

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JULY 11, 1914

TO SIMPLIFY ADMINISTRATION OF LAWS

Pertinent Suggestions Made by Well Known Architect, Tending to Eliminate Conflict of Authority and Unnecessary Red Tape.

By JULIUS FRANKE

HERE is much criticism at the present time with the workings of the Labor Law as affecting the building industry, as well as New York City real estate. The criticism is due, first, to conflict of authority and the unnecessary cumbersomeness of administering the law affecting buildings, both old and new; second, because of the numerous "orders" and many inspections from different departments; and, third, the expense that property owners are being put to in remodeling old buildings to suit the new Labor Law.

At the present time the Building Law requires that all buildings of whatever nature, erected in the City of New York, must have plans filed in the Bureau of Buildings and permits obtained. This is a wise procedure. Past experience teaches us too much care cannot be exercised in the erection of buildings. Many lives have been lost due to collapse from reckless construction, and although there has lately been a meritorious agitation for fire-prevention measures, the danger from poor building construction should not be lost sight of.

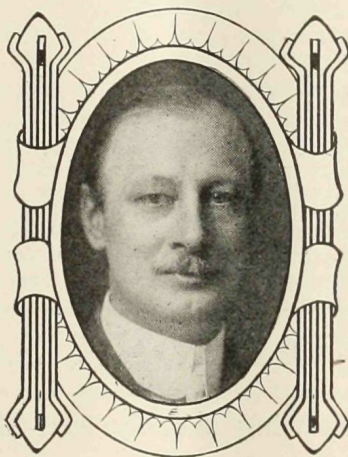
Pertinent Suggestion.

There is no reason why the Bureau of Buildings cannot take charge of the proper construction of buildings to prevent the spread of fire, as well as of the proper construction of buildings to prevent collapse. The bureau has all the plans and records of old buildings, has the experience, and is, therefore, more qualified to take care of the fire-prevention subject as it affects buildings, than any new department which would require at least four or five years to get the proper men and accumulate the necessary experience to do what the present bureau could more efficiently and without additional expense, do; besides which, if other departments continue to have parallel jurisdiction, such as they have now, with the Bureau of Buildings in the matter of plan and construction, there is bound to be conflict of authority.

Should one department have exclusive charge of the construction of one class of buildings, and another department have exclusive charge of the construction of another class of buildings, there would be different standards of workmanship and materials. This would be confusing and uneconomical. If, on the other hand, the present system is modified so that the Building Department were to have exclusive charge of the construction, that is workmanship and materials only, and the Labor Department have charge of the planning of the building and exits, the dealings with these two departments on practically the same subject would lead to same misunderstandings, confusion and dissatisfaction that now exist, and would be little or no relief from the present unsatisfactory conditions of affairs.

Simplifying System.

Even the plans for tenement houses must, at the present time, be approved by the Bureau of Buildings. But they



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must be first filed and approved by the Tenement House Department before the Bureau of Buildings will consider them and give a permit. There is no sane reason for this. Whether a building be a tenement house, a factory, a theater, a lodging house, or any other kind of a building, the law affecting plan and construction should be explicit, and the Bureau of Buildings could readily, and without any additional expense, pass on all such matters.

The present justifiable movement for reform in factories originated from the lamentable catastrophe of the Triangle Waist fire. The lesson taught by that fire was not that the danger to the worker was from the construction of the building or its plan, but that it was from what I will designate as "house-keeping," meaning the management and arrangement within the building itself. This fire brought forth tremendous agitation, though it was afterwards discovered that the particular building itself was not at fault; still the impulse of that agitation has resulted in certain new laws affecting new buildings, and made necessary radical changes in old buildings.

Too Little "House-Keeping."

