegan..C
West Broadway, 537-9--A Wolf & Co.....C
West Broadway, 537-9--Consolidated Gas Co..C
West End av, 87-9--Cott, Stratton Co.....G-C
West End av, 205-13--New York Edison Co..D
West End av, 205-13--Bullder & Bressel....D

Numbered Avenues.

- 1st av, 1986-88--M P Langon.....H-A
2d av, 81--Louis H G Dethloff.....C
2d av, 472--Est Geo F Martens.....F
2d av, 1397-99--Havana American Cigar Co....C-E
2d av, 1397-99--Frederick Herrmann.....SS-E-C
5th av, 57--Wm Maas.....C
6th av, 93-5--Rachel Rich.....D-B-C
7th av, 106--The Read Printing Co.....G
7th av, 2100-6--Wendolin J Naus.....C
8th av, 469--Harris Floreying Co.....C
10th av, 583--Jno Schreyer.....B-C-D
11th av, 428-30--McNamara Varnish Works. H-A

BRONX ORDERS SERVED.

Named Streets.

- Aldus st, 995-99--M J B Construction Co...C
Fox st, 948-56--Podgur Realty Co.....C
133d st, 340 E--Patrick Goodman.....L-C
134th st, 500-508 E--Geo Abenschein.....SS
141st st, 600 E--Henry Morgenthau Co.....C
Bergen av, 620--Bronx Centre Garage..L-G-C
Ervant av, 1480--Rose, Hannah & Jennie Hertz.....C
Franklin av, 1046--Franklin Bag & Paper Co.....H-A-G
Gun Hill rd, nr Jerome av--Montefiore Home H-A
Hoe av, 1300-2--Wm B Kellar.....C
Trinity av, 1056--Samuel Brookstone.....C
White Plains av, 3836--Samuel W William-son.....K-G

Numbered Avenues.

- 3d av, 2863-5--Dr Phlander Webb.....D
3d av, 2863-5--Lawson Plano Co.....D

BROOKLYN ORDERS SERVED.

Named Streets.

- Bergen st, 62--Abraham Schwartz.....G-H
Bleecker st, 1820--F J Doerr.....H-G-A-L
Carroll st, 521--James Rossialo & Angelo Cavaliere.....G-H-A
Carroll st & Gowanus Canal--John Morton's Sons Co.....A
Commerce st, 12--Bernard Melners.....H-A
Conover st, 223--John Still.....G-C
Cook st, 77--David Peltz.....H-G-A
Court st, 539--Abraham Goodman.....M
Cranberry st, 23--Pioneer Garage Co.....L
Dennett pl, 10--Frank Pernisl.....C

- Dennett pl, 20--Mary Benonte.....C
Depot lane & 23d st--Paul Rom.....C
Duffield st, 234-48--Bklyn Union Gas Co....C
Dwight st, s e c Visitation pl--Welsbach St Lighting Co.....H-A-G
Emerson pl, 127--Mrs Sarah Reilly.....A
Franklin st, 226--Greenpoint Metallic Bed Co.....H
Fulton st, 76--Bklyn Union Gas Co.....C
Fulton st, 76--Albert Geneveise.....B-F-C-D-A
Fulton st, 256--Chas W Golder.....A
Fulton st, 296--Eliz Chesebrough.....C
Fulton st, 454--Geo W Morris.....L-A-J-K
Fulton st, 1349--H W Robins.....H-A-D
Fulton st, 1387--Thomas Richards Co..A-G-H
George st, 65-7--Tascarella Bros.....A-H
Gold st, 260-68--Underwood Computing Ma-chine Co.....C
Grove st, 301--Adam Mann.....H-G-A
Henry st, 546--Joseph Esposito.....G-A-C
Hope st, 114--Paul Delio.....C
Hudson st, 249--Lincoln Dye Works.....H-L-C
Jefferson st, 362-4--Geo Cooper Mfg Co....H-G
Kosciusko st, 24--Fred H Page.....L
Leonard st, 274-80--Columbia Mantel Co..C-H-D
Lincoln st, 107--Empire State Dairy Co....A
Linden st & Prospect av--Muller Paper Goods Co, Inc.....H
Linwood st, 289--Revilo Auto Co.....L-D
Meserole st, 169--Congress Brewing Co, Ltd..A
Montague st, 143--Joseph Wechsler.....C-G
Morton st, 24--W & S Mfg Co.....H-A-C
Pacific st, 375--Max Weisberg.....A-A-G
Pacific st, 670-2--Edward Bridge.....L-A
Pearl st, 56-60--Edward F Cole.....C
President st, 274--Walter J & Arthur E Minns. A-H
Quincy st, 63--Chas E Holmes.....A-G
Sackett st, 141--Mary Morro.....G
Sedgwick st, 76-84--Shafer Tin Ware Co....G
Steuben st, 46--The Bklyn Union Gas Co....H
Summit st, 68--The Sunlight Gas Machine Co.....J
Thornton st, 20--Henry Funsch.....A-G
Tillary st, 14-16--Frederick W Alder...F-E-A-C
Tillary st, 14-16--Bklyn Union Gas Co.....C
Ulmer Park Pier--A Anderson.....H-A-K
Union st, 30--John Braucalle.....A-G
Union st, 811-3--McIntosh Bros.....L-A
Van Dyck st, 88--Bklyn Fire Brick Works...A
Victor pl, 37--Thomas Joyce.....H-A-G
Wallabout Market, 6--Bklyn Union Gas Co...C
West st, 508 (Kensington)--Harry Rothleders..C
Willoughby st, 27--John P Muller & Son..K-G
Withers st, 154--Lukins & Posner.....G-M-A
Wyckoff st, 265-71--J D Williams, Inc.....M-G

Numbered Streets.

- 3d st, 109-11--Pure Oil Co.....A
4th st, 104-14 S--The Fred Gretsck Mfg Co..C
4th st, 174 N--Kings Co Glass Works.....H
6th st, 109 S--Walo Da Palma & Virginia Bianchi.....F-C-B-D-A
9th st, 100--Thomas Roulston.....A
9th st, 187-95 W--Doshler, Die Casting Co. A-H-G
12th st, 372--John Bohannon.....H-A-G
20th st, W, w Surf av--Tobias Schwartz, H-A-C
23d st, 2854 W--Hebrew Mutual Benevolent Society.....M
25th st, 121--Henry Campbell & Son.....A-H
33d st, 32--Tidewater Paper Mills Co.....A
39th st, 841--Abraham Lerner.....A
40th st, 244-52--John E Sullivan.....C
42d st, 1273--Karrt & Surrence.....D-H-A-G
47th st, 318-26--Congregation Agudath Ar-chim.....M
55th st, 412--Maurice Lewis.....C-L-A-H
61th st & Ft Hamilton av--Abraham & Straus, H-A
65th st, 926--John J Cunningham.....H-A-G
66th st, 2034 to 2074--Alco Building Co.....C
77th st, 237--Percy Bullen.....M

Named Avenues.

- Atlantic av, 141-43--Howard D Brown....D-A-F
Atlantic av, 141-43--O'Brien Estate.....C-D-B
Atlantic av, 851-3--Paul Sufe.....A
Atlantic av, 861--Frederic Peper.....H-A
Bedford av, 413-15--Mrs Arline A Wilson...C
Bedford av, 1273--John W Nix.....C
Broadway, 38--O K Dye Works.....L-H-A-C
Broadway, 187--Warschavsky & Cohen.....H
Broadway, 424--John F Suspeimlich.....D-A-H
Bushwick av, 10--Carmine Spiegio.....A
Christopher av, 490--I Brunstein.....A-H
Church av, 809--Isidor Silver.....D-H-A
Classon av, 11-13--Henry Buttenheim.....A-I
Clinton av, 27-31--Drake Bros Co.....A-H
Columbia Heights, 50-54--Edison Electric Il-luminating Co of Bklyn.....D
Coney Island av, 694--A & E Stork & Co....H-A
Coney Island av--Flatbush Hay Market.....H-A
Driggs av, 675--Morris Borkan Co.....A-K
Eastern pkwy & Bedford av--Frank W Mobbs, H-A-L
Flatbush av, 1102--Peavey Bros.....H-A-G
Flushing av, 1080--B Schnell.....D-M-H
Flushing av, 1485--Chas D Billings.....H-A
Gates av, 1576-8--Richard Meyerrose.....A
Glenwood rd, 1214-16--Wells Memorial Pres-byterian Church.....C
Graham av, 156--Catherine Schmidt.....C
Greene av, 1005-11--Royal Garage & Ma-chine Works Co, Inc.....A
Greenpoint av, 295-9--Hexalene Lubricating Co.....H-A
Hamilton av, 32-34--Bklyn Union Gas Co....C
Hamilton av, 32-34--Domenico Curico....D-F-C
Hamilton av, 32-34--India Wharf Brewing Co.....C
Jamaica av, 182--Jacob Gunther.....A-K
Kent av & Rutledge st--Bklyn Union Gas Co..H
Manhattan av 413--John Ottati.....A
Market av, 236--Bklyn Union Gas Co.....C
Montauk av, 13--Montauk Metallic Bed Co...A
Morzan av, 345--B M Applebee.....A-G
Morzan av & Stagg st--Fires Coal Co.....H-A
Nostrand & Park avs--Dunlan & Co.....A
Ocean front, bet W 32d & 33d sts--Felix Mis-croeki.....D
Ocean pkwy, 35--James Backus.....L-A
Ocean pkwy & Park pl--Harry Richter.....L-A
Ocean pkwy, ft 100 e Welshbach st--Light-ing Co of America.....H-C
Railroad & Greenpoint avs--The Van Ider-stein Co.....H-A
Ralph av, 411--K Gittel.....H-A
Rockaway av, 419--Samuel Falley.....B-C
St Marks av, 269--Greenhut-Siegel Cooper Co.....H-A

BUILDING MANAGEMENT

AN OLD SECTION IN A TRANSITION STATE

By LEON TANENBAUM, of L. Tanenbaum, Strauss & Co.

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

THAT section of Broadway between Chambers and 23rd streets has been in a transition state for the last few years, and it is difficult to forecast its future. Many brokers and property owners have made a special study of this district and their opinions are at variance, though practically all agree that an entirely new class of tenants will occupy the lofts and stores in the future. It cannot be denied that a large number of concerns once settled in this section of Broadway and the adjacent side streets have moved to other sections where new loft construction has taken place, but it is only a question of time before new tenants are found for the district which was being depopulated.

Present conditions in the district mentioned constitute simply one phase of the general condition of real estate in New York City. The over-production of loft buildings in the district north of 14th street has glutted the market, and under the economic law of supply and demand values and prices are bound to fall until the demand approximately equals the supply.

In the competition thus produced the older loft buildings have necessarily suffered. Many of them are insufficiently improved, particularly in regard to electric elevator equipment, plumbing, automatic sprinkler systems, fireproof stairways and elevator shafts, lighting, heating and ventilating apparatus. The advantages of the new buildings in these respects are enhanced in many cases by superiority in comfort, appearance and general construction. In consequence there has been a marked change in the character of the occupants of the older buildings. The foreign drygoods and woolen commission houses, lace and embroidery importers and manufacturers, silk and ribbon manufacturers, garment manufacturers and allied trades have moved uptown and have, to some extent, been replaced by new classes of tenants, such as manufacturers and jobbers in toys, metal goods, leather goods, cigars, domestic drygoods, woodenware, paper, hardware and lithographic and printers' inks and many other lines of trade.

Diversity of Tenants.

This increased diversity of tenants is in itself an encouraging feature, in as much as it prevents the district from relying upon a narrow range of industries for occupancy. The general exodus of the past few years can hardly be repeated, but until the old occupants are much more largely replaced by the new than they are at present, owners of loft property between City Hall and 23rd street will be in a distressing situation.

Other difficulties have been added to those created by the erection of new buildings. For several years individual and institutional lenders on mortgage have not only refused to make new loans in the locality in question but have also in many cases insisted upon the reduction of long-standing loans, and in some instances they have advanced rates of interest. More liberality would not only relieve the present embarrassment but it would also, by furnishing capital for much needed improvements, go far towards establishing better conditions in the future; and in my opinion conservative loans based upon present values in the district would be absolutely safe.

Still another source of embarrassment to owners and of decrease in values lies in recent legislation and its enforcement by the various city and State departments. The cost of alterations and "improvements" ordered to be installed is

ONE of the interesting studies in the real estate market has been that section of Broadway, south of 23d street. A few years ago when the big uptown loft building movement started many well-known firms moved, leaving the older structures vacant. In some instances tenants have been found for these buildings, but in many cases concessions in rentals were given by the owners. The result of the change of tenants has created a diversity of occupants which will work beneficially for the section. The situation is here explained at length by Leon Tanenbaum, who has made an intimate study of the district.

in many cases out of all proportion to the income or the value of the buildings affected—even to the extent of destroying the equity. The injustice of this is enhanced by the fact that the owners concerned have frequently spent large sums in complying with other recent requirements. Not only have owners frequently received no return for such outlays in the past, they have no assurance against the imposition of further costly changes in the near future.

High Taxes Hurt the District.

Again, the district has suffered in the matter of tax assessments, through the pardonable inability of the Tax Department to keep pace with the kaleidoscopic shrinkage of values there and the increase of values elsewhere during the past few years.

Insurance rates in the district also need readjustment. Policies are issued to practically any applicant who will pay the premiums, with the result that many who are not entitled to protection receive it, and legitimate insurers are compelled in consequence to pay double and triple the former rates.

A remedy which has often been suggested for the conditions set forth above is the demolition of the older buildings and the erection of fireproof structures in their place. I do not agree with that proposal. There are many vacancies among both the older and the newer fireproof lofts already erected, and in a large percentage of them rents have fallen. In my opinion, it would be folly to increase a supply already too great for the demand of the present or immediate future. I believe that it will take at least five years of business prosperity to absorb the surplus space now existing, and that as a first means of remedying present conditions, we should call a halt in the construction of new loft buildings except in cases of special demand.

The positive remedies required are suggested by what precedes; in brief they are: greater liberality in the placing and extension of mortgage loans; lower insurance rates and more careful selection of risks by insurance companies; readjustment of tax assessments; cessation of oppressive and conflicting regulations by the city and State departments; and modernization of defective loft buildings in the district.

Remedy in Alterations.

Many of the older buildings could be altered and improved to meet present-day requirements at a moderate expense. Owners contemplating such alterations, as well as those erecting new loft buildings, would do well to consult practical

and experienced renting agents familiar with the demands of tenants. This is particularly true in regard to interior arrangements and construction, which are too often sacrificed even by well-meaning and otherwise competent architects for impressive front elevations or other considerations.

Objections to High Buildings.

Thus modernized, many of the buildings under discussion can be leased at prevailing rents. The more modern buildings, on account of their great height and numerous occupants are disadvantageous for many tenants on account of the lesser proportionate elevator service and the greater congestion on adjacent sidewalks and streets. Other tenants suffer by their comparative loss of identity in the larger buildings. Still others are influenced by the superior shipping facilities in the older district.

Many of those who joined the exodus have already learned that the increase in their business, due to the new location, has not been commensurate with the increased rental paid—especially when the latter is compared with the favorable terms now obtainable in the older district. In particular instances the former fee and rental values of the properties under consideration may never be re-established. But it is my opinion that with the gradual absorption of surplus loft space and the improvement of general business conditions which is doubtless approaching, there should be a great advance on present values in the district.

Why a Big Hotel Failed.

DANIEL OLMSTEAD, the hotel man, speaking of the close relationship that exists between the building manager upon whom rests the responsibility for making the investment pay, and the architect who designs the structure, said that he would like to be able to tell every person in the country who is contemplating the erection of a hotel to avoid making mistakes in designing like the following:

Using more than 80 feet of valuable street frontage for the hotel bar, when only the lobby entrance of the bar was used; making the main dining-room face an alley, while the lobby, barroom and cigar stand take up all the street frontage; placing bathrooms on the outside with windows the same size as those in adjoining rooms, allowing only one window for each of the latter; placing kitchens so far from the restaurant or dining-room that food was cold before it was served; making the rooms so large that the amount of floor space covered necessitates such a high rate that rooms are vacant most of the time; making the bathrooms too small, necessitating the use of very small tubs and leaving only little space beside; putting in too few elevators and greatly impairing the service thereby; lack of clothes closets when every room should have one, and the failure to provide proper ventilation, which, in a hotel, is very important, and is sometimes overlooked by architects. The lighting feature is another matter not properly treated as a rule.

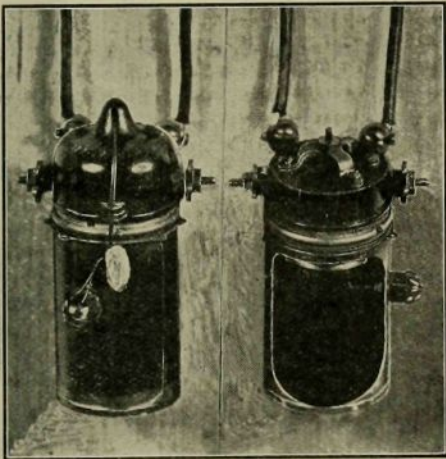
—The need of a restriction against indiscriminate building construction is getting general recognition. Under the new building code adopted for the city of Wilkes-Barre the height of fireproof buildings is restricted to sixteen stories, or two hundred feet, but the height of no building may exceed four times the width of the street. Seven classes of structures are specified.

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 Novel Fire Detector.

PRACTICAL tests made under actual fire conditions by the engineers of the National Board of Fire Underwriters were made a few days ago on a new automatic self-adjusting thermostat, operated on the principle of rapid rise of temperature, and called "The Ideal Fire Detector." The test was made at the factory of the Van Gleckland Manufacturing Co., 121 Lafayette street, Newark. The illustrations depict one of these detectors closed, and one cut in,

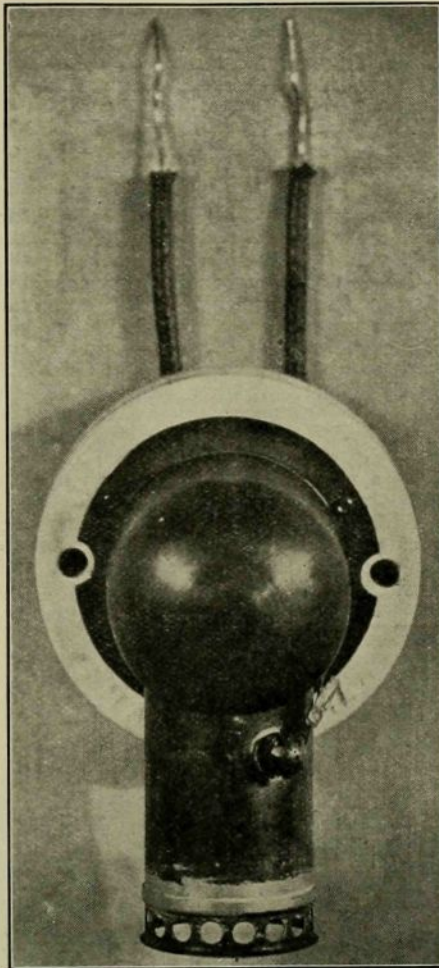


showing the hot air compartment enclosed in sensitized copper, with the electric wires attached thereto. The other illustration shows the type of fire detector used for installation behind walls.

The detectors were placed on the ceiling of the loft (30x90 feet), about ten feet apart lengthwise, because there were iron beams on the ceiling about 24 inches high, forming deep pockets. In each pocket a detector was placed in the middle and connected to a number of an annunciator.

One of the tests was made in the following manner: Two tin pans, each 12x24 inches, containing a thin sheet of asbestos paper, which was saturated with alcohol. The tin pans were placed on the floor near the open elevator shaft

and as far away as possible from any detector on the ceiling. The alcohol was lighted, and in ten seconds an automobile horn was making a terrible noise, and the number on the annunciator dropped, indicating the location of the fire detector which made the contact. A few seconds later another number dropped, and a third, and a fourth dropped, showing that the heated air caused by the fire, overflowing the deep pockets on the ceiling, had caused the



detectors in the neighboring pockets to operate. Immediately after the fire had died out, one after the other of the detectors compensated to normal.

Several other tests were made in different parts of the loft, with the same results, the alarm being given in from

nine to fifteen seconds after the fire started.

One test was made by lighting about ten or twelve sheets of newspaper laid loosely on a sheet iron platform. The alarm came in in about twenty seconds after lighting the paper on one corner (the paper burning very slowly for the first ten seconds).

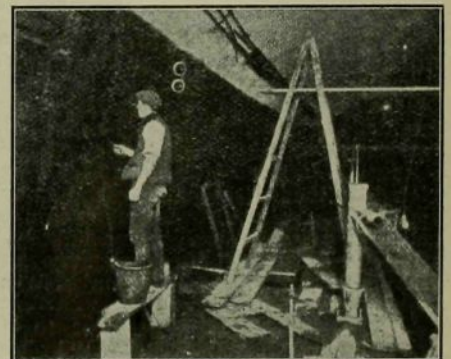
Another test was made with four square feet of alcohol fire, as in the previous tests in the rear of loft, with all the doors and windows on all sides wide open, producing a strong draft. The alarm came in this time in twenty-five seconds from the time the match was lighted.