In the agitation following the Triangle Waist fire, undue prominence was given to building construction to prevent fire, and too little to "house-keeping." Most of the lives lost in the fire could have been saved. First, had the doors been unlocked; second, more would have been saved had the aisles between the sewing machines been wider and had there been more of them; third, had there been some systematic cleaning up of rubbish and proper storing of the inflammable material as soon as it came from the operators, still more would have been saved; fourth, there would have been no loss of life had there been no carelessness due to smoking; and, fifth, and lastly, there would have been no loss of life had there been sprinklers.

The present Labor Law, as well as the Tenement House Law, places too much responsibility on the owner of the building, and too little or no responsibility on

the occupant or tenant. It makes the owner responsible for certain conditions due to the action of his tenant over whom he has no control, particularly on the question of keeping aisle space, having doors unlocked, keeping place free of rubbish, and last, but not least, keeping the place in a sanitary condition.

Carelessness of Occupants.

From the agitation against our fire-resistant buildings, one would imagine they were the worst in the world, when, in reality, there are none superior. On the other hand, the carelessness of the occupants, the way rubbish accumulates, and the way goods are stored and manufactured, or the "house-keeping" is, I believe, worse than in Europe. Given a building with all possible means of exit, lives will still be lost by fire, if the "house-keeping" is not proper.

The theory that "house-keeping" is of more importance than the building construction is accepted by an association of New England insurance companies, who will not insure a factory unless they are assured there will be proper "house-keeping," and this theory on their part is proving wonderfully successful in keeping down their fire losses.

I particularly dwell upon this to illustrate the fact that the activities of the Industrial Board, the Labor Department and the Tenement House Department should be in the matter of "house-keeping;" and the construction of the building itself, which in comparison is easy, can readily be taken care of by the Bureau of Buildings. The Industrial Board, the Labor Department and the Tenement House Department will have all they can do if they only take care of the "house-keeping."

Placing Responsibility.

To the Industrial Board and the Labor Department should be assigned the administration of the laws which deals with the conditions under which labor may be employed, such as safeguards about machinery to prevent accidents, ventilation to take off poisonous gases, dust, fire-drills, removal of waste and cuttings, smoking in factories, keeping the place clean, providing emergency rooms, toilet and washing facilities, hours of labor, overtime, and many other matters of this kind.

The Tenement House Department should relinquish the construction of tenement houses. This could be just as well done by the Bureau of Buildings as it has been in the past.

The exits of a factory should be proportioned to the number of occupants. Why should we assume that those working in a factory are more easily killed by fire than any other of the human species? I believe that the Labor Law, with few exceptions, in regard to new buildings, is about right. The real trouble is with old buildings. These old buildings should be treated separate and apart from the law for new buildings. In dealing with old buildings it must be borne in mind that new buildings soon become old ones, and to "order" radical and expensive changes to buildings that have been built in good

faith within the law as it existed at the time is often unjust. If changes are deemed necessary, after careful and due consideration, they should be made generally over a term of years. Rather than order radical changes in old buildings, it would be better to limit the occupancy to a reasonably safe number on each floor.

Owners Get Many "Orders."

The property-owners of the City of New York have, for the last twenty years, been treated to more "orders" for changes to their buildings than have the owners of all the other buildings of the world put together. In spite of this it is remarkable that the property-owners of New York have been willing, and are doing so much and with good grace; but in regard to old buildings, I really believe they have been made to carry too great and unnecessary a burden, not only of expense, because of alterations, but continual annoyance due to the very "numerous orders."

In regard to new buildings there is not much that is new in the Labor Law that had not been provided by prudent builders. The principal points in the new law are sprinklers and the enclosing of stairways for certain classes of buildings, and these, due to the influence of the Underwriters and to obtain low fire insurance rates, were provided for most new buildings of the factory class, although not required by the present building code.

At the present time there is little or no criticism because of the Labor Law as it affects new buildings, except that the law as now administered is cumbersome and

slow, resulting in loss of time by those erecting new buildings, and unnecessary extra expense to the city administration, because of the splitting up of the jurisdiction over building construction into many departments. Considering the cumbersome nature of the present system of administering the building laws, I would suggest that the administration of all the laws affecting building plan and construction be placed with the Bureau of Buildings.

Next, in order that there be an appeal from the decision of the Superintendent of Buildings on building matters, when he is afraid to use his judgment, that the Board of Examiners, which now, according to the Charter of the City, has power to review and reverse a decision of the Superintendent of Buildings, be enlarged, not only in regard to its membership, but also that its power be enlarged to take in the Labor Law and any other law affecting the construction or planning of a building.

Board Members Suggested.

I would suggest that the following organizations have representation on this Board: The New York Chapter of the American Institute of Architects, the Brooklyn Chapter of the American Institute of Architects, the New York Board of Fire Underwriters, the Fire Department, the Bureau of Buildings, the Industrial Board, the Department of Labor, the Society of Civil Engineers, the Society of Structural Engineers, the Chamber of Commerce, the Merchants Association, the United Real Estate Owners' Association, the Real Estate Board of New York and the Council of Real Estate Interests.

It would also be well worth considering the advisability of reorganizing the Industrial Board along the line of the Board of Examiners, i. e., by having representatives from the mechanical and ventilating societies, the Medical Association, the Board of Health and other similar societies, and possibly it might be well to put some on from the Chamber of Commerce and the Fire Department.

There is another provision in the Building Law in regard to what is known as "Unsafes," whereby in case the Superintendent of Buildings declares any building construction "unsafe" and in danger, and the owner of the property is dissatisfied, a survey is held, consisting of representatives of the New York Chapter of the American Institute of Architects, a representative from the Building Department and a representative from the owner. The decision of this Board must be complied with unless reversed by the Court, which is seldom or never done.

There is some similar arrangement to this in connection with orders issued by the Fire Department and the Labor Department, but the object of the law is nullified by making it mandatory on the part of the property owner receiving the notice to demand this survey within 48 hours after the issuance of the same, which is absurd, as many of the matters in connection with these orders are not immediately dangerous, like the collapse of a building due to unsafe conditions. This 48 hour limit should be abolished and no limit whatsoever should be set, but a limit should be set for the starting and finishing up of the work in connection with orders issued.

MANHATTAN AND BRONX SALES COMPARED

Table Compiled Showing Weekly and Monthly Totals for Six Months, Together With Corresponding Period Last Year

In order that real estate brokers and property owners can get a clear idea of the realty activity since January 1, the Record and Guide prints a table showing the sales closed at private treaty and also the number of conveyances recorded in both Manhattan and the Bronx, together with comparative figures for the corresponding period in 1913.

The total number of private sales during the current year shows a considerable falling off, as compared with last year, but when the transfers as a whole are considered the figures about offset each other. In the Bronx the number of private sales and conveyances are almost exactly the same, which is rather

remarkable when the large auction sales held last year, notably the Morris Park Race tract, are taken into consideration.

During the current year the sales in Manhattan showed a consistent monthly increase from January 1 to June 1, while during the latter month there was a slight falling off. This same condition existed in the Bronx. As far as the transfers the number recorded did not show the same consistent increase, the month of May, however, being the high water mark for both Manhattan and the Bronx.

May, 1913, witnessed the greatest realty activity for the first six months of the year, in both Manhattan and the Bronx. This is a natural condition and

seems to follow the precedent established during former years. The market during the other months was spasmodic in character and showed considerable width of range.

The total assessed value of the properties transferred in Manhattan from January 1 to July 1 was \$258,546,641, as against \$264,807,422 during the corresponding period in 1913. There has been, however, a big falling off in the mortgages recorded, those put on record during the current six months totaling \$69,007,819, as against \$122,106,773 during the same period in 1913. In the Bronx the total for this year is \$18,585,704, as against \$24,150,792.

COMPARATIVE SALES TABLE.