The detector consists of a copper cylinder $1\frac{3}{4}$ inches long and $1\frac{1}{8}$ inches outside of diameter by .012 inch wall, closed at one end, containing about 1.25 cubic inches of air. On the other end, or top, is soldered a threaded brass ring to receive the diaphragm, a die casting made of type metal, melting at about 500 degrees F. Over the lower end of the diaphragm holder is fastened a specially treated gold-beater-skin diaphragm. In the top of the diaphragm holder is screwed a base molded from condensite, which, according to the tests made for the manufacturers, is the most durable substance known today. This condensite base carries the contact device, consisting of a sheet brass bridge screwed down solid with brass screws on the brass inserts molded in the condensite base. In the center of this bridge is a silver-pointed contact screw, which can be adjusted, and locked in any desired position by means of a brass lock nut. The base also has fastened to one of the inserts a silver contact spring. A small brass rod with a button on its lower end rests normally on the gold-beater-skin diaphragm. It will press against the silver spring and make the electric contact when the air contained in the copper cylinder expands and presses against the diaphragm, on account of the sudden rise of temperature of the air surrounding it, which will take place when a fire starts in the room where the detector is located.

Unique Waterproofing Job.

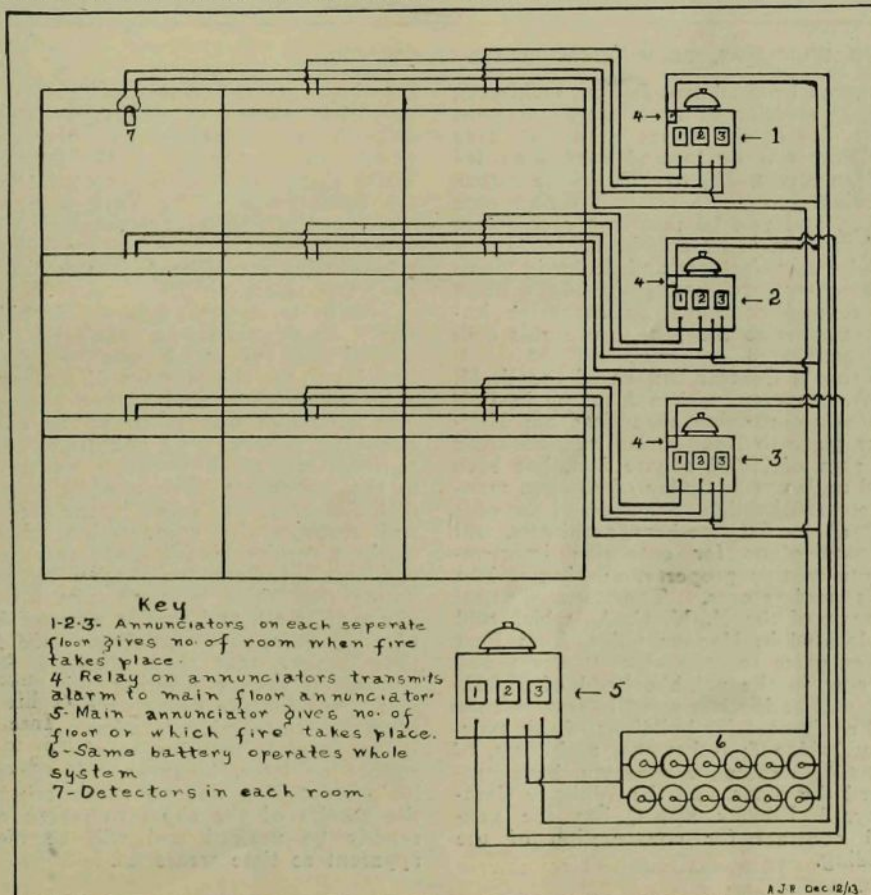
WATERPROOFING concrete walls under a water head pressure of 40 feet in cramped quarters without making structural alterations is the feat that recently was performed by a London firm for the Charing Cross and Hampstead railway at its Embankment station.

The problem was to so free the walls from water which percolated through the concrete interstices that it would be possible to apply to the interior surface a



lining of tile on a concrete plaster bed. When the lining had been applied before, it was forced off by the water pressure. The walls were those of an escalator shaft and made the station especially unsightly. Finally the railroad's consulting engineer decided to apply a metallic composition of secret formula which had been used with considerable success by the British and Colonial governments, with the result that the walls were entirely dried and the tile-lining was put on.

The illustration shows the simplicity with which the material is applied even under such head pressure. The composition being in liquid form, it was applied quite simply with a brush. The preparation becomes incorporated with the grain of the brick or concrete. It is manufactured by S. Thornley Mott & Vines, 1 Victoria st., London, S. W.



A. J. P. Dec 12/13

CURRENT BUILDING OPERATIONS

NOTABLE IMPROVEMENTS IN BROOKLYN

About \$2,000,000 Expended in Financial and Shopping Districts—New Clubs, Theatres and Mercantile Structures Enhance Appearance of Entire Section.

DURING the last few months an amount of money totaling over two million dollars has been expended in the improvement of Brooklyn's shopping and financial districts, and additional improvements in the form of new buildings and improvements to existing structures are contemplated which will no doubt reach a like amount.

In the section known as the "shopping district," which includes lower Fulton street and the adjacent streets from Borough Hall to Flatbush avenue, are found department stores which vie in equipment and conveniences with all but the newest of Manhattan's world-renowned department stores. Specialty shops for gowns, suits, lingerie, millinery, boots and sundries, where only the price is different, and that largely in favor of local shoppers who are not required to pay Fifth avenue prices. Theatres, while not so numerous as on Broadway, still with every convenience,

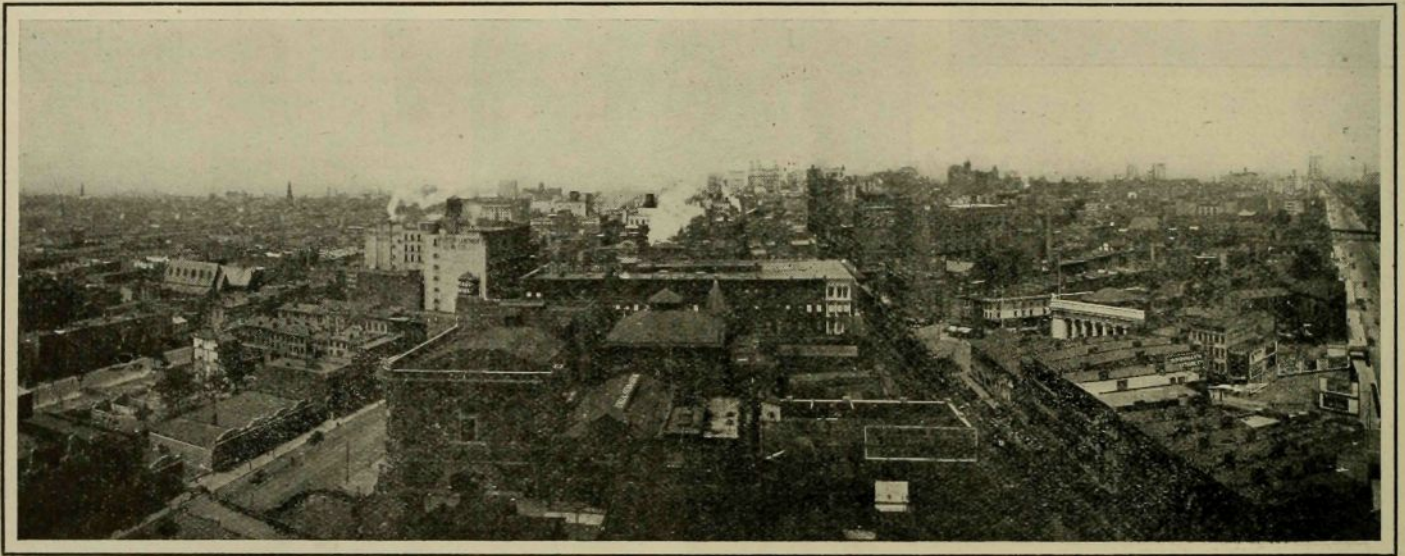
place, planned by H. Van Beuren McGonigle, and which is being erected by the Tower Construction Company.

The Brooklyn University Club is planning to erect a building in the neighborhood of Lafayette avenue and South Oxford street, the plans for which will be prepared by Ludlow & Peabody, architects. This operation is not definite at the present time, although the club's building committee is active. The Apollo Club, Brooklyn's foremost musical society, purchased the property at the corner of Greene and Carlton avenues and are altering the two old buildings and erecting an extensive addition, for clubhouse purposes. While some of these buildings seem to be on the frontiers of the districts in question, they will have a very direct interest upon the life and growth of the sections.

Along Fulton street many improvements to buildings have been made, and numerous others are contemplated. Oppenheim, Collins & Co. are having plans

Livingston street, which formerly was only known as the back door of Fulton street's department stores, has become an avenue of high-class shops and offices. The newest project for this street is the theatre to be erected by Frank A. Keeney, at a cost of \$200,000, from plans by William E. Lehman, architect, of Newark, N. J. This building will occupy a plot 164x187 feet in Schermerhorn street, with an entrance in Livingston street, about opposite the present Montauk Theatre. This theatre will have a seating capacity of 2,450 people. John H. Parker Company, New York City, has recently received the general contract for its construction.

In the heart of the financial and office building section, further to the east of the shopping district, the Arbuckle Memorial Building for Plymouth church is being erected at the northeast corner of Orange and Hicks streets, at a cost of \$100,000. William Kennedy Construction Company, 215 Montague street,



VIEW OF LOWER BROOKLYN, FROM SMITH, GRAY & CO.'S TOWER.

and booking the best productions at rates generally lower than Manhattan prices.

This section during the last few months has shown a decided activity in real estate transactions and along building lines. New projects have been completed in the office building and financial sections whose success for years to come is assured, and many buildings which will benefit these sections are now in course of construction or contemplated.

That lower Brooklyn is alive to its opportunities can best be shown by citing briefly a few of the newly completed buildings and others contemplated for this section.

The Terminal Building, at the southwest corner of Court and Joralemon streets, erected at a cost of more than half a million dollars by the John H. Parker Company, 315 Fourth avenue, New York City, is twelve stories in height and is the most modern and completely equipped office building in the borough. It is the new home of the Nassau National Bank and the Brooklyn League. The Young Women's Christian Association Building, recently completed, at the cost of \$500,000, at the corner of Schermerhorn and Nevins streets. The new clubhouse for the Brooklyn lodge of Elks, now under construction in the west side of South Oxford street, 125 feet south of Hanson

prepared by Buchman & Fox, architects, for the erection of a modern department store, five or six stories in height. This building will be located at 481 to 485 Fulton street, 396 to 402 Bridge street, running through to 147 to 151 Lawrence street, and will be thoroughly complete and modern in its appointments. Julius Brody, manufacturer and dealer in women's wear, purchased 446 to 448 Fulton street and contemplates extensive improvements to the building for his own occupancy.

The old Central Branch of the Y. M. C. A. property, with a frontage in Fulton street running through from Hanover place to Bond street, and covering an area of 20,000 square feet, has been sold to Jason S. Bailey of Boston, manufacturer of articles for five and ten-cent stores. Parfitt Brothers, architects, will prepare plans for extensive improvements to this property, altering it into lofts and stores. The new Central Branch of the Y. M. C. A., which will be located in Hanson place, from Fort Green place to South Elliott street, and to cost in the neighborhood of \$1,000,000, will be the last word in convenience and equipment for buildings of this type. Trowbridge & Ackerman, architects, 62 West 45th street, Manhattan, have prepared the plans, and the Whitney Company, 1 Liberty street, has the general contract for construction of the building.

has the contract for this work. At the northeast corner of Montague street, through to Clinton and Pierrepont streets, the new home of the Brooklyn Trust Company will be erected. Plans are being prepared by York & Sawyer, architects, 50 East 41st street, New York City, and the contractors for general construction are Marc Eidlitz & Son, 30 East 41st street.

Two or three years ago the Brooklyn Daily Eagle started a campaign, the central idea of which was to "Boost Brooklyn" for the purpose of making it a better, brighter and bigger borough. The campaign was taken up by other Brooklyn papers, civic and trade associations, and much publicity was given to the movement. For a while considerable interest was taken in the project, and through the co-operation of the workers results became apparent. The residents of Brooklyn began to take notice that their borough was a real place, after all, and that it was not impossible to receive the same value for their money that they obtained elsewhere, no matter whether the money was spent for the necessities of life or upon luxuries and recreation. Interest is lost in most movements of this kind, sooner or later, however, and Brooklyn's boost idea was no exception; but the results of the short campaign can readily be noticed and will be more apparent as time wears on.

ELECTRICAL DEVELOPERS ELECT.

Society Plans National Campaign to Extend Use of Electricity.

At the meeting of the Society for Electrical Development, held in Philadelphia early this month, the following officers were elected to serve one year: President, Henry L. Doherty; first vice-president, W. H. Johnson; second vice-president, A. W. Burchard; third vice-president, W. E. Robertson; fourth vice-president, J. R. Crouse; fifth vice-president, Ernest Freeman; general manager, J. M. Wakeman; acting secretary-treasurer, James Smieton, Jr. The following were elected to serve as the executive committee during the following year: H. L. Doherty, Ernest Freeman, A. W. Burchard, J. H. Strong, Gerard Swope, L. A. Osborne, W. E. Robertson, J. H. Crouse and W. H. Johnson. Mr. Johnson was elected chairman of the executive committee.

One of the purposes of this society will be to develop the use of electrical energy by the general public, thus increasing the market of all engaged in the industry, leaving the question of defining the channels through which, and the methods by which, the increased market shall be reached. J. M. Wakeman, general manager of the society, reported that the funds necessary to begin active work had been pledged and the best men available to carry it on had been secured.

Rumored New Skyscraper.

According to current reports a newly formed corporation has purchased through Herbert J. Splyr, the American Bank Note Company property on Trinity place, between Thames and Greenwich streets, for about \$1,300,000, and contemplates the erection of a thirty-two story office building. Francis H. Kimball and Frederick Rossa, architects, 71 Broadway, are preparing sketches for the proposed building to be erected on this site at an estimated cost of \$4,000,000. As proposed the project will cover the plots 78-86 Trinity place and 111-123 Greenwich street. This gives a frontage of 124.6 feet on Trinity place and 178.1 feet in Greenwich street. It is said that most of the space in the proposed structure has already been leased for twenty-one years to large industrial corporations and railroads. Architectural details of the project have not as yet been fully determined except for the size and number of stories and it is not expected that active operations will be started for quite some time. The complete details of a project of similar nature for the same site were given in the Record and Guide, September 27, 1913, when Howells & Stokes, architects, filed plans for the building at that time contemplated by the American Bank Note Company.

New York State Work.

The following items which were included in construction bill No. 12 recently passed by the Legislature were approved by the Governor. Work on these items will be accomplished during the coming year. A number of the items in the bill were vetoed and will remain in abeyance indefinitely.

For armory commission repairs, improvements, and betterments of the State arsenal, camp grounds, rifle ranges and emergency repairs, improvements and betterment of the armories throughout the state \$75,000. For the construction of an armory and stable in the city of Albany \$65,000. For the construction of the southwest wing of Danamora State Hospital and additional repairs and equipment, \$70,000. For miscellaneous repairs and improvements, emergencies and equipments at the various State hospitals, \$150,000. For the construction of one dormitory building at Rome State Custodial Asylum, Rome, N. Y., \$150,000.

Three Apartments for E. W. Browning.

Buchman & Fox, architects, 30 East 42d street, are preparing plans for three apartments to be built by Edward W. Browning, 110 West 40th street. The buildings will be erected in the same

neighborhood on property recently purchased by Mr. Browning. One will be at 42 West 72d street, another at 118 West 72d street, and the third at 126 West 73d street. Each will cover but one city lot, 25 x 100, and be thirteen stories in height. They will be similar in general design, built of limestone and terra cotta, and are expected to cost about \$60,000 each. These structures will be the first tall buildings to be erected in 72d street between Central Park West and Columbus avenue, and in 73d street between Columbus avenue and Sherman square.

Hotel McAlpin Addition.

Warren & Wetmore, architects, 70 East 45th street, have been selected by the Greeley Square Hotel Company, Charles A. B. Pratt, president, to prepare the plans and specifications for an addition to the Hotel McAlpin. This addition will adjoin the present building on the east, occupying Nos. 46-48 East 34th street, which the company recently purchased from the Floyd Estate. The addition will be exactly the same in height as the present hotel, and the treatment of the facade will be similar. About two hundred additional bedrooms will be provided by the improvement, as well as extra dining rooms and public space, making the McAlpin by far the largest hotel in the city. The management of the hotel is under the direction of Merry & Boomer, proprietors.

Architect for Central Y. W. C. A.

Don Barber, architect, 101 Park avenue, has been retained by the building committee of the Young Women's

Christian Association, Mrs. J. S. Cushman, president, to prepare the plans and specifications for the new Central Branch building. This building will be erected on Lexington avenue, at the southwest corner of 53d street. Although the details of construction have not been definitely decided upon, it is expected that the project will cost in the neighborhood of \$600,000, and will include every device and convenience for the health and comfort of the women who will make this building their home.

Subway Contract Awarded.

The contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway, extending from 43d to 53 street, was awarded this week. This subway is now under construction north of 53d street. Section No. 7 does not include the diagonal connection which is to be built across 42d street, which will be made a separate section. The plans call for the construction of a four-track underground railroad, and the work must be completed within 31 months from the delivery of the contract. The Rapid Transit Subway Construction Company was the successful bidder, at \$1,915,164.

Schwartz & Gross Selected Architects.

Schwartz & Gross, 347 5th avenue, have just been commissioned by Mayer & Mayer, Inc., to prepare plans for a twelve-story apartment house to be erected at the northeast corner of West End Avenue and 84th Street, on a plot 100x133 feet. The structure will be of the highest type, having suites of 5, 6, 7 and 8 rooms. The cost is placed at \$600,000.

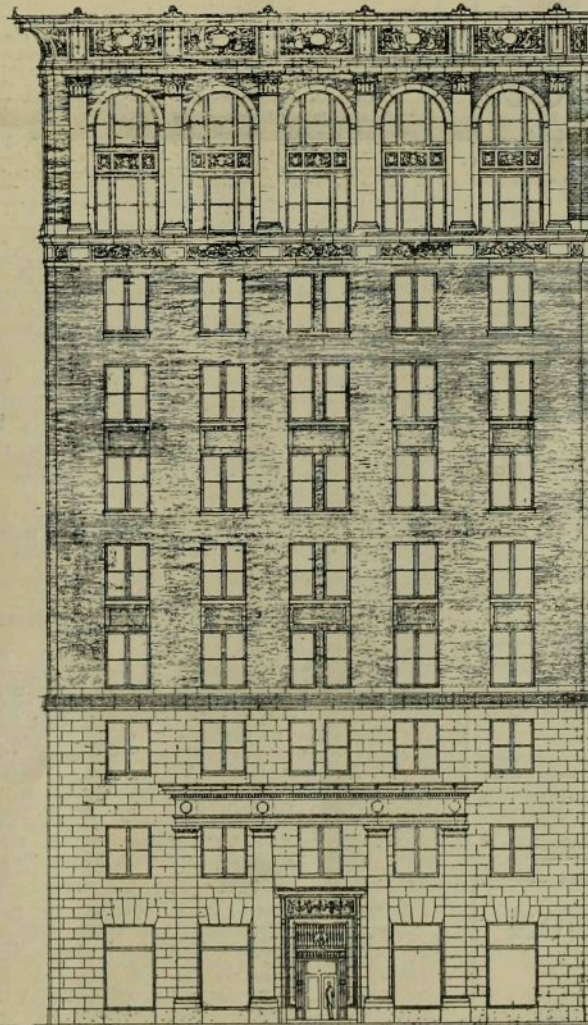
BROOKS BROTHERS' NEW BUILDING

OPERATIONS will soon be started on the new building to be erected on Madison avenue at the northwest corner of 44th street, from plans by La Farge & Morris, 101 Park avenue, and Clinton & Russell, 32 Nassau street, associated architects. The building is

being erected by William Everdell, Jr., and William H. Brown, owners, who bought the property recently from Thomas B. Hidden.

Brooks Brothers, manufacturers and dealers in men's clothing, for thirty years at the southeast corner of Broadway and 22d street, have leased the new building for a term of twenty-one years with renewal privileges. This move will bring Brooks Brothers in close proximity to the present retail section and the heart of the hotel and club districts.

The new building will be ten stories in height and will cover a plot 85 x 120 feet. Brick, limestone and terra cotta are the materials to be used in construction. The facade has been designed in a dignified yet simple manner in the style of the Italian Renaissance and which will harmonize beautifully with the Hotel Biltmore, diagonally opposite, and the new Yale Club being erected on Vanderbilt avenue. In interior layout and arrangement the building will be a model of convenience and equipment, and will have all the modern devices for comfort and safety of patrons and employes. Show cases and fixtures will be specially designed and lighted for the display of garments and haberdashery. The general contract for the erection of the building has been awarded to Irons & Todd, 101 Park avenue. The building will cost about \$750,000 and will be, in every particular, the equal of any of the buildings recently erected for showroom and department store purposes.



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NO ARCHITECTS SELECTED.

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

BROOKLYN.—The Kraslow Construction Co., 188 Montague st, contemplates the erection of several apartment houses on the block front, 20th av, between 65th and 66th sts, and between 66th and 67th sts. No architect selected.

MANATAUK PARK, N. Y.—The Manatauk Park Association, R. E. Wright, president, Syracuse, N. Y., T. E. Carpenter, vice-president, contemplates making additions and alterations to the hotel at One Thousand Islands for sanitarium purposes. No architect selected.

SYRACUSE, N. Y.—The University Club, Learned Building, John Van Duyn, 466 James st, president, contemplates the erection of a brick, steel and stone clubhouse in East Fayette st, between Grape and South State sts, to cost about \$50,000. No architect selected.

SENECA FALLS, N. Y.—The Third Ward School, Charles McBride, president, care of Rumsey & Co., is receiving competitive sketches for a school here.

PATERSON, N. J.—The Common Council of the city of Paterson, Robert Fordyce, mayor, contemplates the erection of a 1-sty brick tuberculosis hospital at Preakness Hill. An architect will probably be selected by competition.