1914.		Below				1913.		Below				Manhattan		Bronx	
Week	Manhattan	59th St.	Above	Eronx	Manhattan	Bronx	Week	Manhattan	59th St.	Above	Eronx	Manhattan	Bronx	Manhattan	Bronx
Ending	Total	St.	59th St.	Conveyances.	Conveyances.	Ending	Total	St.	59th St.	Eronx	Conveyances.	Conveyances.	Conveyances.	Conveyances.	
Jan. 10.....	16	1	15	2	159	89	Jan. 11.....	26	12	14	14	174	159		
Jan. 17.....	29	8	21	14	129	118	Jan. 18.....	22	10	12	20	134	132		
Jan. 14.....	20	8	12	15	161	111	Jan. 25.....	31	11	20	17	147	143		
Jan. 31.....	27	6	21	15	138	93	Total	79	33	46	51	455	434		
Total	92	23	69	46	587	411	Feb. 1.....	37	14	23	21	154	153		
Feb. 7.....	22	7	15	11	196	135	Feb. 8.....	45	15	30	14	214	163		
Feb. 14.....	45	7	38	16	114	97	Feb. 15.....	35	15	20	14	118	96		
Feb. 21.....	23	7	16	16	140	115	Feb. 22.....	47	14	33	19	160	95		
Feb. 28.....	17	3	14	15	129	122	Total	164	58	106	68	646	507		
Total	107	24	83	58	579	469	Mar. 1.....	46	17	29	17	135	126		
Mar. 7.....	25	8	17	9	144	119	Mar. 8.....	45	11	34	18	228	131		
Mar. 14.....	34	13	21	14	115	136	Mar. 15.....	42	18	24	17	154	131		
Mar. 21.....	31	6	25	18	141	103	Mar. 22.....	38	8	30	14	158	155		
Mar. 28.....	28	9	19	18	124	107	Mar. 29.....	39	15	24	17	133	109		
Total	118	36	82	59	524	465	Total	210	69	141	83	808	652		
April 4.....	26	9	17	19	180	123	April 5.....	39	16	23	18	207	147		
April 11.....	26	10	16	17	146	108	April 12.....	29	5	24	19	137	93		
April 18.....	32	16	16	22	143	101	April 19.....	32	14	18	13	158	114		
April 25.....	28	12	16	18	165	92	April 26.....	40	13	27	17	151	123		
Total	112	47	65	76	634	424	Total	140	48	92	67	653	477		
May 2.....	30	8	22	24	143	121	May 3.....	39	13	26	14	232	147		
May 9.....	29	14	15	14	184	167	May 10.....	25	10	15	14	162	143		
May 16.....	26	11	15	17	169	142	May 17.....	42	12	30	18	186	116		
May 23.....	19	4	15	13	185	147	May 24.....	26	7	19	16	203	121		
May 30.....	39	11	28	9	155	198	May 31.....	19	5	14	4	198	80		
Total	143	48	95	77	836	775	Total	151	47	104	66	981	607		
June 6.....	33	3	30	14	171	146	June 7.....	27	5	22	9	219	151		
June 13.....	25	12	13	15	167	171	June 14.....	21	7	14	12	132	97		
June 20.....	20	7	13	13	187	129	June 21.....	28	8	20	9	166	108		
June 27.....	27	12	15	14	145	140	June 28.....	24	13	11	11	156	109		
Total	165	34	71	56	670	586	Total	100	33	67	41	673	465		
Grand Total ..	677	212	465	372	3830	3130	Grand Total ..	844	288	556	376	4216	3142		

ADVISORY COUNCIL APPEALS FOR RELIEF

More Trouble and Expense Threatened by Industrial Board—
Hearings on Proposed Regulations for Fire-Resisting Materials.

THE Advisory Council of Real Estate Interests, since its inception, has endeavored to have certain provisions of the Labor Law modified, and has done all it possibly could to re-enforce the positions taken by its constituent organizations, particularly in impressing upon public officials and men of high authority in administrative circles, the necessity of complying with the moderate and reasonable requests made by real estate owners in this particular respect.

Through various sources this matter has been brought to the attention of Governor Glynn, and he has been so favorably impressed with the justice and reasonableness of the claims of the large property owners of New York City, that he publicly stated that those features of the law which have been somewhat distressing and obnoxious should be eliminated in the re-codification, or be changed in such a manner as not to be harrassing in their enforcement.

In the preliminary work attending the proposed re-codification, the chairman of the Advisory Council has been selected as a member of the Advisory Committee of the State Factory Investigating Commission, and will represent the Council upon three sub-committees of this Advisory Body. In addition, it is proposed that the Staff of Experts, which is affiliated with the Advisory Council, shall co-operate with the State Factory Investigating Commission in the work which it is now doing.

However, an anomalous situation has been created by the proposed re-codification of the Labor Law, particularly since the State Factory Investigating Commission has been forced to realize that the property owners of New York have been burdened with excessive and multifarious legislation. At the recent meeting of the Advisory Council many complaints were received from property owners to the effect that the Labor Department is now enforcing various provisions of the present Labor Law, which may be amended. Although there was no objection whatsoever to complying with these orders and regulations, the question arose as to whether these regulations might not be changed within the next six months, particularly since the State Factory Investigating Commission itself was planning to propose a number of changes. In order to obviate the difficulties that might arise from this situation, the Council decided to call the attention of the State Factory Investigating Commission to this condition of affairs.

Consequently, the Advisory Council is making a strenuous effort to relieve property owners of the expense and trouble that may prevail during the interim between the hearings of the State Factory Investigating Commission and the enactment of the proposed amendments to the Labor Law, and has written to Lt.-Governor Wagner and the State Factory Investigating Commission, through Hon. Cyrus C. Miller and Adolph Bloch, saying in part:

"Would it not be expedient to suspend or hold in abeyance the operation of those particular provisions of the Labor Law which your commission contemplates changing, and which will, in all probability, be re-drafted in accordance with your suggestions? By adopting this course, Real Estate owners will be certain that they will only be amenable to the Law, as it will be ultimately defined upon the statute books.

The Industrial Board of the State

A N ANOMALOUS SITUATION is presented by the proposed re-codification of the Labor Law, which includes the State Fire Prevention requirements, and the sudden activity of the State Labor Department in framing rules for the enforcement of the existing law which by public opinion has been impeached as an unkind and unnecessary imposition upon real estate and manufacturing interests. Hearings were held this week by the Industrial Board upon proposed regulations for the construction and alteration of all buildings in which any amount of manufacturing, however small, is carried on, and upon other regulations for the construction and maintenance of elevators, which new rulings will supposedly supersede and nullify conflicting portions of the Building Code and Regulations of the City of New York.

Department of Labor is proceeding with its duty of interpreting the Labor Law as if the Legislatures Factory Investigating Committee, headed by the Lieut.-Governor, were not engaged in revising the law. The presumption follows that the board expects to be invested with broad powers and that the rulings which are to be promulgated will survive. On Tuesday and Wednesday of this week public hearings were held on a number of important propositions at the office of the board in the Fourth Avenue Building, with Commissioner James M. Lynch of Syracuse presiding, and Messrs. Flaesch of Unadilla, Cullen and Wertheim, members, and Secretary Williams present. The fact that the board was traversing subjects fully treated in local codes and ordinances was frequently referred to and as often disregarded. At one stage Commissioner Lynch impatiently exclaimed, "I have heard and read so much about the duplication of work that I have almost come to believe it."

"Where the State building laws come in conflict with the local building codes, which are the ones to be followed?" an architect representing the New York Society of Architects asked several times during the hearings, and each time he was put off with the remark by the Commissioner saying, "The matter is not relevant to the paragraph under discussion; the secretary will proceed," etc.