WATERTOWN, N. Y.—John C. Lamon, 16 Flower Block, contemplates the erection of stores and apartments in Franklin st, for which an architect will be retained after July 1.

MAMARONECK, N. Y.—The Court Bonny Brook F. of A., Henry T. Martin, 27 Dubois av, contemplates the erection of a lodge building. No site or architect has been selected.

GOVERNEUR, N. Y.—The Village of Gouverneur, James Dolan, president, contemplates the erection of a 16-room grade school building, for which no architect has been selected.

WATERTOWN, N. Y.—The City of Watertown, Board of Education, Frank S. Tisdale, president, contemplates the erection of a \$65,000 school in Arsenal st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—The Central Building Improvement & Investing Co., 149 Church st, Hyman Sonn, president, is taking bids on subs for two 5-sty apartments, 50x92 ft., on the east side of Nagle av, 296 ft. and 346 ft. south of Hillside av, from plans by Benjamin W. Levitan, 20 West 31st st. Cost, about \$50,000 each.

CHURCHES.
BREWSTER, N. Y.—Plans are being figured for the 1½-sty brick and stone church, 50x100 ft., in Prospect st, for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Robert Reilly, 481 5th av, Manhattan, architect. Cost, about \$30,000. Bids will close June 25.

DWELLINGS.
BROOKLYN.—Gustave Steinback, 15 East 40th st, Manhattan, architect, is taking bids to close June 22d for the 6-sty brick and limestone rectory, 30x60 ft., on the east side of Vanderbilt av, about 150 ft. north of Lafayette av, for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av.

MANHATTAN.—H. Van Buren Magonigle, 101 Park av, architect, is taking bids for a residence at 7 East 79th st for Mrs. Elvira Brokaw Fischer, 9 West 47th st. Cost, about \$250,000. The material will be Indiana limestone or marble.

FACTORIES AND WAREHOUSES.
BROOKLYN.—Bids are being received for the brick silk factory on Morgan av for the Champlain Silk Mills, 500 Driggs av, Aubrey E. Myers, president, Lockwood, Greene & Co., 60 Federal st, Boston, Mass., and 101 Park av, Manhattan, architect and engineer, in charge of plans. Cost, about \$100,000.

HOSPITALS AND ASYLUMS.
PATERSON, N. J.—Fred W. Wentworth, 140 Market st, architect, is taking bids on general and separate contracts for the 4-sty brick hospital, 42x150 ft., on the block bounded by Broadway, 13th av, 30th and 31st sts for the Miriam Barnett Hospital Association, 164 Broadway, Jacob Fabian, 57 Clark st, owner. Cost, about \$100,000.

MUNICIPAL WORK.
36TH ST.—W. S. Connell, Municipal Building, Manhattan, has completed plans and is ready for bids at once for a 1½-sty fire boat shed, 36x36 ft., frame, corrugated iron roof and siding, at the foot of South 36th st, for the Fire Department, Robert Adamson, commissioner, Municipal Building. Cost, about \$6,000.

BROOKLYN.—Bids will be received by the Fire Department, Robert Adamson, commissioner, Municipal Building, Manhattan, until June 22d at 10.30 a. m., for a 1 and 2-sty frame fire department dock house at the foot of 38th st, from plans by William S. Connell, care of Division of Buildings, Fire Department, Municipal Building, architect. Cost, about \$5,000.

BELLEVILLE, N. J.—The town of Belleville, N. J., Town Council, John C. LaFrancherie, mayor, is taking bids to close June 23 at 3.30 p. m. for section 5. Sewerage System, from plans by Frank T. Shepard, 601 Essex Building, Newark, town engineer.

PUBLIC BUILDINGS.
BROOKLYN.—Richard A. Walker, 16 East 47th st, Manhattan, architect, is taking bids for the 1-sty and balcony Carnegie Library (Red Hook Branch), at the southwest corner of Visitation pl and Richard st, for the Committee for the Erection of Carnegie Libraries, Frank P. Hill, librarian. Cost, about \$50,000.

ORANGE, N. J.—Bids will close July 10 at 3 P. M. for the 1-sty brick and limestone post office, 90x90 ft., for the U. S. Government, Os-

car Wenderoth, supervising architect, York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$100,000.

SCHOOLS AND COLLEGES.
ELIZABETH, N. J.—The city of Elizabeth, Board of Education, Noah F. Morrison, owner, is taking bids to close at 8 p. m., June 29, for a 2-sty brick school on Ripley pl, near 3d st, from plans by C. Godfrey Poggi, 2 Julian pl. Runyon & Carey, 845 Broad st, Newark, heating and electrical engineers.

MANHATTAN.—Hill & Stout, 299 Madison av, architects, are taking bids on general contract to close about June 22 for the 3 and 6-sty brick dormitory and gymnasium at 9-13 Dominick st for William S. Coffin, care of Edmund Coffin, 34 Pine st. Cost, about \$80,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Bids will close July 1 for the 3-sty stucco and hollow tile store and office building, 20x100 ft., at the southwest corner of Madison av and 76th st, known as 964 Madison av, for the Tailfer Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about \$40,000.

MISCELLANEOUS.
NEWARK, N. J.—The Public Service Corporation of New Jersey Railway Department, Thos. N. McCarter, president, 763 Broad st, is taking bids on Section 2 of the street railway terminal and office building and subway at Park pl, North Canal st, Mulberry and East Park sts, to cost about \$4,000,000. George B. Post & Sons, 101 Park av, Manhattan, consulting engineer. Holbrook, Cabot & Rollins, 331 Madison av, contractor for Section 1.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
RIVERSIDE DRIVE.—The Melvin Construction Co., care of J. Romaine Brown, 299 Madison av, contemplates the erection of two 6-sty apartment houses at Riverside drive, between 160th and 161st sts. Architect's name for the present withheld.

51ST ST.—The 48th Street Co., Henry Claman, president, 325 West 43d st, contemplates the erection of a 6-sty apartment at 355-359 West 51st st, from plans by Gronenberg & Leuchtag, 303 5th av.

DIVISION ST.—Plans have been completed by Horenburger & Barden, 122 Bowery, for alterations to the 5-sty tenement, 25x90 ft., at 123 Division st for Nathan Horowitz, 117 Division st.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have nearly completed plans for a 5-sty apartment, 87x100 ft., on the west side of Haven av, 49 ft. north of 171st st, for the Filrose Construction Co., 412 West 148th st, owner and builder. Cost, about \$90,000.

184TH ST.—Samuel Sass, 32 Union sq, has nearly completed plans for a 5-sty apartment, 50x100 ft., in the north side of 184th st, near Wadsworth av, for the Aldus Construction Co., 1515 St. Nicholas av, Jacob S. Kahn, president. Cost, about \$45,000.

SHERMAN AV.—Jos. Ruppert Realty Corporation, 90th st and 3d av, will erect a 5-sty apartment, 100x90 ft., at the northeast corner of Sherman av and Academy st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$100,000.

SEAMAN AV.—Galaridi & Just, 612 West 207th st, will erect three 5-sty apartments, 50x100 and 55x100 ft., at the northwest corner of Seaman av and 207th st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$165,000.

184TH ST.—Samuel Sass, 32 Union sq, has completed plans for the 5-sty apartment, 50x87.11 ft., 649-51 West 184th st, for the Aldus Construction Co., 950 Hoe av. Cost, about \$40,000.

SUTTON PL.—Jos. L. Herson, 14 Wall st, has completed plans for alterations to the two 4-sty tenements 40-2 Sutton pl for the Madison Avenue M. E. Church Corp., 60th st and Madison av. Cost, about \$10,000.

9TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for alterations to the tenement 422 East 9th st for Louis Stoiber, 722 Broadway.

PEARL ST.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, has been commissioned to prepare plans for a 5-sty apartment at 253-257 Pearl st, Brooklyn, for Malafsky & Rapoport, owner. Cost, about \$50,000.

CHURCHES.
CATHERINE ST.—The Reformed Church of St. Joachim, care of Rev. Vincenzo Jaunuzzi, 26 Roosevelt st, contemplates the erection of a brick and stone church at 57-59 Catherine st and 3 Monroe st. Architect's name for the present withheld.

STORES, OFFICES AND LOFTS.
BROADWAY.—Otto Reissmann, 30 1st st, is preparing plans for alterations to the 5-sty brick store and loft building southwest corner of Broadway and 20th st for M. J. Adrian, 137 East 34th st. Cost, about \$15,000.

6TH AV.—Excavating is under way for the 8-sty store and loft building at 782-784-86 6th av, for the 784 6th Av. Co., Floyd Brown, president, 11 East 30th st, owner. Albert Joseph Bodker, 62 West 45th st, architect. Robert E. Moss, 126 Liberty st, consulting engineer. Brown Bros., 11 East 30th st, general contractors. Milliken Bros., 17 Battery pl, have the steel contract. Cost, about \$250,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
BRIGGS AV.—The Kreyborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty apartment on the west side of Briggs av, 144 ft. south of 196th st, for Mitchell & McDermott, 1094 Southern Boulevard. Work will be started about June 26.

CLINTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x90 ft., at the northeast corner of Clinton av and 179th st for the Herbst Realty Co., 985 East 179th st, owner and builder. Cost, about \$40,000.

RYER AV.—Phelan Bros. Construction Co., 2046 Ryer av, will erect two 5-sty apartments at the northeast corner of Ryer av and 182d st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$50,000.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for an apartment at the northwest corner of Valentine av and 182 st, for Phelan Bros. Construction Co., 2046 Ryer av. Cost, about \$55,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
MERMAID AV.—William Richter, 4411 18th av, has completed plans for two 4-sty brick tenements, 58x25 ft., on the south side of Mermaid av, 59 ft. west of West 23d st, for Joseph Balzarini, West 38th st, Coney Island, owner and builder. Cost, about \$20,000.

CONOVER ST.—John Burke, 603 East 2d st, Brooklyn, is preparing plans for a 3-sty tenement, 30x50 ft., at 169 Conover st, for Frank Scatto, 169 Conover st. Cost, about \$8,000.

RIVERDALE AV.—Farber & Markowitz, 189 Montague st, are preparing plans for two 4-sty tenements, 50x90 ft., at the northeast corner of Riverdale av and Powell st for the Sackman Construction Co., 437 Sackman st, owner and builder. Cost, about \$70,000.

ATLANTIC AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 50x88 ft., on the south side of Atlantic av, 100 ft. west of Saratoga av, for A. Voletsky, Inc., 80 Amboy st, owner and builder. Cost, about \$25,000.

LEWIS AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 30x85 ft., at the northwest corner of Lewis av and Macon st for the Schoenfeld Construction Co., 16 Court st, owner and builder. Cost, about \$30,000.

LINDEN AV.—The Tremont Architectural Co., 401 East Tremont av, Bronx, is preparing plans for a 4-sty tenement, 42x99 ft., on the east side of Linden av, 100 ft. north of Nostrand av, for William A. Kenny, 420 West 259th st, Bronx. Cost, about \$30,000.

HOWARD AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty apartments at the northwest corner of Howard av and Park pl for Abraham Kaplan, 1462 Eastern parkway, owner and builder. Cost, about \$150,000.

39TH ST.—M. Cantor, 39 West 38th st, Manhattan, is preparing plans for a 4-sty tenement, 50x100 ft., in the south side of 39th st, 125 ft. west of 7th av, for M. Kornblum, 1341 46th st, owner and builder. Cost, about \$25,000.

15TH AV.—M. Cantor, 39 West 38th st, Manhattan, is preparing plans for five 4-sty

apartments on the east side of 15th av, from 42d to 43d sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about \$125,000.

DWELLINGS.

86TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 2-sty residences, 20x50 ft., in the south side of 86th st, 33 ft. west of 12th av, for Jeremiah Desmond, 86th st and 12th av. Cost, about \$4,000 each.

44TH ST.—Plans are being prepared for two 3-sty brick stores and residences, 20x100 ft. each, at the southeast corner of 44th st and 13th av, for the Twentieth Avenue Construction Co., Louis Gold, 44 Court st, owner and builder. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

DECATUR ST.—Henry Holder, Jr., 242 Franklin av, is preparing plans for a 2-sty brick warehouse, 90x107 ft., in Decatur st, near Wyckoff av, for the Brooklyn Master Bakers, care of architect. Cost, about \$10,000.

STABLES AND GARAGES.

CHURCH AV.—Chas. Werner, 316 Flatbush av, has completed 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.

STORES, OFFICES AND LOFTS.

BOERUM ST.—Work has not been started on the 6-sty brick and reinforced concrete loft building, 65x100 ft., in the south side of Boerum st, 100 ft. west of Lorimer st, for S. Shindlman, 15 East 4th st, Manhattan. E. M. Adelson, 1776 Pitkin av, architect. Cost, about \$50,000.

SANDS ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 4-sty brick office building and stores in the north side of Sands st, 131 ft. west of Bridge st, for Ralph Cohn, 139 Sands st. Cost, about \$18,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Louis A. Homan, 405 Lexington av, Manhattan, has completed plans for alterations to the 3-sty tenement southwest corner of Vernon and Paynter avs for the Consumers Brewing Co., 55th st and Av A.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, has completed plans for a 5-sty tenement, 50x90 ft., at the north corner of Van Alst av and 12th st for the C. R. Ross Realty Co., Brown Station, N. Y. Cost, about \$35,000. Bids on subs will be taken by architect.

LONG ISLAND CITY.—R. George Swart, 501 Curtis av, Ridgewood, L. I., has completed plans for a 3-sty tenement, 25x75 ft., at the southwest corner of Grand and 15th avs for the Mathews Building Co., 468 Grand av, L. I. City. Cost, about \$11,000.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 462 Boulevard, Rockaway Beach, have about completed plans for a 2½-sty frame residence for Mrs. Mary J. Fitzsimmons, care of architect. Cost, about \$15,000.

WOODHAVEN JUNCTION, L. I.—William C. Winters, 106 Van Sicten av, Brooklyn, is preparing plans for five 2-sty brick residences, 20x35 ft., on the west side of Freedom av, 116 ft. north of Amber st, for John Falkenburg & Son, care of Myles Johnson, owner and builder. Cost, about \$15,000.

BELLE HARBOR, L. I.—Plans have been completed by John A. Lasher, Rockaway Park, L. I., owner and architect, for a 2½-sty frame residence in the west side of Monmouth st, 180 ft. north of Newport av. Cost, about \$10,000.

MIDDLE VILLAGE, L. I.—C. Bauer, Jr., 651 Leonard st, Brooklyn, is preparing plans for

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PROPOSALS

PROPOSAL.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, July 14, 1914, for Contract 145, for roofing with reinforced concrete tiles 46 superstructures along the line of the Catskill aqueduct, between the Ashokan and Hill View reservoirs, a distance of approximately 92 miles. Approximately 28,900 tiles will be required under the contract. The buildings, ready to receive the tiles, are being constructed under other contracts.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.

CHARLES N. CHADWICK,

JOHN F. GALVIN,

Commissioners of the Board of Water Supply.

W. BRUCE COBB, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 9, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 21, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Jennings, La. Two-story and basement building; ground area, 3,800 square feet; construction, non-fireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Jennings, La., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contemplated Construction Queens (Continued).

seven 2½-sty frame and stucco residences, 16x 38 ft., in the west side of Gould st, 295 ft. south of Metropolitan av, for James S. Rourke, 197 Winthrop st, Brooklyn. Cost, about \$21,000.

FACTORIES AND WAREHOUSES.

WOODHAVEN, L. I.—John T. Plock, 126 Liberty st, Manhattan, is preparing plans for a 1-sty brick and steel pasteurizing and refrigerating plant on the south side of Old South road, 280 ft. west of Creek road, for Balsam & Goldstein, Old South road. Cost, about \$18,000.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for alterations to the brick factory at 127 West av, for Edward Smith & Co., on premises. Cost, about \$6,000.

LONG ISLAND CITY.—Plans are being figured for an 8-sty factory, 90x100 ft., at the corner of Henry and William sts for the Authentic Realty Co., 103 Park av, Manhattan. Buchman & Fox, Madison av and 42d st, Manhattan, architects.

STABLES AND GARAGES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, has completed plans for a 2-sty brick stable, 25x50 ft., in the south side of 9th st, 125 ft. west of Vernon av, for John Weiden, Corn Exchange Bank Building, L. I. City. Cost, about \$6,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Eugene Lamb Richards, on premises and Capitol, Albany, contemplates rebuilding his residence 247 Prospect av. The services of an architect will not be required, as the walls are standing.

SOUTH BEACH, S. I.—Daniel Santor, 14 Richmond turnpike, Tompkinsville, has completed plans for a 2-sty frame residence, 30x22 ft., on the east side of Egbert av, 800 ft. north of Richmond road, for Victor Muller, West New Brighton. Cost, about \$4,000.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has nearly completed plans for a 5-sty brick and limestone hotel in Jay st for the Tilley Estate, care of architect, who will take bids on general contract about July 1. Cost, about \$70,000.

Suffolk.

BANKS.

PATCHOGUE, L. I.—Nathan Myers, Court Theatre Building, Newark, N. J., and Woolworth Building, Manhattan, is preparing plans for a 1-sty brick, terra cotta, granite or marble bank building, 25x60 ft., in North Main st for the Patchogue Bank, John A. Potter, president, Main st. Cost, about \$30,000.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—P. B. LaVelle, 507 5th av, Manhattan, has been commissioned to prepare plans for four 2½-sty frame and stucco residences for the Jardine Co., care of architect. Total cost, about \$30,000.

TUCKAHOE, N. Y.—John Borup, Bank Building, Bronxville, contemplates the erection of a 2½-sty hollow tile and stucco residence on White Plains road, from private plans. Cost, about \$10,000.

WHITE PLAINS, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, has been commissioned to prepare plans for three frame 2½-sty residences on Alexander av for C. W. Eisner, 3046 Heath av, Bronx. Cost, about \$6,000 each.

YONKERS, N. Y.—A. J. Van Seutendael, 15 North Broadway, has completed plans for a 2-sty frame residence, 21x50 ft., at 29 Bennett pl for Gaetano Ippoliti, 27 Bennett pl, owner and builder. Cost, about \$5,000.

MUNICIPAL WORK.

PORTCHESTER, N. Y.—The village of Portchester, William Ryan, president, is having plans prepared by Diedrich H. Ponty, 62 Westchester av, to cost about \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—(Sub.)—Thomas Mulligan, 172d st and Shakespeare av, has received the mason contract for the 5-sty brick tenement, 50x93 ft., on the east side of Arthur av, 94 ft. north of 180th st, for the Uwanta Construction Co., Simeon Goodelman, president, 63 Park Row. Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, about \$50,000.

CHURCHES.

NEWARK, N. J. (sub.)—William Lockhart, 193 South 11th st, has received the mason work and George Varley & Son, 31 Hudson st, the carpentry, for alterations to the 1-sty church and Sunday school, 83x72 ft., at 316 South Orange av, for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st. John F. Capen, Orday Building, architect. H. A. Hickok, Union Building, superintendent in charge. Cost, about \$42,000.

MANHATTAN.—The general contract has been awarded to Thomas Mulligan Construction Co., 1474 Shakespeare av, to erect the 1-sty brick synagogue, 50x97 ft., at 508-510 West 161st st, for the Congregation of Washington Heights, care of architect, M. Bernstein, 131 East 23d st.

BLOOMFIELD, N. J.—Henry J. Brown & Sons, 1534 Fulton st, Brooklyn, N. Y., have received the general contract to erect a 1½-sty hollow tile and stucco chapel, 32x65 ft., in Franklin st, near Florence st, for the First Baptist Church, Rev. H. D. Potter, 424 Franklin st. Dodge & Morrison, 135 Front st, Manhattan, architects. Cost, about \$10,000.

DWELLINGS.

MALBA, L. I.—W. J. McCormick, Whitestone, L. I., has the general contract to erect a 2½-sty frame and stucco residence on the west side of Malba drive, 500 ft. east of Summit pl, for William S. Champ, 60 Liberty st, Manhattan. H. P. Knowles, 1170 Broadway, Manhattan, architect. Cost, about \$10,000.

ST. ALBANS, L. I.—Peter Guthy, 926 Broadway, Brooklyn, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 30x40 ft., for Michael Rockel, 193 Hall av, Brooklyn. J. M. Dooley, 529 Gates av, Brooklyn, architect. Cost, about \$7,000.

SCARSDALE, N. Y.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect a 2½-sty brick and marble residence on Walbrooke av for R. F. Chatillon, 85 Cliff st, Manhattan. Smith & Ross, 15 East 40th st, Manhattan, architects, A. F. Brinkerhoff, 15 East 40th st, Manhattan, landscape architect.

OYSTER BAY, L. I.—Floyd Dusenberre, 277 Main st, Port Washington, L. I., has the general contract to erect a 2½-sty frame residence, stable and garage on the south side of North Hempstead turnpike for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Charles A. Platt, 11 East 24th st, Manhattan, architect. Cost, about \$30,000.

HACKENSACK, N. J.—Ferber Construction Co., 16 Johnson av, has the general contract to erect a 2½-sty brick and terra cotta residence, 35x90 ft., for W. K. Johnson, care of architects, Rossiter & Muller, 15-17 West 38th st, Manhattan. Cost, about \$25,000. Daniel McGrath, 185 Moore st, heating work; E. C. Doughty, 111 Anderson st, plumbing; and Conduit Wiring Co., 121 West 42d st, wiring.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Midtown Contracting Co., 148 West 36th st, has the general contract to erect a 6-sty addition to the silk mill at 549-559 West 132d st for Julius Kaufman, on premises. James P. Whiskeman, 30 East 42d st, architect. Cost, about \$4,000.