New Fireproof Rules.

The most interest centered in the proposed rules defining fireproof and fire-resisting materials and describing certain specifications relating to construction. These rules have been long awaited, and do not come with the same force now that the State Factory Investigating Committee in public hearings went over the same ground only a few weeks ago with a view to revising the law on which the Industrial Board's rules are predicated.

The Labor Law in section 79-f, subdivision 2, requires the Industrial Board to specify what materials are fireproof materials and which materials, not being fireproof and incombustible, are

fire-resisting material within the meaning of the law.

The law is (section 79-a) that all factory buildings hereafter erected more than four stories in height must be of fireproof construction, the roofs to be of incombustible material supported on arches of fireproof material. Here the Industrial Board comes forward with Rule 500, which tells how all roofs and floors shall be constructed. They may have segmental brick arches, terra cotta hollow tile arches, reinforced stone concrete arches, or (this is the important clause) any form of construction not less than four inches thick that shall have passed successfully the standard four-hour test from fire, load and water.

Fireproof Partitions.

Tentative rule 501 permits not only reinforced cinder and stone concrete, brick and terra cotta to be used in constructing fireproof partitions, but it welcomes any form of construction not less than four inches thick when safely supported that has passed a standard three-hour fire and water test.

Fire Doors.

Fire doors may be tin clad, iron or steel clad or composit or any form of door construction that stand a standard one-hour fire and water test. Fireproof windows may have frames of iron or steel or be metal covered, or of any other material that will stand a standard test.

Fire-Resisting Material.

For stairway enclosures rule 504 permits (a) any form of fireproof partition previously defined, (b) any form of construction that has passed a standard one-hour test, (c) wood studs lathed each side with metal lath and plastered with Portland cement mortar $\frac{3}{4}$ -inch thick, (d) or wood studs filled in with mineral wool, asbestos, gypsum, or other similar incombustible material, plastered with Portland cement at least $1\frac{1}{8}$ -inch thick, or covered on either side with metal lath or wire netting and plastered with Portland cement $\frac{3}{4}$ -inch thick, (e) or wood studs filled in with masonry and plastered with Portland cement, (f) or existing wood stud lath and plaster partitions stripped of all wood base or other trim and covered with No. 24 U. S. standard gauge metal lath on each side and plastered with cement mortar.

When Existing Partitions Are Acceptable.

Fire-resisting partitions, now in place, constructed in such manner and of such fire-resisting material, as have heretofore been approved by the local authorities exercising supervision over the construction and alteration of buildings, will be accepted when complying with the following requirements:

(a) Each side of existing partition covered with $\frac{1}{2}$ -inch approved plaster board protected by not less than 26 U. S. standard metal, both nailed to the woodwork.

(b) Each side of the existing partition covered with 2 thicknesses of $\frac{1}{4}$ -inch approved asbestos board with staggered seams, provided that where in the opinion of the Commissioner of Labor protection is necessary against mechanical injury, such protection shall be provided.

(c) And in buildings not over 6 stories in height existing wooden partitions, double thickness, $\frac{3}{8}$ -inch board covered on both sides with 20 U. S. standard gauge metal, or with 26 U. S. standard gauge metal with lapped seams.

THE TAX DEPARTMENT AND THE CITIZEN

How Suspicion and Dissatisfaction Are Being Dispelled—Validity of Tax Liens Upheld—The Land Value Maps—Building Factors

A CASE of great importance to the City of New York has just been decided by the Appellate Division of the First Department. In several cases the validity of arrears of taxes on real estate have been attacked upon the ground that the description of the property was inadequate. In some of these cases the decision has been adverse to the city. In spite of these adverse decisions, Judge Guy, in a very carefully reasoned opinion, upheld the validity of a tax lien in the case of the Tax Lien Company against Bird. This decision of Judge Guy was rendered in 1913, and the Appellate Division has now affirmed it.