MANHATTAN.—The Spector Contracting Co., 503 Ashford st, Brooklyn, has received the general contract for alterations to the 5-sty brick factory, 38x116 ft., at 77-79 Bowery for Lucy J. Smith, care of Farmers Loan & Trust Co., 22 William st, from plans by George M. McCabe, 96 5th av. The Jewish Journal, lessee. Cost, about \$5,000.

HALLS AND CLUBS.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect the 6-sty addition to the building of the Engineers' Club, 23 West 39th st, Stephen Taylor, president, 32 West 40th st, Beverly S. King, 103 Park av, architect. Cost, about \$100,000.

BAYONNE, N. J.—(Sub.)—W. G. Cornell & Co., 4th av and 17th st, Manhattan, have received the plumbing and wiring contract for the 4-sty brick and reinforced concrete Y. M. C. A. building at Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Ferman, president, H. B. Robinson, 718 Broadway, Bayonne, secretary. L. E. Jallade, 37 Liberty st, Manhattan, architect. Jacob A. Zimmermann, 18 East 41st st, Manhattan, general contractor. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

UNION TOWNSHIP, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, have the general contract to erect the 2-sty public school in the Vaux Hall section, Union County, for the Board of Education of Union Township, A. G. Woodfield, 1433 Munn av, Lyons Farms, N. J. McMurray & Pulis, Essex Building, 31 Clinton st, Newark, architects. Cost, about \$45,000.

GREENWICH, CONN.—The Harris Construction Co., Bank st, Stamford, Conn., has received the general contract to erect a school on the Post Road, for the Town of Greenwich, Board of Education. Guilbert & Betelle, 665 Broad st, Newark, N. J., architects. R. D. Kimball Co., 15 West 38th st, Manhattan, steam and electrical engineer. Cost, about \$75,000.

FARMINGDALE, L. I.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract to erect a 2-sty reinforced concrete, hollow tile and stucco horticulture building for the Board of Trustees of the New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, secretary and in charge of bids. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about \$40,000.

FARMINGDALE, L. I.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract, Albert Winternitz, 237 East 72d st, Manhattan; McKenna Bros., Post av, Westbury, L. I., plumbing, and the Commercial Construction Co., 8 Bridge st, Manhattan, the wiring for the Agronomy building for the Board of Trustees of the New York State School of Agriculture on Long Island. Lewis F. Pilcher, Capitol, architect. Cost, about \$40,000.

FARMINGDALE, L. I.—The general contract for the brick directors' residence at the State School of Agriculture has been awarded to Rufus H. Brown, Inc., 350 Fulton st, Brooklyn. Peter Keeler Building Co., 468 Orange st, Albany, N. Y., has the heating work; McKenna Bros., Post av, Woodbury, L. I., plumbing; Mack & Mack, 16 Beaufort av, Jamaica, L. I., wiring. Cost, about \$12,000.

STABLES AND GARAGES.

MANHATTAN.—Chas. Loesch, 415 West 50th st, has received the general contract to erect a 3-sty brick stable and garage, 59x101 ft., at 213-17 East 92d st for George Ehret, 235 East 92d st. Louis E. Dell, 1133 Broadway, architect, Adam Happel, Inc., 408 East 93d st, structural steel contract. Cost, about \$8,000.

ELIZABETH, N. J.—(Sub.)—The Essex Construction Co., 87 Academy st, Newark, has received the mason work, and the M. Byrnes Building Co., 430 Westfield av, carpenter work, for the 2-sty brick and architectural terra cotta garage, 60x180 ft., at 27-29 Westfield av for L. F. Herch & Bro., 209 Broad st. Nathan Myers, 7 Nelson pl, Newark, architect. Cost, about \$30,000.

MANHATTAN.—William Horne & Co., 37 East 28th st, have the general contract to erect a 1½-sty garage, 50x100 ft., at 206-208 East 65th st for Jane Saunders and Katherine M. Rose, care of H. S. Ely Co., 21 Liberty st. Blacks Garage Co., Henry S. Black, president, 209 East 64th st, lessee. Howell & Howell, 1182 Broadway, architects. Cost, about \$12,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.)—Post & McCord, 101 Park av, have received the steel contract for the 12-sty loft and store building, 65x78 ft., in the south side of 28th st, 85 ft. west of 4th av, for Boehm & Boehm, 99 Nassau st. Chas. B. Meyers, 1 Union sq, architect. Cost, about \$200,000.

MISCELLANEOUS.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract to erect a 1-sty brick shed, 22x170 ft., in the east side of Gold st, 1564 ft. north of Tillary st, for the Thompson Norris Co., Concord and Prince sts. E. M. Higgs, 141 Ash st, Flushing, architect. Cost, about \$7,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
BWAY, 2420-2434, 12-sty brick fireproof stores and apartments, 201x161; cost, \$1,000,000; owner, Vincent Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 221.

FACTORIES AND WAREHOUSES.

NORTH MOORE ST, 26, 1-sty brick storage house, 20x87; cost, \$1,500; owner, Adolf Kutfroff, 128 Duane st; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 220.

10TH ST, 50 East, 1-sty brick workshop, 15x13; cost, \$1,000; owner, estate of Marcus Kempner, 37 Liberty st; architect, Jacob Fisher, 25 Av A. Plan No. 223.

HOTELS.

72D ST, 118 West, 13-sty brick, fireproof apartment hotel, 25x82; cost, \$60,000; owner, Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 217.

72D ST, 42 West, 13-sty brick fireproof apartment hotel, 25x82; cost, \$60,000; owner, Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 218.

73D ST, 126 West, 13-sty brick, fireproof apartment hotel, 25x82; cost, \$80,000; owner, Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 219.

STABLES AND GARAGES.

2D AV, 1207-09-11-13-15, 1 and 2-sty brick garage, 100x125; cost, \$20,000; owner, Katharine M. Sanders, 76 William st; architect, John C. W. Ruhl, 3139 Decatur av. Plan No. 225.

STORES, OFFICES AND LOFTS.

36TH ST, 63-65 West, 12-sty brick fireproof store and lofts, 49x89; cost, \$175,000; owner, 385 Park av Co., E. Clifford Potter, president, 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 222.

STORES AND TENEMENTS.

174TH ST, 502 West, 100 w Amsterdam av, 5-sty brick tenement, 50x87; cost, \$40,000; owner, J. B. B Bldg Co, Joseph B Cottier, president, 147 East 125th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 214.

THEATRES.

BWAY, 2537, 2-sty brick fireproof moving picture theatre, dance hall and restaurant, 164x114; cost, \$75,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 224.

3D AV, 1892-1894, 2-sty brick motion picture theatre, 41x100; cost, \$6,000; owner, Moses Israel, 165 East 105th st; architect, Nathan Langer, 81 East 125th st. Plan No. 226.

MISCELLANEOUS

WEST 25TH, s w cor, 13th av, 1-sty loading platform, 14x160; cost, \$1,600; owner, Baltimore & Ohio Railroad Co., 17 State st, Baltimore, Md.; architect, Herman W. Ordeman, St. George, Staten Island. Plan No. 215.

58TH ST, 610-612 West, 1-sty frame storage shed, 46x53; cost, \$1,500; owner, Estate of Chas. E. Appleby, 11 John st; architects, Holmes & Barry, 1757 Undercliff av. Plan No. 213.

DOMINICK ST, 9-13, 3 and 6-sty brick fireproof dormitory and gymnasium, 76x27; cost, \$80,000; owner, Wm. S. Coffin, 13 West 57th st; architects, Hill & Stout, 299 Madison av. Plan No. 210. Corrects error in issue of June 13 when street numbers appeared as 91-113.

Bronx.

DWELLINGS.

206TH ST, n s, 66 w Mosholu pkway, 1½-sty frame dwelling, shingle roof, 19x28; cost, \$1,800; owner, Arnd X. Olsen, 2706 Heath av; architect, Hjalmar Olsen, 2706 Heath av. Plan No. 297.

SEDGWICK AV, e s, 250 s Fordham rd, 2-sty brick dwelling, shingle roof, 22x41; cost, \$3,000; owner, Katherine Donovan, 525 West 160th st; architect, Wm. H. Temple, 106 Bradhurst av. Plan No. 299.

239TH ST, s s, 325 e Katonah av, three 2½-sty frame dwellings, shingle roof, 20x33; cost, \$11,100; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 308.

FACTORIES AND WAREHOUSES.

ARTHUR AV, e s, 170 n 188th, 1-sty frame shop, 20x40; cost, \$1,000; owner, Jos. Capasso, 2460 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 303.

HALLS AND CLUBS.

WASHINGTON AV, s w cor 161st, 4-sty brick club house, slag and tile roof, 134.3x186.6; cost, \$225,000; owners, Y. M. C. A. of N. Y. City, Wm. Fellows Morgan, president, 215 West 23d st; architect, Louis E. Jallade, 37 Liberty st. Plan No. 302.

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STABLES AND GARAGES.
BEACH AV, e s, 531.8 s Gleason av, 1-sty brick garage, slag roof, 22x20; cost, \$2,500; owner, John Rohrbach, 1138 Beach av; architect, Wm. Hufner, 537 East 84th st. Plan No. 295.
RANDALL AV, n s, 56.79 w Kane st, 1-sty frame stable, 28.8½x84; cost, \$500; owners and architects, Rodgers & Hagerty, 152d st and Harlem River. Plan No. 309.
STORES AND TENEMENTS.
FULTON AV, w s, 50.2 s 168th, 5-sty brick tenement, plastic slate roof, 53.7x105.5; cost, \$50,000; owner, W. J. Diamond, 175th st and Bathgate av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 296.
165TH ST, s s, 39.7 w Grant av, two 5-sty brick tenements, slag roof, 45x65; cost, \$80,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 301.
GRANT AV, s w cor 165th st, 5-sty brick tenement, 39.7x72.11, slag roof; cost, \$40,000; owners, Kovacs Construction Co., 293 Alexander av; architect, Wm. Koppe, 830 Westchester av. Plan No. 300.
CROTONA PARK, NORTH, n s, 145 s East Marmion av, 5-sty brick tenement, 50x81.7, plastic slate roof; cost, \$50,000; owner, Benj. Benenson, 407 East 53d st; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 304.
JACKSON AV, w s, 188.7 n 163d, 5-sty, brick tenement, 25.57x67.4½, slag roof; cost, \$25,000; owners, Loyal Bldg. Co., E. L. Leubovitz, 391 East 149th st; architects, Frankfurt & Kirschner, 830 Westchester av. Plan No. 306.
SHERMAN AV, s e cor, 165th st, 5-sty brick tenement, 72.7½x67.4½, plastic slate roof; cost, \$50,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 305.
PARK ST, s e cor Westchester av, 1-sty brick stores, gravel roof, 52x64.27; cost, \$4,250; owner, Elizabeth Wright, Hamilton av, White Plains; architect, Chris F. Lohse, 428 East 83d st. Plan No. 310.
MISCELLANEOUS.
WILKINS AV, e s, 390 s Jennings st, 2-sty brick market and loft, 25x116, tin roof; cost, \$12,000; owner, Wm. T. Sullivan, 1182 West Farms rd; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 298.
OLD WHITE PLAINS RD, e s, 340 n Thwaites pl, 1-sty frame shed, 10x16; cost, \$50; owner, Wm. B. Burchell, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 306.

Brooklyn.
DWELLINGS.
CARROLL ST, s s, 200 e Nostrand av, six 2-sty brick dwellings, 20x77, slag roof, 2 families each; total cost, \$30,000; owner, John J. Kilcourse, 1467 Dean st; architect, same. Plan No. 4030.
POWELL ST, e s, 100 s Newport av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Isaac Ganjareck, 608 Alabama av, Architect Morris Rothstein, 627 Sutter av. Plan No. 4031.
WEST 23D ST, w s, 134.11 n Surf av, 2-sty frame dwelling, 17x61, tar and gravel roof, 2 families; cost, \$4,000; owner, Tony Paturzo, 2351 West 23d st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 4010.
76TH ST, w s, 56 s 14th av, four 2-sty frame dwellings, 15x54.6, slag roof, 1 family each; total cost, \$10,000; owner, Saml. Reskin, 5523 New Utrecht av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 3961.
CLEVELAND ST, w s, 85 s Hegeman av, two 2-sty frame dwellings, 18x35, gravel roof, 1 family each; cost, \$4,000; owner, Sam Perres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4081.
EAST 9TH ST, w s, 380 n Ditmars av, 2-sty brick dwelling, 20x35, tin roof, 1 family; cost, \$3,500; owner, W. F. Rustin, 252 East 9th st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 4049.
WEST 16TH ST, w s, 90 s Hart pl, 3-sty brick dwelling, 40x20, slag roof, 2 families; cost, \$3,300; owner, Domenico Marazzo, 2827 West 15th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 4042.
AV H, s w cor East 7th st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,500; owner, Economy Homes Co., 110 Av I; architect, Fred. J. Dassau, 1373 Broadway. Plan No. 4065.
CONEY ISLAND AV, w s, 245.3 n Church av, 2-sty brick garage and dwelling, 40x50, gravel roof, 2 families; cost, \$10,000; owner, Harry L. Jones, 108 Rugby rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4045.
BEADLE ST, n s, 131 e Kingsland av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$2,500; owner, Domenico De Mieri, 133 Kingsland av; architect, Crescent L. Varrone, 166 Corona av, Corona, L. I. Plan No. 4110.
EAST 19TH ST, w s, 180 s Av J, 2-sty frame dwelling, 30.2x26, shingle roof, 1 family; cost, \$5,000; owner, D. & W. Construction Co., 1050 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 4112.
EXETER ST, w s, 100 s Oriental boulevard, 3-sty frame dwelling, 35x57.6, tile roof, 1 family; cost, \$12,000; owner, Mary A. Brennan, 30 Amherst st; architects, McKenne & Cassidy, 272 Beaumont st. Plan No. 4128.
EAST 23D ST, w s, 460 s Av M, 2-sty frame dwelling, 21.8x44, — roof, 1 family; cost, \$4,500; owner, Wm. H. Sawkins; 1816 Av N; architect, Willard Parker, 34 McDonough st. Plan No. 4123.
48TH ST, n s, 140 w 16th av, 2-sty frame dwelling, 24x37, — roof, 1 family; cost, \$5,000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4126.

50TH ST, s s, 160 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, Morris Wolsk, 1212 39th st; architect, Saml. Gardstien, 1168 45th st. Plan No. 4131.
FACTORIES AND WAREHOUSES.
SNEDIKER AV, e s, 200 s Dumont av, 1-sty brick storage, 20x70, slag roof; cost, \$2,500; owner, Turner Impt. Co., 397 Snediker av; architect, Peter Millman, 1780 Pitkin av. Plan No. 3964.
FRONT ST, n s, 100 w Manhattan av, 1-sty frame storage, 25x25, — roof; cost, \$350; owner, Jas. Clarke, 461 Graham av; architect, Chr. Bauer, 651 Leonard st. Plan No. 4101.
COOPER ST, s s, 175 e Hamburg av, 1-sty frame shop, 25x45, — roof; cost, \$400; owner, Anna Huttenbacher, 230 Cooper st; architect, Otto Guttman, 230 Cooper st. Plan No. 4119.
LEONARD ST, e s, 50 n McKibbin st, 3-sty brick storage, 50x27, — roof; cost, \$4,000; owner, Harry Andres, 54 Leonard st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4122.
HALLS AND CLUBS.
KENT AV, e s, 89.5 s Park av, 1-sty brick dance hall, 25x95, gravel roof; cost, \$3,000; owner, M. Santoli, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 3963.
STABLES AND GARAGES.
DEAN ST, 1369, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Arthur G. Schaffner, 658 Nostrand av; architect, Wm. Debus, 86 Cedar st. Plan No. 4028.
DEAN ST, 1311, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Arthur G. Schaffner, 658 Nostrand av; architect, Wm. Debus, 86 Cedar st. Plan No. 4027.
AV K, 1815, 1-sty frame garage, 16x18, shingle roof; cost, \$200; owner, Edw. M. Watson, on premises; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 4032.
15TH AV, s w cor 46th st, 1-sty frame garage, 12x16, shingle roof; cost, \$300; owner, Rose Glucken, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4026.
PRESIDENT ST, s s, 80 e Albany av, 1-sty brick garage, 16x22.6, tin roof; cost, \$500; owner, Robert Weinlich, 1492 President st; architect, L. Allmendinger, 926 Broadway. Plan No. 3966.
EAST 23D ST, w s, 150 n Farragut rd, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, Louise B. Bungay, 564 East 23d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3973.
AV J, s s, 40 w East 17th st, 2-sty frame garage, 18x20, — roof; cost, \$1,550; owner, Geo. B. Marx, 1708 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 3974.
EAST 26TH ST, w s, 220 n Av D, 1-sty brick garage, 20x20, shingle roof; cost, \$600; owner, Henry Bertram, 364 East 26th st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 4047.
JEFFERSON ST, n s, 100 e Central av, 1-sty frame stable, 14x31.6, — roof; cost, \$400; owner, Gaspare Vurano, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 4127.
EAST 3D ST, e s, 240 s Av C, 1-sty frame garage, 20x40, rubberoid roof; cost, \$700; owner, Mrs. Jennie Williamson, 500 East 4th st; architect, Harry Olson, 1633 51st st. Plan No. 4117.
STORES AND DWELLINGS.
CARROLL ST, n e cor Kingston av, 3-sty brick store and dwelling, 20x47, gravel roof, 2 families; cost, \$7,500; owner, Geo. Potts Co., 1747 Union av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4020.
KINGSTON AV, e s, 52.7 n Carroll st, 3-sty brick store and dwelling, 20x51, gravel roof, 2 families; cost, \$7,500; owner, Geo. Potts Co., 1747 Union av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4021.
CRESCENT ST, e s, 200 s Vienna av, 1-sty frame store and dwelling, 15x50, gravel roof, 1 family; cost, \$1,000; owner, Michael Matterna, 186 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4066.
STORES AND TENEMENTS.
MERMAID AV, s w cor West 23d st, 4-sty brick tenement, 59.7x90.8, slag roof, 28 families; cost, \$35,000; owner, Joe Balzarini, West 23d st, near Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 4008.
PRESIDENT ST, s s, 103.6 w N Y av, three 2-sty brick tenements, 20x52, gravel roof, 3 families each; total cost, \$16,500; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3986.
56TH ST, n s, 100 w 3d av, three 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$2,250; owner, Boyd Realty Co., 454 Senator st; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 3976.
HART ST, n s, 308.9 w Cypress av, 3-sty brick tenement, 26.3x62.6, slag roof, 7 families; cost, \$7,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4074.
HART ST, n s, 20 w Cypress av, eleven 3-sty brick tenements, 26.3x69, slag roof, 6 families each; total cost, \$77,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4075.
HART ST, n w cor Cypress av, 3-sty brick store and tenement, 20x86, slag roof, 5 families; cost, \$9,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4076.
LIBERTY AV, s s, 21 e Shepherd av, 3-sty brick tenement, 55x80; gravel roof; 17 families; cost, \$18,000; owner, Frank Catapano, 770 Liberty av; architect, Chas. Infanger, 350 Fulton st. Plan 4091.
ETNA ST, n e cor Hemlock st, 1-sty frame store, 10x19.10, slag roof; cost, \$200; owner, Eliz. Schwab, 73 Railroad av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4137.

ROCKAWAY AV, w s, 150.3 n Livonia av, two 4-sty brick tenements, 50x88, tin roof, 23 families each; total cost, \$70,000; owner, The Lerock, 1311 East New York av; architects, Cohen & Felson, 329 4th av, Manhattan. Plan No. 4136.

STORES, OFFICES AND LOFTS.

SANDS ST, n s, 131 w Bridge st, 4-sty brick store and offices, 24.8x97, gravel roof; cost, \$15,000; owner, Ralphs, Inc., on premises; architects, Snee & Bryson, 154 Montague st. Plan No. 4130.

THEATRES.

FLATBUSH AV, e s, 30 n Dean st, 1-sty brick theatre, 40x75, slag roof; cost, \$20,000; owner, Antonbed Realty Co., 1765 Pitkin av; architects, Shampam & Shampam, 772 Broadway. Plan No. 4003.

MISCELLANEOUS.

41ST ST, s s, 160 w 3d av, 1-sty brick shed, 62x18, gravel roof; cost, \$1,000; owner, Andrew Baxter, 17 Battery pl, Manhattan; architect, J. S. Kennedy, 157 Remsen st. Plan 3957.

CLEVELAND ST, w s 85 s Hegeman av, 2 1-sty frame sheds, 15x20, gravel roof; total cost \$600; owner, Sam Perres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4082.

48TH ST, n s 180 e 13th av, 1-sty frame shed, 20x15, slag roof; cost, \$300; owner, Sam Waltchensky, on premises; architect, Peter Millman, 1780 Pitkin av. Plan No. 4054.

Queens.

CHURCHES.

RIDGEWOOD.—Catalpa av, s e cor Buchman av, 2½-sty brick church and parsonage, 53x81, slag roof; cost, \$30,000; owner, Lutheran Church of the Covenant, premises; architect, Carl L. Otto, 45 Broadway, Manhattan. Plan No. 1962.

DWELLINGS.

ARVERNE.—Remington av, w s, 40 e Gouverneur av, 2-sty frame dwelling, 22x45, shingle roof, 1 family, steam heat; cost, \$4,200; owner and architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 1937.

CORONA.—49th st, w s, 159 n Jackson av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, \$6,000; owner, Mary Hayes, 97 Cleveland st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 1949.

CORONA.—McKinley st, w s, 88 s Jackson av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, \$6,000; owners, Thompson Bros., Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 1950.

CORONA.—Roosevelt av, w s, 98 s Jackson av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$3,200; steam heat; owner, Jas. Callan, 107 50th st, Corona; architect, A. Magnoin, Corona. Plan No. 1951.

BAYSIDE.—Bell av, w s, 148 s Braddish av, two 2½-sty brick dwellings, 24x33, shingle roof, 1 family, steam heat; cost, \$10,000; owner, John Dayton Co., Inc., Bayside; architect, C. W. Ross, Woodland av, Woodhaven. Plans Nos. 1958-59.

EAST ELMHURST.—5th st, e s, 260 n Columbus blvd, 3-sty brick dwelling, 26x32, tile roof, 1 family; cost, \$3,500; owner, John Denner, 87 West Jackson av, Corona; architect, W. Stabler, 19th st and Shell rd, Elmhurst. Plan No. 1926.

FAR ROCKAWAY.—Beach 4th st, w s, 500 s Sea Girt av, 1-sty frame dwelling, 24x38, shingle roof, 1 family; cost, \$1,000; owner, R. Angold, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1935.

FLUSHING HEIGHTS.—Norwood av, n s, 100 e 25th st, 2-sty frame dwelling, 18x20, shingle roof, 1 family; cost, \$1,200; owner and architect, Yale Land Co., 110 West 34th st, New York. Plan No. 1931.

GLENDALE.—Edison pl, e s, 205 n Cooper av, two 2-sty brick dwellings, 20x51, tin roof, 2 families; cost, \$8,000; owner Andrew Stabb, 250 Bleecker st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1939.

JAMAICA.—Norris av, w s, 240 s Hearn av, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$1,800; owner, Max Sorotke, Hearn av, Jamaica; architect, A. Moser, Jamaica. Plan No. 1946.

L. I. CITY.—Van Alst av, w s, 172 n Payntar av, 1-sty frame dwelling, 21x30, tin roof, 1 family; cost, \$1,200; owner, C. Cirone, 5 Payntar av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 1924.

MASPETH.—Clinton av, s s, 220 e Clermont av, 2-sty frame dwelling, 25x20, tin roof, 2 families; cost, \$1,400; owner, Paul Kreye, Willow av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1953.

MASPETH.—Mazean st, e s, 327 n Grand st, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,500; owner Julius Draye, Monteverde av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1955.

MIDDLE VILLAGE.—Metropolitan av, n w cor Catherine st, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$2,500; owner John Dreicer, 19 Catherine st, Middle Village; architect, E. Howell, 31 Kane pl, Brooklyn. Plan No. 1925.

ROCKAWAY BEACH.—Mohawk st, w s, 302 s Washington av, 2-sty frame dwelling, 30x41, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1963.

ROCKAWAY BEACH.—Dakota st, w s, 380 s Bayside drive, 1-sty brick dwelling, 30x42, tile roof, 1 family, steam heat; cost, \$3,200; owners, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1945.

WOODHAVEN.—Dalrymple av, n s, 81 e Ferry st, three 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$6,000; owner and architect, H. H. Guinsberg, 4006 Dalrymple av, Woodhaven. Plans Nos. 1932 to 1934.

COLLEGE POINT.—16th st, e s, 100 n 8th av, six 2½-sty frame dwellings, 32x50, slag roof, 2 families; cost, \$27,000; owners, College

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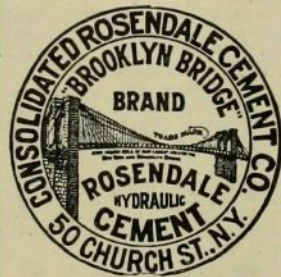


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Plans Filed, New Buildings, Queens (Continued)

Point Construction Co., 18 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av., Brooklyn. Plans Nos. 1972-3-4-5-6 and 1969.

DOUGLASTON.—Main av., e s, 102 s Cherry st, two 2 1/2-sty frame dwellings, 35x36, shingle roof, 1 family; cost, \$14,000; owner and architect, Norman McGlashan, 1123 Broadway, Manhattan. Plans Nos. 1987-88.

GLENDALE.—Tesla pl., e s, 300 s Central av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,000; owner G. Bossert, 33 Tompkins pl, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1966.

JAMAICA.—Forman av., e s, 180 s Matteau av, 2 1/2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner, Mary E. Parkin, 691 Eagle av., Brooklyn; architect, Fred Hammond, 39 East 149th st, Manhattan. Plan No. 1968.

JAMAICA.—Flushing pl., n s, 120 e Rockaway rd, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, \$3,000; owner, H. F. O'Brien, Rockaway rd, Jamaica; architects, J. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1981.

RICHMOND HILL.—Williamsburg rd., s w cor Willow st, 2 1/2-sty frame dwelling, 20x36; shingle roof, 1 family, steam heat; cost, \$4,500; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1980.

ST. ALBANS.—Morris av s e cor Poplar st, 2 1/2-sty brick dwelling, 23x44, tile roof, 1 family, hot water heat; cost, \$6,000; owner, M. Rockel, 193 Hale av., Brooklyn; architect, Jacob M Debus, 97 Warren st, Manhattan. Plan No. 1965.

WOODHAVEN.—Avondale av., w s, 116 n Archer st, 2-sty brick dwelling, 19x35, tin roof, 1 family; cost, \$15,000 (5 houses); owner, John Falkenberg, Woodhaven Junction; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1983.

BAYSIDE.—West st, w s, 150 s Palace boulevard, 2 1/2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$5,000; owner and architect, C. Harnden, Bayside. Plan No. 2034.

BELLE HARBOR.—Oxford av., w s, 300 s Boulevard, 2 1/2-sty frame dwelling, 29x35, shingle roof, 1 family, steam heat; cost, \$4,500; owner and architect, John A. Lasher, Rockaway Beach. Plan No. 1989.

ELMHURST.—Calmus rd., n s, 54 w Dewey st, 1-sty frame dwelling, 20x38, tin roof, 1 family; cost, \$1,600; owner, Chas. Marino, Hansen st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 2017.

ELMHURST.—Paris boulevard, n s, 620 w Broadway, 2 1/2-sty frame dwelling, 19x36, shingle roof, 1 family; cost, \$3,300; owner, G. Lindstrom, 125 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2015.

FOREST HILLS.—Fife st., s s, 175 e Colonial av, 2 1/2-sty brick dwelling, 36x24, tile roof, 1 family, steam heat; cost, \$7,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worral, Bridge Plaza, L. I. City. Plan No. 2030.

FOREST HILLS.—Beechknoll rd., s s, 55 e Puritan av, 2 1/2-sty tile dwelling, 23x37, tile roof, 1 family, steam heat; cost, \$8,500; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 2033.

JAMAICA.—Greene st., w s, 527 n Williamsburg turnpike, 2 1/2-sty frame dwelling, 18x76, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Harry Kohnetski, 85 Beaver st, Brooklyn; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 2029.

OZONE PARK.—Lawn av., e s, 325 s Belmont av, 2-sty frame dwelling, 18x50, tar and gravel roof, 2 families; cost, \$3,000; owner, Angelo Puinucilli, 4288 Broadway, Ozone Park; architect, Wm. A. Bleacher, 4420 Belmont av, Richmond Hill. Plan No. 1991.

ROCKAWAY BEACH.—Thetis av., w s, 120 s Boulevard, four 1-sty frame bungalows, 13x57, slag roof, 1 family; cost, \$2,800; owner, Fred C. Georgus, 304 Hart st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 1992-3-4-5.

ROCKAWAY BEACH.—Strand, w s, 305 n Bayswater av, 2-sty frame dwelling, 25x25, shingle roof, 1 family; cost, \$1,800; owner, John J. Ogregon, Manhattan; architect, D. J. De Grasse, Far Rockaway. Plan No. 2031.

WOODHAVEN.—4th st., w s, 177 n Woodside av, 2-sty frame dwelling, 20x48; shingle roof, 2 families; cost, \$4,000; owners, Thompson Bros., Jackson av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2016.

WOODHAVEN.—Thrall av., e s, 423 n Fulton st, five 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$9,000; and Bigelow pl., w s, 320 n Fulton st, nine 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$16,200; owner, M. Zummo, Russell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 2001 to 2014.

FACTORIES AND WAREHOUSES.

COLLEGE POINT.—Boulevard, w s, 300 s Av C, 1-sty frame storage, 18x25, tin roof; cost, \$175; J. Drystevinsk, 544 18th st, College Point. Plan No. 1948.

HOSPITALS AND ASYLUMS.

GLENDALE PARK.—Newtree Creek rd., e s, 975 s Rockaway blvd., 1-sty brick cow hospital, 37x17, tin roof; cost, \$1,700; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1957.

STABLES AND GARAGES.

ARVERNE.—Summerfield av., w s, 140 n Boulevard, 1-sty frame garage, 12x10, shingle roof; cost, \$260; owner, M. Greenberg, premises. Plan No. 1938.

BAYSIDE.—Lamartine av., n e cor 3d st, 1-sty frame garage, 12x18, shingle roof; cost, \$140; owner, M. A. Schudlapp, premises. Plan No. 1936.

EAST ELMHURST.—Bay 3d st., e s, 280 n Columbus blvd, 1-sty frame garage, 12x18, shingle

roof; cost, \$150; owner, J. W. Slaker, premises. Plan No. 1940.

GLENDALE PARK.—Newtree Creek rd., e s, 925 s Rockaway blvd, 2-sty brick cow stable, 81x 290, slag roof; cost, \$12,000; owner, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1952.

CORONA.—Park st., n s, 125 w Central av, 1-sty frame garage, 10x15, gravel roof; cost, \$150; owner, A. B. Sweeney, premises. Plan No. 1964.

ARVERNE.—Straighton av., w s, 150 n Boardwalk, 1-sty brick garage, 16x22, tin roof; cost, \$700; owner, L. J. Lewakowitz, premises; architect, P. C. Caplan, Boulevard, Rockaway Beach. Plan No. 2027.

BAYVIEW HEIGHTS.—Newtree Creek rd., e s, 92 s Rockaway boulevard, 2-sty brick stable, 52x32, tin roof; cost, \$2,000; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2032.

JAMAICA.—Archer pl., n s, 390 e Van Wyck av, 1-sty brick garage, 106x46, tin roof; cost, \$20,000; owner, N. Y. & Queens Electric Co., 444 Jackson av, L. I. City; architect, W. W. Knowles, 37 West 39th st, Manhattan. Plan No. 2035.

RICHMOND HILL.—Chichester av., s s, 145 w Van Wyck av, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner, L. Leonardi, Jamaica. Plan No. 2024.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av., s s, 120 e North Cochran av, 1-sty brick store and dwelling, 20x71, slag roof, 1 family; cost, \$2,500; owner, Charles L. Gordon, 366 Fulton st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1977.

RICHMOND HILL.—Jamaica av., s e cor North Cochran av, 1-sty brick store and dwelling, 20x71, slag roof, 1 family; cost, \$3,500; owner, Charles L. Gordon, 366 Fulton st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1978.

STORES AND TENEMENTS.

L. I. CITY.—Grand av., s s, 125 e 12th av, 3-sty brick store and tenement, tin roof, 21x60, 3 families; cost, \$6,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1923.

L. I. CITY.—Grand av., s s, 100 e 12th av, 3-sty brick store and tenement, 29x72, tin roof, 5 families; cost, \$11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1922.

L. I. CITY.—Boulevard, n w cor. Washington av, 4-sty brick tenement, 46x81, tin roof, 19 families; cost, \$30,000; owner, Anna Serra, 599 Boulevard, L. I. City; architect, Kreyinborg Arch'tl. Co., 169th st and Southern boulevard, Bronx. Plan No. 1927.

RIDGEWOOD.—Woodbine st., s e cor Cypress av, eleven 3-sty brick tenements, 27x86, tin roof, 6 and 16 families; cost, \$125,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1940-41-42-43.

L. I. CITY.—8th av., e s, 250 n Grand av, two 4-sty brick tenements, 25x80, slag roof, 8 families; cost, \$24,000; owner, Anton Dvorsky, 273 Elm st, L. I. City; architect, Frank Braun, 585 9th av L. I. City. Plans Nos. 1984-85.

FLUSHING.—Juniper st., s w cor Jamaica av, 1-sty frame store, 25x42, tin roof; cost, \$1,800; owner, William Ruhl, premises. Plan No. 2018.

L. I. CITY.—16th av., s s, 100 w Grand av, six 3-sty brick tenements, 27x68, tin roof, 6 families; cost, \$54,000; owner, Astoria Building Co., 27 Wall st, Manhattan; architect, Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1998.

RIDGEWOOD.—Gates av., s s, 272 e Cypress av, ten 3-sty brick tenements, 25x68, tin roof, 6 families; cost, \$100,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architect, L. Berger Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2019-20-21.

THEATRES.

EDGEWATER.—Boulevard, n s, 40 w Channell av, 1-sty frame store and open airdome, 60x 150; cost, \$2,500; owner, Franklin C. Norton, Mott av, Far Rockaway; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2026.

EDGEWATER.—Channel av., n w cor, Boulevard, airdome, 100x150; owner, F. C. Norton, Mott av, Far Rockaway; architects, Sommerfeld & Steckler, 31 Union sq, Manhattan. Plan No. 1960.

MISCELLANEOUS.

FOREST HILLS.—Burns st., s w cor Tennis pl, 1-sty frame tennis shed, 162x72, tin roof; cost, \$12,000; owner, West Side Tennis Club, Forest Hills. Plan No. 1956.

GLENDALE.—Baldwin av., n s, 104 — Martin av, 2 1/2-sty brick rectory, 34x25, slate roof; cost, \$10,000; owner, Rev. C. E. McDonnell, D.D., 367 Clinton st, Brooklyn; architect, G. E. Steinback, 15 East 40th st, Manhattan. Plan No. 1947.

JAMAICA.—Hillside av., s s, 230 w Kaplan st, frame signboard, 100x5; cost, \$100; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1929.

MIDDLE VILLAGE.—Metropolitan av., n e cor L. I. R. R., 1-sty frame shed, 32x200, tin roof; cost, \$700; owner, C. B. French Cabinet Co., 401 Flushing av, Brooklyn. Plan No. 1961.

BAYVIEW HEIGHTS.—Newtree Creek rd., e s, 925 s Rockaway blvd, 1-sty brick milkhouse, 25x90, slag roof; cost, \$1,500; owner, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1967.

CORONA.—Nicols st., s s, 20 w Myrtle av, 1-sty frame shed, 35x13, gravel roof; cost, \$250; owner, V. Lobosco, 31 Myrtle av, Corona. Plan No. 2000.

JAMAICA.—Water st., s s, 102 w Church st, 1-sty frame poultry slaughter house, 26x50, tin roof; cost, \$1,200; owner, Adolph Rudolph, Brooklyn; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 2028.

RICHMOND HILL CIRCLE.—Olive st, w s, 118 s Stover pl, 1-sty frame boat house, 20x30, tin roof; cost, \$200; owner, J. Nitz, premises. Plan No. 2023.

RICHMOND HILL CIRCLE.—Whitestone av, w s, 300 s Bergen Landing rd, 1-sty frame boat house, 14x20, tin roof; cost, \$200; owner, A. Lambrecht, premises. Plan No. 2022.

Richmond.

DWELLINGS.

BENNETT ST, w s, 123 s Nelson av, Great Kills, 1-sty frame bungalow, 14x23; cost \$260; owner and builder, T H Sanjour, New Dorp Beach. Plan No. 494.

CATHERINE ST, n s, 380 e Richmond av, Port Richmond, 2-sty frame dwelling, 24x28; cost \$1,800; owner, John A. Carlson, Port Richmond; architect and builder, Aug. Anderson, Port Richmond. Plan No. 487.

CHELSEA ST, w s, adj Surf av, Tottenville, 1-sty frame bungalow, 20x14; cost \$600; owner, Annie Hahm, Main st, Metuchen, N. J. Builder, F. Van Sieten, Middlesex av, Metuchen, N. J. Plan No. 492.

COLLET ST, w s, 325 s Washington st, Grant City, 2-sty frame dwelling, 12x26; cost, \$2,000; owner, John A. Colmer, New York; architect, Geo. B. Smith, New York; builder, R. H. Kresin, Richmond. Plan No. 517.

MAPLE ST, n s, 160 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 16x27; cost \$500; owner, Emily Schmitt, Elizabeth, N. J.; builder, J. Huskey, Elizabeth, N. J. Plan No. 522.

NEPTUNE ST, w s, 80 n Bayview Place, New Dorp Beach, 1-sty frame bungalow, 14x25; cost \$250; owner, F. P. Longwell, New Dorp Beach; builder, T. H. Sanjour, New Dorp Beach. Plan No. 496.

NEPTUNE ST, w s, 105 n Bayview Place, New Dorp Beach, 1-sty frame bungalow, 14x30; cost \$400; owner, Mrs. S. H. Sanger, New Dorp Beach; architect and builder, Theo. Sanjour, New Dorp Beach. Plan No. 514.

NEPTUNE ST, w s, 120 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost \$260; owner, G. M. Advent, New Dorp Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 524.

NEW DORP LANE, s s, 240 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x38; cost \$500; owner, Hy. L. Debus, Jersey City; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 512.

SEAFOAM ST, s s, 140 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x38; cost \$550; owner, Chas. L. O'Connor, Jersey City, N. J.; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 511.

WATERSIDE ST, e s, 180 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, \$275; owner, Geo. Advent, New Dorp Beach; builder, T. H. Sanjour, New Dorp Beach. Plan No. 497.

3RD ST, n s, 103 e Elm av, Beach Park, 1-sty frame bungalow, 14x29; cost \$300; owner, Mrs. Wahlers, Jersey City, N. J.; architect and builder, Otto Kälsson, Midland Beach. Plan No. 500.

8TH ST, w s, 260 n Midland av, Midland Beach, 1-sty frame bungalow, 14x32; cost \$300; owner and builder, W. Hall, 710 Park av, Manhattan. Plan No. 516.

DELAWARE AV, w s, 127 s Richmond Road, South Beach, 2-sty frame dwelling, 25x43; cost \$3,000; owner, W. A. Stahl, Dongan Hills; architect and builder, J. W. Nastasi, Arrochar. Plan No. 510.

FISHER AV, e s, 135 s Broadway, Tottenville, 1½-sty frame dwelling; 20x32; cost \$1,300; owner, architect and builder, Palmer & Lindquist, Tottenville. Plan No. 518.

MIDLAND AV, e s, 60 n 2nd st, Beach Park, 1-sty frame bungalow, 18x33; cost \$500; owner, Edw. Schmidt, Newark, N. J.; architect, W. R. Schoenig & Son, Newark, N. J.; builder, H. Henry, Irvington, N. J. Plan No. 515.

MOUNTAINVIEW AV, w s, 425 s Richmond Turnpike, West New Brighton, 2-sty frame dwelling, 23x32; cost \$3,700; owner, Kate Corson, West New Brighton; architect and builder, D. T. Corson, West New Brighton. Plan No. 491.

OLD STONE ROAD, n s, 50 w Consolidated Fire Works, Port Richmond, 2-sty frame dwelling, 20x28; cost \$2,500; owner, Consolidated Fire Works, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 490.

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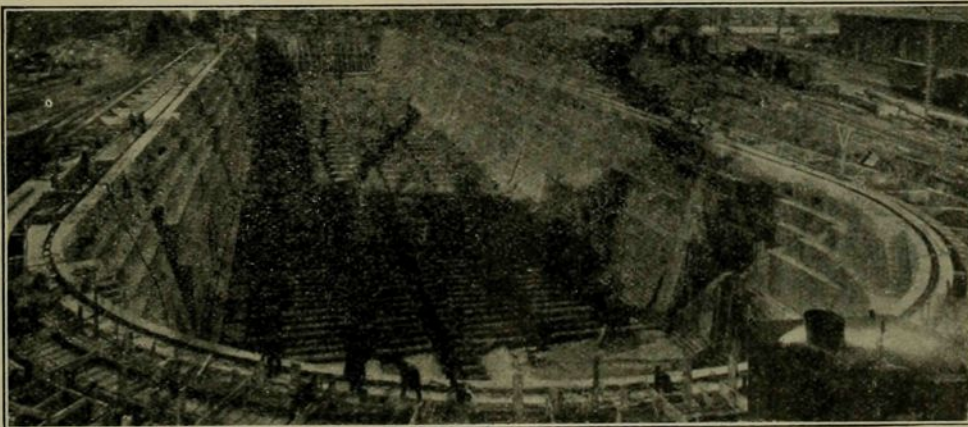
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Plans Filed Richmond—Continued.

OCEAN AV, 1500 from Mill Road, Oakwood, 1-sty frame bungalow, 14x28; cost \$200; owner and builder, Emil R. Fuchs, 205 E 9th st. Plan No. 502.

RICHMOND TURNPIKE, n s, 1005 e Clove Road, New Brighton, 2½-sty frame dwelling, 38x35; cost \$6,000; owner, John Franzreb, Silver Lake; architect, John Davles, Tompkinsville; builder, Hesse & Offinjust, Stapleton. Plan No. 503.

WINAN AV, e s, 120 n Southfield Blvd, Great Kills, 1-sty frame bungalow, 14x20; cost \$200; owner, Bache R. Co., 220 Broadway, New York City; builder, T. H. Sanjour, New Dorp Beach. Plan No. 495.

YORK AV, w s, 460 n 10th st, New Brighton, 2-sty brick dwelling, 23x29; cost \$3,000; owner, F. Landano, New Brighton; architect, P. Flore, New Brighton; builder, A. Diancia, Rosebank. Plan No. 488.

1ST AV, w s, 282 n Jersey st, New Brighton, 2-sty frame dwelling, 19x47; cost \$4,000; owner, J. J. Coogan, 2585 Marion av, Bronx; architect and builder, Peter Larsen, Port Richmond. Plan No. 489.

STABLES AND GARAGES.

WESTERVELT AV, w s, 100 s 5th st, New Brighton, 1-sty frame garage, 11x18; cost \$150; owner, Louis Tilser, New Brighton; builder, Peter J. Larsen, 20 6th av. Plan No. 493.

STORES AND DWELLINGS.

CANAL ST, s s, 50 w Bay st, Stapleton, 2-sty frame store and dwelling, 21x38; cost \$3,350; owner, H. Burke Est., Stapleton; architect, E. Fundner, Stapleton; builder, Phillip Wolff & Son, Stapleton. Plan No. 519.

GROVE AV, n s, 40 e Elm av, Port Richmond, 1-sty frame store, 24x20; cost \$500; owner, Paul Vasezza, Port Richmond; architect and builder, R. H. Fitzhugh, Bayonne, N. J. Plan No. 523.

THEATRES.

RICHMOND AV, w s, 164 n Grove av, Port Richmond, 2-sty brick theatre, 51x123; cost \$35,000; owner, Emma De Hart, Port Richmond; architect, Harry Pelcher, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 525.

MISCELLANEOUS.

GRIFFIN ST, 2, Tompkinsville, 1 frame electric sign; cost \$150; owner, Mary Rosenhof, Tompkinsville; architect and builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 508.

RICHMOND TERRACE, n s, opp Granite av, Elm Park, 1 steel tank; cost \$210; owner, Standard Varnish Works, Elm Park; architect and builder, Rusling Co., 39 Cortlandt st, New York City. Plan No. 498.

CASTLETON AV, 1029, West New Brighton, 1 frame street electric sign; cost \$200; owner, J. T. Rourke, West New Brighton; architect and

builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 504.

PENNSYLVANIA AV, s s, 175 w New York av, Rosebank, 1-sty frame carriage shed, 14x20; cost \$250; owner, W. Bardes, Rosebank; builder, John Kennedy, Rosebank. Plan No. 513.

RICHMOND ROAD, 253-255, New Dorp, 1 brick street sign; cost \$100; owner, Staten Island Homes Co., 25 Ann st, Manhattan; architect and builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 509.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 27-29, fire-escapes to 5-sty brick store and lofts; cost, \$300; owner, Corporation of Trinity Church, H. H. Cammann, 187 Fulton st; architect, Adolf Rosenbaum, 449-55 West 41st st. Plan No. 2303.

BROOME ST, 368-370; store fronts, stairs, fireproof partitions, plumbing, mason work, columns and girders, to 6-sty brick stores and factory; cost, \$15,000; owners, S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2230.

CANAL ST, 100-102, store fronts, steel beams, partitions, doorway, fireproof door to 3 and 5-sty brick tenement and stores; cost, \$4,000; owner, George T. Raab, 302 Broadway; architect, Chas. B. Meyers, 1 Union sq, West. Plan No. 2237.

CROSBY ST, 10-12, fire escape stair to 6-sty brick stores and factory; cost, \$125; owner, Mrs. Elizabeth Chesebrough, 33 Howard st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2269.

CROSBY ST, 82, fire-escape, five fireproof doors to 5-sty brick factory; cost, \$2,000; owner, Vincent Astor, 23-25 West 26th st; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 2253.

ELDRIDGE ST, 29, extension of elevator shaft, doorway, cement floor to 5-sty brick store and loft; cost, \$285; owner, Estate of Samuel D. Babcock, 32 Liberty st; architects, Bertin & Feiser, 1133 Broadway. Plan No. 2261.

ESSEX ST, 99, mason work, store front to 3-sty brick store and lofts; cost, \$500; owner, Morris Freedman, 310 Grand st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2275.

FRANKLIN ST, 126-128-130, mason work to 10-sty brick store and loft; cost, \$75,000; owner, Francis H. Legget & Co., John C. Juhring, pres., 100 Hudson st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 2285.

GOERCK ST, 71-75, change doorway to 7-sty brick lofts; cost, \$100; owner, Wyler Con-

struction Co., 35 Nassau st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2245.

GRAND ST, 48, iron grating, drain, cement and mason work to 5-sty brick store and dwelling; cost, \$100; owner, Noiconn Realty Co., 198 Broadway; architect, Herman Huplauf, 7 East 42d st. Plan No. 2259.

GRAND ST, 147 fire-escape stairs, fireproof windows to 4-sty brick factory; cost, \$420; owner, Jacob Franz, 64 East 86th st; architect, Albert G. Richter, 316-18 Av A. Plan No. 2262.

OLIVER ST, 86, partitions, plumbing to 4-sty brick tenement and store; cost, \$800; owner, Amunciata Gauzza, 2332 Belmont av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2246.

SPRING ST, 16, mason work and girder to 4-sty brick store and dwelling; cost, \$500; owner, John Palmieri, 61 Park Row; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 2236.

ST. MARKS PL, 52, store front to 4-sty brick store and tenement; cost, \$250; owner, Diana Zipser, 52 St. Marks pl; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2276.

SOUTH ST, 87, store front to 5-sty brick store and lofts; cost, \$500; owner, Hugh P. Skelly, 650 1st av; architect, William Spiegel, 187 Bowery. Plan No. 2265.

WASHINGTON SQ, 36 West, partitions, plumbing, doors, trim to 8-sty brick hotel; cost, \$2,000; owner, estate of Margaret Knott, 36 Washington sq, West; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2272.

WATER ST, 644, rebuilding with brick 1-sty addition to 3-sty frame stable and dwelling; cost, \$4,000; owner, James J. O'Neil, 644 Water st; architect, James S. Maher, 431 West 14th st. Plan No. 2297.

WEST ST, 18, store front to 5-sty brick store and tenement; cost, \$40; owner, Whitehall Realty Co., 200 Broadway; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2235.

ST. MARKS PL, 415-17 E, extension (boiler room) to 5-sty brick lofts; cost, \$500; owner, Roach Estate, 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2283.

STH ST, 419-21 E, steel girder to 5-sty brick lofts; cost, \$100; owner, Roach Estate, 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2282.

SOUTH 10TH ST, 40, interior alterations to 2-sty dwelling; cost, \$1,800; owner, Annie Mashter, 285 Spring st; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 4132.

25TH ST, 521-543 West, extension of skylight, steel beams, mason work, kalamein doors to 4-sty brick loft; cost, \$300; owner, The Conley Foil Co., 521-543 West 25th st; architects, Francisco & Jacobus, 200 5th av. Plan No. 2300.

29TH ST, 220 W, fire-escapes to 5-sty brick factory; cost, \$300; owner, Frederick Hussey, 150 W. 35th st; architect, Geo. Keister, 56 W. 45th st. Plan No. 2284.

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31ST ST, 50-52 West, removal of store front to 5-sty brick store and lofts; cost, \$100; owner, Felix Isman, n e cor 41st st and Madison av; architect, Louis A. Shelnart, 194 Bowery. Plan No. 2249.

31ST ST, 5-7-9 E, fireproof dumbwaiter shaft to 11-sty brick store and loft; cost, \$750; owner, American Real Estate Co., 527 5th av; architect, Edw. Rodney Forman, 40 Cedar st. Plan No. 2281.

32D ST, 329-31 East, partitions, door, mason work to 6-sty brick stores and tenements; cost, \$2,000; owner, Tolchester Co., 54 Lafayette st; architect, Otto L. Spannhaek, 233 East 78th st. Plan No. 2266.

33D ST, 20 East, iron stairs, mason work to 4-sty brick store and residence; cost, \$200; owner, Emily W. Roberts, 10 East 70th st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 2254.

38TH ST, 1250, extension to 2-sty dwelling; cost, \$150; owner, Louis Kaufman, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4135.

40TH ST, 274 West, doorway, steel lintel to 5-sty brick store and tenement; cost, \$50; owner, Thomas F. Gallagher, 618 8th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2273.

43D ST, 241-3-5-7 West, fireproof stairs, bath rooms, partitions, doorway, fire passage, fire-escapes to 7-sty brick tenement; cost, \$50,000; owner, Henry Claman, 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2255.

44TH ST, 2-4 East, fire-escape stairways to 5-sty brick tailor shop; cost, \$150; owner, Chas. F. Wetzel, Alpine, N. J.; architect, John Jordis Iron Works. Plan No. 2257.

44TH ST, 311 East, mason work, steel beams, partitions, store front to 4-sty brick store and tenement; cost, \$500; owner, Rosina Di Caprio, 302 East 44th st; architect, Otto L. Spannhaek, 233 East 78th st. Plan No. 2268.

46TH ST, 314 East, partitions, mason work to 5-sty brick store and tenement; cost, \$500; owner, Turtle Bay Investors' Co., 409 East 46th st; architect, Otto L. Spannhaek, 233 East 78th st. Plan No. 2267.

47TH ST, 133-5-7-9 West, doorway, Kalamain door, fire door to 5 and 12-sty brick club and hotel; cost, \$200; owner, Edwin Forrest Lodge, No. 2, 139 West 47th st, Owen Sweatland Realty Co., 133 West 47th st; architect, Alfred W. Morris, 541 West 124th st. Plan No. 2232.

48TH ST, 315 East, partition to 2-sty brick dwelling; cost, \$300; owner, Morris Glick, 34 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2270.

52D ST, 102 East, mason work, stairs, partitions, plumbing to 4-sty brick tenement; cost, \$6,000; owner, Montana Realty Co., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2304.

55TH ST, 319 West, removal of stoop to 3-sty brick dwelling; cost, \$200; owner, Mrs. Carey T. Young, care Arthur Sutherland, 45 William st; architect, Adolph Globbe, 144 West 39th st. Plan No. 2224.

56TH ST, 12-14 West, partitions, plumbing fixtures to 5-sty brick clubhouse; cost, \$1,000; owner, Calumet Club, 267 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 2260.

56TH ST, 48-50 East, partitions, steel girder, 1-sty extension, fireproof stairs to 4-sty brick dwelling; cost, \$3,000; owner, Robert E. Bonner, 563 Madison av; architects, Neville & Bagge, 217 West 125th st. Plan No. 2302.

58TH ST, 230 West, doorway, automatic fire doors, to 5-sty brick store and factory; cost, \$200; owner, estate of Josephine A. Lovell, care F. L. & T. Co., 22 William st; architect, Robert Teichmann, 22 William st. Plan No. 2231.

66TH ST, 315 West, mason work, partitions to 1-sty brick bakery; cost, \$1,000; owner, Nathaniel A. Cushman, 315 West 66th st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 2264.

80TH ST, 19 E, elevator shaft, stairs enclosure, stairs, kalsomining, skylights, chimneys, tin roof, dumb-waiter shaft, windows to 5-sty brick dwelling; cost, \$20,000; owner, Emily W. Robbins, Southampton, N. Y.; architect, Geo. E. Wood, 103 Park av. Plan No. 2291.

83D ST, 613 East, partitions, skylight to 5-sty brick hospital; cost, \$400; owner, Italian Benevolent Institute & Hospital, 83d st and East River; architect, Frank Lages, 2403 7th av. Plan No. 2301.

84TH ST, 163-165 East, converting storage warehouse into 4-sty brick stable, mason work, elevator shaft, iron columns, plumbing, concrete floor, windows; cost, \$7,000; owner, Francis J. McAney, 1608 Lexington av; architect, Maxmilian Zipkes, 220 5th av. Plan No. 2277.

116TH ST, 155 East, partitions to 3-sty brick dwelling; cost, \$150; owner, Mrs. Maud C. Nelson, 80 West 102d st; architect, Nathan Langer, 81 East 125th st. Plan No. 2244.

116TH ST, 252 W, store-front to 2-sty brick stores and loft; cost, \$350; owner, O. C. Ferris Estate, Morris Plains, N. J.; architect, Alexander Nelson, 103 W. 96th st. Plan No. 2295.

116TH ST, 252 West, store front to 2-sty brick stores and loft; cost, \$350; owner, O. C. Ferris Estate, John McCann, 101 West 90th st; architect, Alexander Nelson, 103 West 96th st. Plan No. 2295.

121ST ST, 518, East, partitions, skylight, door openings to 3-sty brick dwelling; cost, \$400; owner, Maria G. Verlangieri, 518 East 121st st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 2274.

121ST ST, 170 W, partitions, window to 5-sty brick stores and tenement; cost, \$75; owner, Abraham & Harris Cohen, 168 Park Row; architect, Chas. B. Meyers, 1 Union Sq. W, Plan No. 2290.

124TH ST., 80 W, show windows, steel beams, hall, bathroom to 3-sty brick stores and dwelling; cost, \$1,000; owner, John J. Spowers, 78 W. 124th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 2287.

126TH ST, 155 East, cement floors, doorway to 3-sty frame garage and storeroom; cost, \$350; owner, Michael J. Adrian Corporation, 137 East 34th st; architect, Bart-John P. Walther, 147 East 125th st. Plan No. 2256.

135TH ST, 36-38 West, window, partitions, plumbing to 3-sty brick motion picture theatre, cost, \$50; owner, S. A. Cunningham, 2 Wall st; architects, Koehler, Spyr & Farrington, 489 5th av. Plan No. 2219.

181ST ST, 604 W, partition, doors to 2-sty brick stores and hall; cost, \$100; owner, George L. Lawrence, 2228 Broadway; architect, John Hauser, 360 W. 125th st. Plan No. 2294.

AV A, 1485, plumbing, tile work, metal ceilings to 5-sty brick store and tenement; cost, \$500; owner, Elizabeth McAvoy, 64 East 86th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 2296.

AV B, 93-95, mason work, steel girders, staircase to 3-sty brick moving picture theatre and offices; cost, \$8,000; owners, Blum & Lederer, 55 Av B; architect, Jacob Fisher, 25 Av A. Plan No. 2279.

AV D, 133-135; mason work, stairs, to 6-sty brick stores and tenement; cost, \$500; owner, Max Tarshes, 47 Bayard st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2229.

AMSTERDAM AV, 601, store front, cornice to 5-sty brick store and tenement; cost, \$150; owner, Bernard A. McGreevy, 601 Amsterdam av; architect, Louis E. Dell, 1133 Broadway. Plan No. 2289.

AMSTERDAM AV, 2018, plumbing, partition, metal ceiling to 3-sty brick theatre and club room; cost, \$60; owner, Wright Gillis, 506 West 160th st; architect, Thos. F. Dunn, 953 Woody Crest av. Plan No. 2299.

ATLANTIC AV, 2851, interior alterations to 1-sty theatre; cost, \$2,000; owner, Jos. Scholl, Linwood st and Vienna av; architects, C. In-fanger & Son, 2634 Atlantic av. Plan No. 4121.

BOWERY, 68, partition to 2-sty brick dwelling; cost, \$400; owner, Herman Arent, 68 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2221.

BOWERY, 42, store front, stairs, partitions to 4-sty brick store and loft; cost, \$250; owner, Toch Realty Co., 320 5th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2247.

BOWERY, 195, mason work to 5-sty brick stores and lofts; cost, \$200; owner, Jos. H. Schwartz, 195 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 2251.

BROADWAY, 369, stairways, change of fire-escape balconies to 5-sty brick loft and store; cost, \$400; owner, Vivian Hart Mooney, Forest Hills, N. J.; architect, Adolf Rosenbaum, 449-455 West 41st st. Plan No. 2248.

BROADWAY, 2191-2199, partition to 5-sty brick tenement; cost, \$100; owner, 78th St & Broadway Co., 2734 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 2271.

COLUMBUS AV, 141-147, freight elevator to 4-sty brick restaurant; cost, \$2,000; owner, Thomas Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2222.

LEXINGTON AV, 1651 store front, cornice to 5-sty brick stores and tenement; cost, \$100; owner, Henry Roffman, 2311 2d av; architect, Carl F. Weidig, 1669 Lexington av. Plan No. 2258.

MADISON AV, 150, mason work, iron railings to 4-sty brick stores; cost, \$900; owner, Dr. Chas. Reusen, 800 Madison av; architect, Fred A. Davenport, Salem st, Malden, Mass. Plan No. 2263.

PARK AV, 49, mason and stucco work to 4-sty brick residence; cost, \$2,000; owner, August H. Bliss, 49 Park av; architect, John A. Gade, 15 West 38th st. Plan No. 2240.

PROSPECT PARK WEST, store front to 3-sty hotel; cost, \$1,500; owner, Mrs. W. Muller, 92 Cumberland st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4143.

WEST END AV, 762, door, partition to 3-sty brick dwelling; cost, \$25; owner, Lester Goodkind, 142 Broadway; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2298.

1ST AV, 143, window openings, partitions to 5-sty brick store and tenement; cost, \$1,500; owner, Lillie H. Munz, 581 Leonard st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 2242.

2D AV, 1951; store front to 5-sty brick stores; cost, \$150; owner, Bernard Springer, 1951 2d av; architect, Otto L. Spannhaek, 233 East 78th st. Plan No. 2228.

3D AV, 122-124, partitions, window, plumbing; cost, \$200; owner, The Stuyvesant estate, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 2243.

3D AV, 1917, store front to 3-sty frame store and studio; cost, \$100; owner, Charles Greenberg, 1915 3d av; architect, Abram Blaustein, 432 15th st, Brooklyn. Plan No. 2293.

4TH AV, 257, doorway, fireproof partitions to 20-sty brick office and loft; cost, \$300; owner, Eagle Investing Corporation, 257 4th av; architect, Kreps & Nezdol, 80 Duane st. Plan No. 2288.

5TH AV, 84-90, steel tank supports to 11-sty brick lofts; cost, \$520; owners, Mitchell & Mitchell, 46 Wall st; architect, Royal J. Mansfield, 135 William st. Plan No. 2238.

5TH AV, 988, 1-sty addition to 4-sty brick dwelling; cost, \$7,000; owner, Mrs. Hugh Murray, 988 5th av; architects, Hunt & Hunt, 28 East 21st st. Plan No. 2227.

5TH AV, 316, store front to 5 and 6-sty brick store and loft; cost, \$500; owner, Max Kaskel, 316 5th av; architect, John J. Lawlor, 360 West 23d st. Plan No. 2280.

5TH AV, 53-55 mezzanine balcony to 18-sty brick stores and lofts; cost, \$1,000; owner, Ellisdale Realty Co., 53-55 5th av; engineer, Jas. P. Whiskeman, 30 East 42d st. Plan No. 2250.

5TH AV, 315, store fronts, iron gratings to 11-sty brick store and offices; cost, \$1,500; owner, Estate of Mathias Rock, 60 Wall st; architect, R. Teichman, 22 William st. Plan No. 2297.

6TH AV, 449, columns, girders, store front, cornice, partitions, to 4-sty brick store and lofts; cost, \$2,000; owner, Louise Hirschfeld estate, 204 Centre st, Orange, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 2233.

7TH AV, 823, partitions, plumbing, window to 4-sty brick store and tenement; cost, \$400; owner, Alose Realty Co., 103 Park Row; architect, Jacob Levy, 1533 2d av. Plan No. 2278.

8TH AV, 144, skylight to 3-sty brick stores and lofts; cost, \$100; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2241.

8TH AV, 911, beams, flooring, removal of partitions, dumbwaiter, shaft to 4-sty brick stores and dwelling; cost, \$100; owner, Samuel Weil, 194 Franklin st; architect, Gustav A. Skrzynecki, 93 Hicks st, Brooklyn. Plan No. 2286.

9TH AV, 572, partitions, windows, plumbing, to 4-sty brick tenement; cost, \$150; owner, Samuel Wiener, 572 9th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2234.

9TH AV, 492, partitions, skylight, plumbing to 5-sty brick tenement; cost, \$300; owner, Louis K. Steuts, 492 9th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2239.

9TH AV, 573; refrigerator enclosure to 4-sty brick store and dwelling; cost, \$500; owner, Randegg Realty Co., 575 9th av; architect, Henry S. Lion, 38 West 32d st. Plan No. 2226.

9TH AV, 525, store front to 5-sty brick tenement and store; cost, \$100; owner, Aaron Buchsbaum, 729 9th av; architect, Adolph S. Wexler, 329 West 13th st. Plan No. 2252.

Bronx.

239TH ST, n s, 225 w Martha av, 1-sty frame extension, 14x15, to 2 1/2-sty frame dwelling; cost, \$250; owner, Wm. McAward, on premises; architect, Wm. M. Brady, 15 Alexander av, Yonkers. Plan No. 330.

BEACH AV, s w cor Beacon st, 3-sty frame extension, 2x11 and 5x8, to 2 1/2-sty frame dwelling; cost, \$800; owner, Jos. Schlaich, 1466 Commonwealth av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 329.

CASTLE HILL AV, s w cor Watson av, 1-sty frame extension, 36x12, to 1-sty frame church; cost, \$500; owner, Church of the Holy Family, Rev. Urban Nageleisen, on premises, rector; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 332.

CLAREMONT PARKWAY, 540 to 544, new show windows, new partitions to two 5-sty brick tenements; cost, \$1,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 331.

CLAREMONT PKWAY, 421, new columns, new beams, store front to 4-sty brick store and tenement; cost, \$5,000; owner, Sadie R. Mass, 429 Claremont pkwy; architect, Frank Straub, 25 West 42d st. Plan No. 324.

GARRISON AV, s e cor Hunt's Point av, new bake oven, new partitions to 1-sty brick stores; cost, \$1,500; owner, Henry Morgenthau, 42d St. Building; architect, Wm. Koppe, 830 Westchester av. Plan No. 327.

MORRIS PARK AV, 727, new toilet, new partitions to 3-sty frame store and dwelling; cost, \$200; owner, Anna Scherr, 2978 Bainbridge av; architect, Philip Bardes, 1828 Wallace av. Plan No. 328.

MULINER AV, e s, 66.10 n Morris Park av, move 3-sty frame tenement; cost, \$700; owner, E. M. Durr, 1904 Hunt av; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 323.

TOWN DOCK RD, foot of, and Eastchester Bay, 1-sty frame extension, 25x5.6 to 1-sty frame store; cost, \$300; owner, Jos. Gallagher, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 325.

TREMONT AV, 726, new show windows, etc. to 3-sty frame store and dwelling; cost, \$1,000; owner, Geo. Witthus, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 326.

WILLIS AV, 481, new stairs, new seats, etc., to 1-sty brick nicolette; cost, \$2,000; owner, Emma L. Mahoney, 76 West 68th st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 322.

Brooklyn.

ASHFORD ST, 222, extension to 2-sty shed; cost, \$150; owner, Meta Turnen, 220 Ashford st; architect, Adolph Rose, 1772 Highland Blvd. Plan No. 4000.

BUTLER ST, 285, extension to 2-sty factory; cost, \$500; owner, Chas. G. Duffy, 350 Union st; architect, same. Plan No. 3983.

CHESTER ST, 95, extension to 2-sty dwelling; cost, \$1,500; owner, Lena Krattenstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4041.

CONGRESS ST, 123, interior alterations to 3-sty tenement; cost, \$250; owner, Herman Puck, 384 Hicks st; architect, W. J. Conway, 400 Union st. Plan No. 4024.

DEAN ST, 1249, extension to 2-sty dwelling; cost, \$2,000; owner, F. A. Hulst, on premises; architect, R. O. Kohler, 26 St. Charles pl. Plan No. 3985.

FLOYD ST, 210, extension to 3-sty tenement; cost, \$350; owner, Nathan Burd, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4092.

FULTON ST, 2134, exterior alterations to 2-sty hotel; cost, \$1,200; owner, Jos. Wechsler Estate, 43 8th av; architect, Vincent Walsh, 483 Franklin av. Plan No. 4046.

Plans Filed—Alterations—Brooklyn (Contin'd)

GOLD ST, 260, interior alterations to 4-sty factory; cost, \$500; owner, Helena Barmitz, Windham, N. Y.; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 4055.

HIGH ST, 217, extension to 1-sty church; cost, \$1,500; owner, St. Michael's Church, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 4105.

INDIA ST, 118, interior alterations to 3-sty tenement; cost, \$3,000; owner, Ike Birnbaum, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 4087.

MAUJER ST, 141, exterior alterations to 4-sty tenement; cost, \$300; owner, Rose Buman, 209 Division av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4043.

MIDWOOD ST, 334; extension to 2-sty dwelling; cost, \$300; owner, Carmine Machia, 400 Midwood st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3990.

MORRELL ST, 40, interior alterations to 2-sty synagogue; cost, \$2,000; owner, Congregation Cheva Rabony Chim Hager, 461 Bushwick av; architect, Lew Keon, 9 Debevoise st. Plan No. 4019.

OAKLAND ST, 7, interior alterations to 3-sty tenement; cost, \$350; owner, Martin Kohlman, on premises; architect, Chas. Bauer, 651 Leonard st. Plan No. 4103.

PRINCE ST, 41, plumbing to 4-sty tenement; cost, \$250; owner, Louis Barnett, 45 Cumberland st; architect, Michael Morel, 91 Nassau st. Plan No. 4025.

REMSEN ST, 116, interior alterations to 5-sty dwelling; cost, \$2,500; owner, Mrs. E. S. Richardson, on premises; architect, Jas. Hassack, 62 Schermerhorn st. Plan No. 4093.

SCHERMERHORN ST, 35, exterior alterations to 4-sty dwelling; cost, \$5,000; owner, Ellen A. Samuel, 61 Broadway, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 4060.

STOCKTON ST, 167, interior alterations to 2-sty dwelling; cost, \$1,500; owner, Mary Roth, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4057.

S. 1ST ST, 385, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Solo, Realty Co., 20 9th av, Manhattan; architect, Edw. Necarsulmer, 507 5th av, Manhattan. Plan No. 4115.

EAST 13TH ST, 1849, extension to 2-sty dwelling; cost, \$400; owner, Wm. Fairbanks, on premises; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3994.

69TH ST, 1630, extension to 2-sty dwelling; cost, \$200; owner, Margaret Hayes, on premises; architect, Edw. E. Egan, 1471 72d st. Plan No. 4109.

BEDFORD AV, 1523; extension to 2-sty garage; cost, \$3,000; owner, Jas. V. Carmadella, 215 Montague st; architect, Geo. M. Miller, 44 Court st. Plan No. 3965.

DEKALB AV, 373, exterior alterations to 5-sty factory; cost, \$200; owner, Joseph Croesius, on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 4104.

EAST N. Y. AV, 626, extension to 2-sty dwelling; cost, \$1,000; owner, Giuseppe Cesare, on premises; architect, Pasquale Gagaldi, 239 Navy st. Plan No. 4063.

EASTERN PKWAY, 1586, extension to 2-sty garage; cost, \$8,000; owner, Isaac Goodman, 1496 St. Mark's av; architect, Peter Millman, 1780 Pitkin av. Plan No. 4053.

FRANKLIN AV, 739, interior alterations to 3-sty dwelling; cost, \$500; owners, Schneider & Wyler, 1648 Park av, Manhattan; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 4068.

HAMILTON AV, 328, extension to 1-sty dwelling; cost, \$700; owner, Michael J. McGuinness, on premises; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 4073.

HOWARD AV, 495, interior alterations to 4-sty tenement; cost, \$800; owner, Barnet Gilbert, 393 Powell st; architect, Peter Millman, 1780 Pitkin av. Plan No. 4088.

KNICKERBOCKER AV, 105, interior alterations to 3-sty tenement; cost, \$500; owner, Jos. Eppig Estate, 176 Grove st; architect, L. Allmendinger, 926 Broadway. Plan No. 4083.

MANHATTAN AV, 373; interior alterations to 3-sty store and tenement; cost, \$300; owner, Nicola Cava, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3977.

MYRTLE AV, 1332, exterior and interior alterations to 2-sty garage; cost, \$200; owner, Samuel E. Moore, on premises; architect, Otto E. Liebig, 227 Hamburg av. Plan No. 4018.

MYRTLE AV, 605; exterior alterations to 1-sty theatre; cost, \$500; owner, Morris Gold, Passaic, N. J.; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 4037.

NASSAU AV, 237, exterior alterations to 3-sty tenement; cost, \$1,200; owner, Wm. Hodgkinson, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 4050.

PITKIN AV, 1685, exterior alterations to 3-sty dwelling; cost, \$200; owner, Samuel Palley, 1683 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4040.

PITKIN AV, 1731, interior alterations to 4-sty dwelling and school; cost, \$200; owner, Rachel Solovei, 66 Thattford av; architect, Max Hirsch, 391 Fulton st. Plan No. 4098.

PITKIN AV, 1601, extension and interior alterations to 3-sty store and dwelling; cost, \$2,250; owner, Herman Kronenberg, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 3995.

RAILROAD AV, 2809, plumbing to 2-sty dwelling; cost, \$250; owner, Katherine Ottenberg, 2815 Railroad av; architect, Wm. Hill, 27 Ashland pl. Plan No. 4036.

RAILROAD AV, s w cor West 30th st, plumbing to 2-sty dwelling; cost, \$500; owner, Mrs. Emilie C. Bossios, on premises; architect, Scott Sues, 2966 West 29th st. Plan No. 4015.

SCHENCK AV, 555, interior alterations to 2-sty dwelling; cost, \$800; owner, Anna Elman, on premises; architect, Otto Reissmann, 30 1st st. Plan No. 4014.

SEA BREEZE AV, w s, 275 n Ocean pkway, extension to 3-sty bath house; cost, \$500; owners, Parkway Baths, 162 Remsen st; architect, Geo. H. Sues. Plan No. 4080.

TOMPKINS AV, 136; extension to synagogue; cost, \$3,000; owner, Congregation Obel Moshe Chevia Tilim, on premises; architect, Eugene Schoen, 25 West 42d st, Manhattan. Plan No. 3989.

3D AV, s w c 76th, store front to 3-sty store and dwelling; cost, \$150; owner, Henry Ohland, 7416 3d av; architect, Francis W. Stock, 7416 3d av. Plan No. 3993.

3D AV, 586, interior alterations to 4-sty store and tenement; cost, \$200; owner, Max Weiss, 336 50th st; architect, Louis A. Schinart, 194 Bowers, Manhattan. Plan 3984.

5TH AV, 5502, interior alterations to 3-sty tenement; cost, \$1,000; owner, Saml. Horowitz, 519 5th av; architect, W. J. Conway, 400 Union st. Plan No. 4079.

BRIGHTON BEACH PIKE, n s, 200 e Coney Island av, extension to 1-sty hotel; cost, \$850; owner, Brighton Beach Development Co., Woolworth Bldg., Manhattan; architect, S. B. McDonald, 2976 West 27th st. Plan No. 4100.

Queens.

COLLEGE POINT.—Schleifers court, n s, 25 w 15th st, plumbing in dwelling; cost, \$75; owner, C. Deitz, premises. Plan No. 1272.

CORONA.—Hayes av, w s, 50 e 44th st, 1-sty frame extension, 20x13, rear dwelling, tin roof; cost, \$400; owner, V. Sanolonicito, premises; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 1270.

EVERGREEN.—Cypress av, n s, 75 w Washington av, plumbing, dwelling; cost, \$100; owner, J. J. Booker, premises. Plan No. 1297.

FAR ROCKAWAY.—Sheridan boulevard, n w cor Hilton pl, 1-sty frame extension 18x22, side dwelling, tar and gravel roof; cost, \$400; owner, C. Cemmelli, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 1267.

FLUSHING.—Delaware st, w s, 240 w Central av, plumbing in dwelling; cost, \$100; owner, M. Sheffield, premises. Plan No. 1275.

FLUSHING.—Lincoln st, n s, 250 w Percy st, erect bay window to dwelling; cost, \$200; owner, Wm. Briggs, premises. Plan No. 1254.

GLENDALE.—Railroad av, s w cor McComb pl, interior alterations to dwelling; cost \$1,000; owner, Katherine Gundolf, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1286.

GLENDALE.—Edison pl, e s, 44 s Myrtle av, new plumbing; cost, \$100; owner, W. Kern, premises. Plan No. 1303.

JAMAICA.—Jamaica av, n w cor Legget av, bay window, dwelling; cost, \$100; owner, F. O. Mayer, premises. Plan No. 1300.

L. I. CITY.—Hulst st, 58, plumbing, dwelling; cost, \$100; owner, J. Kennedy, premises. Plan No. 1301.

L. I. CITY.—Ridge st, s w cor Court st, new foundation to tenement; cost, \$500; owner, Mary Serino, premises. Plan No. 1302.

L. I. CITY.—Payntar av, s s, 50 w Ely av, 2-sty frame dwelling, 25x65, rear dwelling, interior alterations; cost, \$2,500; owner, M. Pavano, 56 Payntar av, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 1299.

L. I. CITY.—Sherman st, e s, 275 n Webster av, plumbing in dwelling; cost, \$150; owner, J. Tvierdik, premises. Plan No. 1289.

L. I. CITY.—Hopkins av, 86, 1-sty frame extension, 10x25, rear of shed, tar roof; cost, \$90; owner, A. Steinmann, premises. Plan No. 1287.

L. I. CITY.—2d av, e s, 200 s Flushing av, raise building and erect 1-sty underneath, interior alterations; cost, \$200; owner, C. Cuino, premises; architect, J. Grady, 265 8th av, L. I. City. Plan No. 1283.

L. I. CITY.—3d st, s w cor Creek st, interior alterations to foundry; cost, \$450; owner, Collins Boiler Co., premises. Plan No. 1307.

L. I. CITY.—Grand av, n s, 51 w 14th av, new plumbing in church; cost, \$500; owner, St. Joseph's R. C. Church, premises. Plan No. 1308.

L. I. CITY.—Sherman st, w s, 175 n Payntar av, new foundation to dwelling; cost, \$375; owner, Frank Peakowski, premises. Plan No. 1309.

MASPETH.—Grand st, 5, new store front to dwelling; cost, \$200; owners, Loberfeld & Grossman, premises. Plan No. 1251.

NORTH BEACH.—Jackson Blvd, s s, nr water edge, 1-sty frame extension, 8x45, side bath house, slag roof; cost, \$200; owners, Rae Bros., premises. Plan No. 1284.

RICHMOND HILL.—Jamaica av, n s, 50 w Elm st, new store front, dwelling; cost, \$300; owner, H. Weiss, premises. Plan No. 1271.

RICHMOND HILL.—Jamaica av, n s, 27 e Oxford av, plumbing, dwelling; cost, \$175; owner, L. Luft, premises. Plan No. 1281.

RICHMOND HILL.—Jamaica av, n s, nr Elm st, install new elevator in theatre; no cost given; owner, Richmond Hill Investment Co., premises. Plan No. 1252.

RIDGEWOOD.—Edsall av, s s, 94 e Forest av, erect new balcony in church; cost, \$900; owner, First German Presbyterian Church, premises; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1255.

RIDGEWOOD.—Fresh Pond rd, e s, 64 n Cornelia st, 2-sty frame extension, 25x225, side railroad shed, tin roof; cost, \$50,000; owner, Transit Development Co., 85 Clinton st, Brooklyn. Plan No. 1288.

ROCKAWAY BEACH.—Ocean front, w s, 50 s Pleasant av, new plumbing, bathing pavilion; cost, \$85; owner, N. Flecker, premises. Plan No. 1256.

ROCKAWAY BEACH.—Bayview av, w s, 100 n Boulevard, 1-sty frame extension, 23x77, front garage, tin roof; cost, \$1,000; owner, Fallon & Brunner, 446 Boulevard, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan No. 1262.

ROCKAWAY BEACH.—Academy st, e s, 400 s Lefferts pl, platform extension to bath house; cost, \$500; owner, P. Dunn, premises. Plan No. 1266.

ROCKAWAY BEACH.—Kiely av, e s, foot of ocean, new plumbing in bath house; cost, \$75; owner, Kiely Estate, premises. Plan No. 1312.

WOODHAVEN.—Forest pkwy, w s, 100 n Jamaica av, new dormer windows, dwelling; cost, \$400; owner, S. C. Brown, premises. Plan No. 1280.

WOODHAVEN.—Jamaica av, n w cor Vandevae av, interior alterations to stable and garage; cost, \$700; owners, A. D. Mathews Sons, 398 Fulton st, Brooklyn; architects, Koch & Wagner, Court st, Brooklyn. Plan No. 1253.

WOODSIDE.—Betts av, e s, 500 s Thompson av, interior alterations to factory; cost, \$300; owners, Consumers Brewing Co., premises. Plan No. 1285.

Richmond.

BROAD & BROOK STS, s e cor, Stapleton, F P floor kalsomined, sash and wire glass to brick school; cost \$1,400; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 240.

CEDAR ST, 16, Stapleton, concrete foundation and new stairs to frame dwelling; cost \$1,900; owner, William Trettan, Stapleton; architect and builder, Joseph Fleschner, Stapleton. Plan No. 242.

MEADOW ST, n s, 125 e Warren st, Stapleton, 1-sty extension and plastering to frame dwelling; cost \$600; owner, G. Banone, Stapleton; builder, James Sittrell, Princess Bay. Plan No. 237.

RICHMOND TERRACE, s s, 75 w Ferry st, Port Richmond, addition and 1-sty extension to frame store; cost \$200; owner, C. L. Butler, Port Richmond; builder, D. C. Depuy, Port Richmond. Plan No. 239.

BROADWAY, w s, 2000 n Amboy Road, Totterville, new partitions, etc, to frame dwelling; cost \$1,200; owner, F. C. Jahinkie, Huguenot Park; builder, W. S. Holbert, Huguenot Park. Plan No. 236.

DAVIS AV, e s, 862 n Henderson av, West New Brighton, masonry and partitions to brick dwelling; cost \$150; owner, Mary Rae, West New Brighton; architect and builder, Ernest H. Boyle, West New Brighton. Plan No. 233.

DECKER AV, n s, 300 e Richmond Turnpike, Linoelumville, extend cellar to frame bakery; cost, \$500; owner and builder, J. Baronski, Linoelumville. Plan No. 238.

NEW DORP LANE, s s, 200 w Vanderbilt av, New Dorp, new addition and rubberoid roof to frame bungalow; cost \$85; owner and builder, Crane & Crabtree, New Dorp. Plan No. 234.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 13. The location is given, but not the owner's address:

NORTH BERGEN.—Harris Goldberg, west side Boulevard, between Angelique and Ann sts, five-3-sty brick, \$60,000.

JERSEY CITY.—Michael Blass, 37 Thorne st, 3-sty frame alteration, \$6,000; Morris Robbins, 83 Summit av, 4-sty brick, \$14,000; John Schoening, 58 St. Paul's av, 4-sty brick, \$9,000; Alexander Maitner, 162 Mallory av, 3-sty brick, \$11,000; Abraham Endlich, 173 York st, 3-sty brick alteration, \$300.

NEWARK.—Waters & Ebers, 161 and 165 South 10th st, two 3-sty brick, \$32,000; Giuseppe Contillo, 255 and 257 Fairmount av, two 4-sty brick alteration, \$500; Frank Berger, 230 Belmont av, 3-sty frame alteration, \$500; Elizabeth Williams, 348 Chadwick av, 3-sty frame, \$6,000; Morris Rachlin, 229, 231, 233 and 235 Bruce st, four 4-sty brick alteration, \$20,000; Kastovsky & Sutensky, 99 and 101 Fabyan pl, two 3-sty frame, \$11,000; William Bley, 530-532 Central av, 4-sty brick, \$25,000; Jacob Freedman 281 Mulberry st, 3-sty brick alteration, \$3,000.

WEST ORANGE.—Empire Cons. Co., 92 Rigg pl, 2-sty frame, \$5,000.

IRVINGTON.—George Hunckele, 1279 Springfield av, 3-sty frame, \$7,000.

BAYONNE.—Morris Resnick, 445 Av C, 3-sty frame alteration, \$1,500.

HARRISON.—Fred Schmidt, 237 Harrison av, 3-sty frame alteration, \$500.

PERTH AMBOY.—Stanislaw Dunzynski, 745 State st, 3-sty brick, \$8,000.

BELLEVILLE.—Abram Slaff, 80-82 Washington av, two 2-sty brick, \$16,000.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Cicarelli & Marangelo, Second National Bank Building, are preparing plans for two 5-sty apartments, 47x70 ft., at the northeast corner of High and Spring st for the B. Savio Realty Co., 5 Beekman st, Manhattan, owner and builder. Cost, about \$110,000.

WEST NEW YORK, N. J.—Arthur E. Dore, 650 Bergenline av, is preparing plans for three 3-sty apartments in the north side of 16th st, 50 ft. east of Broadway, for M. C. Censullo, 622 Monastery st, owner and builder. Cost, about \$54,000.

WEST NEW YORK, N. J.—Excavating is under way for a 4-sty apartment, 100x100 ft., at the northeast corner of Hudson av and 11th st for Frank Weisberg, 627 Hudson av, owner and builder. Arthur E. Dore, 650 Bergenline av, architect. Cost, about \$60,000.

DWELLINGS.

BRIELLE, N. J.—Foundations are completed for the 2½-sty frame summer residence, 25x45 ft., along the Manasquan River, for William L. Morgan, 763 Broad st, Newark. Plans prepared privately. Cost, about \$6,000.

FANWOOD, N. J.—H. D. Bonnell, Martin av, has had plans prepared privately for a 2½-sty frame residence, 26x40 ft., on Forest road, to cost about \$5,000.

MORRISTOWN, N. J.—Tracy & Swartwout, 244 5th av, Manhattan, are preparing plans for a 2½-sty residence on Normandy Park road for Pomeroy T. Francis, 103 East 75th st, Manhattan. Cost, about \$20,000.

PERTH AMBOY, N. J.—Benjamin Levy, care of architects, is having plans prepared by Goldberger & Greisen, Angle Building, Perth Amboy, for a 2½-sty frame residence, 24x56 ft., on State st, to cost about \$7,000.

NEWARK, N. J.—E. T. Boggs, 136 South 4th st, Philadelphia, Pa., has nearly completed plans for a 2½-sty brick residence, 36x42 ft., for Herbert Boggs, Kinney Building, Newark, N. J., owner, who will take bids on general contract. Cost, about \$10,000.

PALISADE PARK, N. J.—Plans are being prepared privately for three 2-sty frame residences, 24x26 ft., for Owen Bros. & Ackerman, owners and builders. Cost, about \$3,500 each.

FACTORIES AND WAREHOUSES.

CARLSTADT, N. J.—The Carlstadt Button Co., 11th st, contemplates rebuilding the 2-sty reinforced concrete factory in 11th st. Details will be available later.

HALLS AND CLUBS.

NEWARK, N. J.—Plans have been completed by Fred Grad, American National Bank Building, Newark, for the 3-sty brick and limestone clubhouse, 40x106 ft., and wing 25x20 ft., in the north side of East Park st, near Division st, for the Newark Aerio, No. 44, Fraternal Order of Eagles, 15 West Park st. Cost, about \$35,000.

TOWN OF UNION, N. J.—Joseph Lugosch, 408 Kossuth st, is preparing plans for alterations and additions to the dance hall at Hudson av and Hackensack Plank rd for George Miller, on premises. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—William T. Fanning, Colt Building, Paterson, is preparing plans for a 3-sty brick convent in Garden st for the Lady of Grace R. C. Church, Rev. Father Eugene Carroll, pastor, 400 Willow av. Cost, about \$65,000.

NEWARK, N. J.—The Board of Estimate has approved the appropriation of \$500,000 for the purchase of property at the northeast corner of Washington and Academy sts for a 7-sty brick and stone administration building, to cost about \$400,000, for the Board of Education of Newark, Chas. P. Taylor, president, E. F. Guilbert, City Hall, Newark, architect. George W. Knight, 9 Franklin st, Newark, engineer.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Plans have been prepared privately for a 2-sty brick garage and residence, 20x52 ft., on Jewett av for C. Smith, 256 Jewett av, owner and builder. Cost, about \$6,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Cicarello & Marangolo, Second National Bank Building, Hoboken, are preparing plans for three 1-sty brick stores at 365½-367 Central av for Mrs. & Mr. David Bernstein, South st and Cambridge av, owners. F. W. Woolworth, Woolworth Building, Manhattan, is lessee of one store. Cost, about \$15,000.

Other Cities.

CHURCHES.

VERBANK, N. Y.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a school and church for Hope Farms, care of architects. Plans will probably be completed about July 1.

FACTORIES AND WAREHOUSES.

WATERLOO, N. Y.—Plans have been completed for a 1-sty reinforced concrete hydro electric plant, 140x80 ft., for the Tracy Development Co., A. M. Patterson, president, 45 East 17th st, Manhattan. Central New York Gas & Electric Co., W. H. Palmer, president, Geneva, lessee. Barnes & Smith, 24 James st, Albany, engineer. F. B. H. Paine, Engineering Building, 114 Liberty st, Manhattan, engineer for lessees. Cost, about \$250,000.

HALLS AND CLUBS.

GENEVA, N. Y.—I. Edgar Hill, 24 Schnirel Building, is preparing sketches for a 3-sty brick, stone and steel Masonic temple building, 80x90 ft., for the Ark Lodge, F. & A. M., Charles Root, master. Cost, about \$50,000.

OSEETAK LAKE, N. Y.—The Oseetak Lake Club, care of Benj. E. Hall, 32 Nassau st, Manhattan, contemplates erecting a club house and developing a park, including road building and landscaping here, near Saranac Lake, to cost about \$800,000.

SCHOOLS AND COLLEGES.

KEESEVILLE, N. Y.—Fuller & Robinson Co., 95 State st, Albany, has been commissioned to prepare plans for a 2-sty brick and stone high school in Front st for the Board of Education of Keeseville. W. H. Tindale, president. Cost, about \$35,000.

PERSONAL AND TRADE NOTES.

MARGOLIN & SIMERMAN, Inc., general contractors and builders, have established an office at 373 Saratoga av, Brooklyn, N. Y.

GEORGE H. BICKFORD, President of the Woodbury Granite Company, delivered an address on "The Future Industrial Development of Vermont," on a recent occasion.

E. A. CARPENTER, at one time assistant secretary of the Thompson-Starrett Co., and since 1908 vice-president of the Theodore Star-

rett Co., has opened offices at 120 West 32d st, where he will conduct a general contracting business.

J. GREENLEAF THORP, architect, East Hampton, L. I., has discontinued the practice of architecture and is preparing to go abroad for an indefinite period. It is his intention at present to make his home in Italy. Mr. Thorp has planned many fine country houses in the eastern part of Long Island, having lived at East Hampton since his removal from New York City some years ago.

FRANK REID, civil engineer, has been made resident engineer for Suffolk county, New York, and has taken up his residence at Patchogue, L. I. He will have direct supervision of over twenty-six miles of highway construction. This includes the road from Bluepoint to Moriches, known as the Bayshore-Brookhaven road, and other State roads in course of construction. Mr. Reid has recently been transferred from White Plains, N. Y., where he was in charge of Westchester County road work.

BOWKER-TORREY COMPANY, manufacturers and importers of marble, slate and soapstone, of Boston, Mass., has been reorganized, Jacob Schmitt, formerly with William Bradley & Son, of New York City, has joined the firm as president and general manager, and he will be assisted by S. G. Bentley and H. Seigfried, of the same firm, as estimator and shop superintendent respectively. A more progressive policy is being instituted and new machinery is being installed, which will enable the firm to handle large contracts promptly and efficiently.

ATELIER GUISSART for the study of architectural drawing and design has been opened at 35 Broadway. The atelier will be under the personal direction of A. Guissart and Oscar S. Teale, architects. Courses have been prepared in all branches of architecture, design, perspective and rendering. Mr. Guissart is a graduate of The Ecole des Beaux Arts, Paris, and Mr. Teale is an instructor at Teacher's College, Columbia University and Mechanics' Institute in addition to being an architect of long experience in New York City.

F. E. PIERCE, consulting civil and metallurgical engineer, 35 Nassau st, New York, has terminated his connection with the New Jersey Zinc Co., in whose employ he has been for more than fifteen years in various capacities, and has opened an office at the above address to engage in consulting practice in civil and metallurgical engineering. Mr. Pierce was graduated from the Columbia School of Mines in 1892. He has been for some time chief engineer for the New Jersey Zinc Co. He is a member of the American Society of Civil Engineers, the American Institute of Mining Engineers, and the American Society of Mechanical Engineers.

OBITUARY

JOHN J. GEBERT, retired general contractor, died of heart disease at his home, 195A Schaefer st, Brooklyn, Saturday, June 13. He was sixty-two years of age and is survived by his widow.

ARTHUR L. NORTHROP, first assistant engineer of the State Highway Department, died in Oswego, Monday, June 15. He was a graduate of Rensselaer Polytechnic Institute and had been connected with the State Highway Department since 1906.

JOHN McELROY, retired general contractor, died of acute indigestion at his home, 84 Bradford av, Flushing, L. I., Sunday, June 14. Mr. McElroy was seventy-eight years of age and had been for a number of years prominent in Democratic politics in Queens County. He was a member of the Shinnecock Democratic Club, and is survived by five sons.

JACOB RAUTH, retired mason and general contractor, died at his home, 434 Humboldt st, Brooklyn, Tuesday, June 16, aged 74 years. Mr. Rauth was the contractor for the erection of some of Brooklyn's notable buildings, chief of which are Arion Hall, Schwaebischer Saengerbund Hall and the Budweiser and Otto Huber breweries. He was a member of a number of German social and singing societies and of Dupont Post, G. A. R.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FORESTRY ASSOCIATION will hold its midsummer meeting at Chautauqua, N. Y., July 9-10.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

BRONX SOCIETY OF ARTS AND SCIENCE will hold its annual garden party at the Lorillard Mansion, Bronx Park, Saturday, June 20 (today), from 3 to 6 p. m.

NEW JERSEY STATE Association of Master House Painters and Decorators will hold its annual convention at the Hotel Brunswick, Asbury Park, N. J., July 28-31.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sending out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

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.

STANDARD RATES.

For Workmen's Compensation Insurance.

(Continued from page 1006.)

ing cleaning and caretaking, also the operation of elevators, heating, lighting and power apparatus on the premises), \$1.62; private residences or private estates (contractors for janitor work, including cleaning and caretaking, care of lawns, sidewalks and furnaces and all other work incidental to the care, custody and maintenance of the property, no construction or repair work), \$1.62; caisson work for building foundations, \$11.34; carpenters, construction work (not bridge building), \$4.28; carpenters, interior trim and cabinet work only (away from shop), \$1.30; carpenters (shop only), \$2.01; cellar excavation, \$8.10; cement manufacturing, including quarrying, with or without blasting, \$6.48; cleaning and renovating outside surfaces of buildings, \$8.91; concrete erection (unit system) construction of concrete columns, beams, roofs, walls and floors in sections including subsequent erection and placing of same, \$11.34; concrete hollow block manufacturers, \$1.46; concrete mixers, operation of, \$8.10; concrete construction, without reinforcement, \$6.48; reinforced concrete construction, \$8.10; concrete work, floors or pavements of artificial stone or concrete, not reinforced or self-bearing, \$3.24; concrete work (foundations for buildings), \$6.16.

Contractors, building private residences, flats or apartments, with or without stores, one-story stores and stores with offices above, private stables and private garages, exclusively, and buildings not mercantile or factory, all not exceeding three stories and basement in height, where outside walls above foundations are wholly or in part of masonry or concrete, including jobbing work connected therewith (no blasting), \$4.21; frame residences, flats or apartments, with or without stores, one-story stores and stores with offices above, private stables and private garages, exclusively, and buildings not mercantile or factory, all not exceeding three stories and basement in height, including jobbing work connected therewith, \$3.24; contractors, general, where all work is sub-contracted or where contractor performs work involving more than one manual classification: (a) for watchman and timekeepers only, \$6.48; (b) for superintendent, watchman and cleaners, \$6.48; cornices and skylights, erection and repair, \$6.16; dumbwaiters, installation, \$3.24; dwellings of every description, when occupied by three or more families, \$1.10; electrical equipment, installation and repairs, \$1.30; elevator erection, passenger or freight, \$3.24; fire escapes, erection and repair, \$8.10; fireproof construction, by means of wire-lathing and concreting, \$6.48; fireproof construction, reinforced or suspended concrete floors, \$8.10; fireproof door and shutter manufacturers, wood covered with sheet metal, \$3.24; fireproof equipment manufacturers, including herring-bone, and expanded metal products, metal furniture, filing equipment and wood-working, \$4.05; fireproof shutter, erection and repair, \$8.10; fireproofing, tile construction and repair, \$6.48; foundry, iron, \$2.72; furnaces (heaters or stoves), putting together and setting up in private residences only, \$1.30; galvanized iron and sheet-iron workers, erection and repair (no tank erection), \$6.16; gas and electric fixture manufacturers, \$1.62; gas and steam-fitters (shop only), \$1.30; gas, steam and hot-water apparatus fitters, and installation of ventilating plants (shop and outside), \$1.30; glaziers (away from shop), \$4.05; hod hoists, installation, operation and removal of hod elevators and construction hoists, \$6.16; hotels, excluding laundry, 40c.; iron work, erecting balconies, fire escapes, railings, staircases, coal chutes, iron shutters, \$8.10; iron work, erecting steel and iron frame structures, \$13.77; iron work, ornamental, erection within buildings, \$4.05; jobbing work on buildings, other than private residences, excluding iron and steel erection and the demolition of buildings, \$6.16; lime manufacturers, \$4.86; lumber dealers, coal merchants, building or other material dealers receiving or shipping by land and water, \$4.05; lumber yard employees (commercial yards only), no mill hazard, \$1.62; machine shops, with foundry, \$2.07; machine shops, without foundry, \$1.36. Marble cutters and polishers (no quarrying), \$1.78; marble and stone setters, away from shop (no blasting), \$6.16; marble and stone setters, inside construction only, \$1.62; marble and stone work, decoration in place only, \$4.05; masonry work, \$6.16; metal ceiling manufacturers, \$2.43; metal ceiling work, installation away from shop, \$4.05; office buildings, \$1.10; painters, painting steel structures and bridges exclusively, \$13.77; painting and decorating, interior work exclusively, away from shop, \$1.30; cement quarries, with or without blasting, \$8.10; quarries, blue-stone, granite or marble for monumental or building purposes, with or without blasting, \$6.48; real estate agent employees, outside of office, including collector, no construction work, 10c.; refrigerating machinery, installation, \$4.54; sash, door and blind manufacturers, \$3.43; scaffolds, installation, operation and removal, \$8.10; sewer building, maximum depth of excavation, 7 feet at any point, \$8.91; sewer building, limit of depth, \$12.96; iron and steel works, shop, fabricating and assembling structural iron and steel, \$5.67; iron and steel works, shop, manufacturing ornamental brass, bronze and iron work exclusively, \$1.78; stone cutters and polishers, \$1.78; subway, construction of, for passenger and freight traffic, tunneling only, \$13.28; tile work, for decorative floors, wainscoting and interior decoration, \$1.62; tinsmiths, away from shop, \$6.16; tinsmith shop, not otherwise classified, \$1.36; waterproofing cellars and foundations, \$4.05.

BUILDING MATERIALS AND SUPPLIES

FURTHER PRICE CUTTING MAY BE CHECKED BY OPERATION OF WORKMEN'S COMPENSATION LAW EFFECTIVE JULY 1

Adds to Over-Head Charges—Suburban Building Increasingly Active.

DEALERS in building materials are beginning to feel a little more encouragement with respect to the current season's demands. Instances were cited this week by some distributors in the outlying sections of the city and in East Jersey where building operations which had been deferred for some time were about to get under way and in the central section of the district some steel contracts were being figured that had not been looked upon as live prospects.

The purchase of southern iron by leading pipe and supply interests has served to stimulate interest in pig iron. Sales both north and south are reported to be slightly better, but there are still instances where the gain in sales has been made at the cost of list prices. Building orders are improving, but steel that is being sold within a dollar a ton since when wages have increased, does not allow of very liberal profits and incidentally indicates that those who are holding back construction work for more attractive quotations than those now being made can hardly expect to realize their hopes.

The disposition among dealers here is to hold to list quotations as rigidly as possible. Not one was found who was willing to say that the time was propitious for shading even for desirable business because the profit was too narrow already, and with the Workmen's Compensation act becoming effective on July first, additional overhead charges would be piled up against the heavy burdens already carried by handlers of building materials in this city, it will become almost suicidal for a dealer to attempt to shave the prices any closer than they already have been. Furthermore the supply is not over-ample.

In the meantime manufacturers of commodities entering into building construction are following conservative policies with regard to output. In many cases, such as common brick, steel, cement and equipment of one kind or another,

outputs are being kept down to between 50 and 60 per cent.

"This is not because we have no faith in the signs of impending improvement," said a brick man, "but because we want to prevent flooding of the market with supplies until the demand unquestionably warrants it. There is not going to be any sudden reaction to prosperity. Whatever recovery there is will be slow and spotty, a condition that above all discourages speculation and rampant output, a chance that there will be a market for it. Manufacturers have done too much sacrificing of profits during the last seven years to be led into any more traps. Increase of manufacturing output for some time will be rigidly controlled, at least until the present policy of hand-to-mouth buying among dealers has passed."

This significant factor in the trend of the building material market comes from the pig iron blast furnaces: "In the last ten weeks orders for foundry and steel making iron have been about equal to those placed during the corresponding period last year." Says the Journal of Commerce: "From the first of January to the first of June this year merchant furnaces booked orders for 2,000,000 tons of pig iron, while during the corresponding period last year contracts aggregated only 1,425,000 tons."

This is interpreted as being the most encouraging feature in the market, for it presages late summer and early fall activity among steel and other materials entering into construction of one kind or another. If this favorable start is increased, or even maintained, it means active construction later on this year.

Plan filings for new buildings in the five boroughs this week compared with those of last week follow:

	Week ending		
	June 11.	June 18.	
Manhattan	4	\$225,500	13 \$1,521,600
Bronx	22	658,950	19 556,200
Brooklyn	83	495,750	74 434,800
Queens	165	598,985	135 669,125
Richmond	49	126,740	40 72,735
	323	\$2,105,925	281 \$3,254,600

IRON AND STEEL.
Current Building Orders Not Quite as Active as Six Months Ago.

BUILDING steel orders have not shown the activity that seemed to have been promised a few weeks ago. Orders booked by fabricating shops since the first of June have been relatively at the same rate as in May, although the inquiry has been stronger. May tonnages for the country showed a decrease of about 31 per cent. from April. Estimating the country's entire capacity at about 172,000 tons a month, May orders ran about 98,000 tons, which is considerably higher than other reports issued early in the month. The variance in estimates is based upon different methods pursued in making calculations. All reports, however, show a decreased tonnage in May. The encouraging sign, however, is the continued inquiry for railroad equipment.

Steel building trade shows a tonnage of about 15,000 for structural shapes for commercial buildings, manufacturing plant extensions and bridge work for the week closing Thursday. Much of this steel is for subway work, but 2,200 tons was scheduled for the Bonwit-Teller Store, which will be supplied by Post & McCord. The Authentic Realty Co. have been taking bids on the loft building at Long Island City, calling for 650 tons and the pending steel order for the Museum of Arts calls for about 1,800 tons. The Goelet Estate loft building will take about 2,000 tons and one of the Brooklyn Y. M. C. A. buildings will require about 1,000 tons. The Motordome at Sheepshead Bay will need about 4,000 tons. Bids were opened by the Central Railroad of New Jersey for small lots of structural steel.

The spotty condition of the steel market is shown in the prices quoted at the opening of the Jersey Central bids. They indicate that the smaller shops are still aggressively in the market for business.

The following quotations are interesting as showing the character of competitions still prevailing. For an extension of the third floor of the express building at Jersey City, calling for little more than 85 tons of shapes, the Lackawanna Bridge Co. and the Eastern Steel Company submitted tie bids of 1.80c per pound for fabricated material delivered, shipments to be completed August 10. The price is for delivery to the Jersey Central lines, and the work is likely to go to the Eastern Steel Company as being the closer to the point of construction. Bids were also received by the same road for a part of its terminal buildings at Jersey City calling for less than 100 tons of steel. The lowest bid submitted was that of Levering & Garrigues, which was 2.26c, and the time of delivery August 22. The next lowest bid was that of the Lackawanna Bridge Company, which was 2.30c delivered, to be completed August 10.

PAINTS AND OILS.

Good Jobbing Demand for Former—Oil Prices Greatly Depressed.

CONTRARY conditions rule in the paint and oil departments. In the former jobbing trade is reported to be good while the volume of painting contracts going ahead this season is considered to be below normal. The retrenchment of railroads has had much to do with the depression of this market, but dealers have found a steady call for goods. In fact, whenever there is a depression in building construction the small shop demand usually is larger, and this seems to be the case so far this year.

Paint ingredients are spotty. White lead, dry and in oil has held rigidly to list prices. Consumption of this material is reported as being satisfactory, but smaller packages rule on sales showing comparatively few building operations nearing the finishing stage. Prices now seem to be scheduled to stay low for the remainder of the summer at 7½ cents for 100, 250 and 500 pound kegs. English lead is quoted at 9 and 10 cents. Red lead is slightly firmer on demand and is being offered by leading sellers at 7½ cents for 100 pound kegs. The jobbing trade in litharge is quiet. Dry colors are weak. Ready mixed paints are in heavy stock on jobbers' shelves, but manufacturers have only moderate supplies. Prices are kept fairly steady. Linseed oil is showing signs of firming. Prices

run here at 54 and 55 cents. Turpentine has fluctuated considerably on price and are slightly higher than a month ago. The price is now near fifty cents a gallon. Recent advances have checked buying to some extent.

Crude petroleum is decidedly depressed. The price reached \$1.75 at the wells this week.

PROPOSED N. J. LIEN LAW.
Commission Submits Its Recommendations to Legislature After Long Study.

WITH a view to correcting the weak spots in the Mechanics' Lien Law as it now exists, the commission, appointed sometime ago by the New Jersey State Legislature to draft a new statute, has finished its investigations and the Legislature is expected to act upon it at an early date.

The commissioners and the interests they represent are Frank H. Genung, of 16 Jersey street, Newark, president of the Mason Material Dealers' Association of New Jersey, and brother of the president of the New York Building Material Exchange; William A. Tuttle, of Westfield, N. J., lumber dealer and Congressman; James G. Blauvelt, of Paterson, N. J., the counsel representing the Building Trades Union; Arthur A. Quinn, of Perth Amboy, representing the labor unions; James M. Reilly, of Newark, secretary of the Mason Dealers' Association of New Jersey, was secretary of the commission. The law was prepared by Edward J. Luce at the suggestion of the commission and the bill was submitted to the Legislature as drafted.

If this measure is passed the State of New Jersey will have what is generally considered to be a model law of its kind. It is known as the Mechanics' Lien Act of 1914.

COMMON BRICK.
Better Movement to Jobs—Wholesale Market Unsteady.

HUDSON common brick showed a slight gain in unloading movement this week, but the wholesale price situation remained weak. Manufacturers are not satisfied with the market conditions here and are not shipping heavily, hence the fact that sales exceeded arrivals at the docks does not indicate strengthening. Raritan brick is still steady. Newark yard movements are sluggish.

Official transactions for Hudson common brick covering the week ending Thursday, June 18, 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, June 12—26.	Arrived.	Sold.
Friday, June 12.....		6	14
Saturday, June 13.....		7	5
Monday, June 15.....		13	10
Tuesday, June 16.....		5	9
Wednesday, June 17.....		3	8
Thursday, June 18.....		6	8
Total	40		54

Reported en route, Friday, June 19—3. Condition of market, unsteady. Prices: Hudson \$5.60 to \$5.87½, special grades higher; Raritan, \$5.75 (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 19—12.

HUDSON BRICK UNLOADED. (Current and last week compared.)			
June 5.....	1,373,500	June 12.....	1,532,500
June 6.....	618,000	June 13.....	627,500
June 8.....	1,177,000	June 15.....	1,187,000
June 9.....	1,387,000	June 16.....	1,261,000
June 10.....	1,844,000	June 17.....	1,477,500
June 11.....	1,037,000	June 18.....	1,748,500
Total.....	7,436,500	Total.....	7,834,000

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.			
	Left over, Friday A. M., June 13—34.	Arrived.	Sold.
Friday, June 13.....		10	14
Saturday, June 14.....		8	8
Monday, June 16.....		19	7
Tuesday, June 17.....		2	13
Wednesday, June 18.....		3	5
Thursday, June 19.....		7	4
Total	49		51

Condition of market easing. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday a. m., June 20—32.

OFFICIAL SUMMARY.	
Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 18, 1914, 633	
Total No. bargeloads sold Jan. 1 to June 18, 1914.....	621
Total No. bargeloads left over June 19, 1914	12
Total No. bargeloads left over Jan. 1, 1913, 113	
Total No. bargeloads arrived, including left over Jan. 1 to June 19, 1913.....	833
Total No. bargeloads sold Jan. 1 to June 19, 1913.....	801
Total No. bargeloads left over June 20, 1913	32

LUMBER.
Hardwoods in Greater Demand—Building Grades Are Sluggish.

ALTHOUGH no difficulty is experienced in placing orders for any hardwood stock the volume of current business shows an increase. Demand for hardwood flooring is said to be satisfactory and the number of inquiries received indicates considerable volume of business coming out in the next few months. The manufacturing and yard trade is not carrying any surplus supplies, and a great deal of the going business is for mixed cars,