It seems that the courts have been misled by the theory that the assessment and taxation of real estate in the City of New York is the same as in a country town. Judge Guy carefully explains the difference. In the country town real estate is listed in the alphabetical order of the names of the owners, and the tax may be collected by a proceeding against the owner personally. In the City of New York the proceeding has for a great many years been in rem; that is to say, the lien of the tax has been valid whether the owner's name was correctly stated or not.

In the country, town land must be described by metes and bounds, whereas in the City of New York the land is properly described by reference to a tax map. The description by numbers referring to a tax map is far more accurate and is entirely adequate. Judge Guy held that this New York description by lot numbers is all that is necessary, and the numbers really import into the assessment roll a complete description by metes and bounds as shown on the tax map and such description of the improvements as may appear on the annual record.

These tax cases are often very technical, and the city is fortunate in having certain judges who have had experience as assistants to the Corporation Counsel, or have themselves at one time held the office of Corporation Counsel. Judge Guy's experience as Assistant Corporation Counsel, for part of the time in charge of legislation at Albany, is of the utmost value to the city now that he is on the bench.

Cooperation with Citizens.

In a letter which the Board of Tax Commissioners, through President Lawson Purdy, sent to Mayor Mitchel this week, it is said that one of the leading principles of this administration is the analysis of every official act and the publication of every detail in such form that every citizen may determine for himself the wisdom of the act and whether or not its performance is efficient. To an extraordinary degree all the work of the Tax Department is subjected to intelligent criticism by a very large number of people. There are over one-half million separately assessed parcels of real estate in the City of New York. The assessed value of at least fifty thousand parcels is examined by the owners or their representatives and compared with the assessed value of neighboring parcels. In this examination the assessed value of at least one million parcels is subjected to careful scrutiny. Besides this every parcel is under examination by the owner when he receives his tax bill. On the average, therefore, there is examination, comparison and criticism of the assessed value of every parcel of real estate in

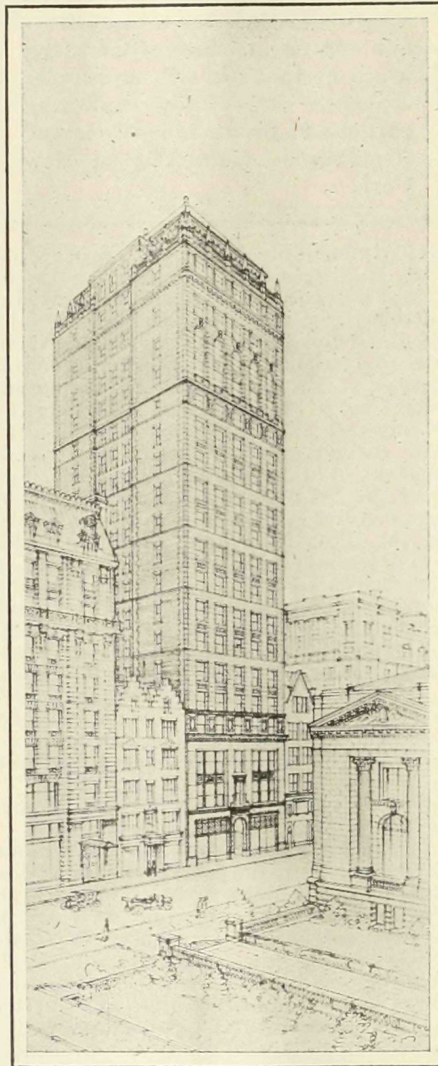
the city at least three times by as many different persons.

"It is the purpose of the Tax Department," says President Purdy, "to use this vast army of critics in the most effective way for the common good. The old heresy that still persists in so many

PAUL STARRETT'S BUILDING.

New Structure, Opposite Public Library, to Typify Last Word in Modern Construction.

It is expected that work will soon be started on the twenty-story office building, 6, 8, 10 West 40th street, opposite the New York Public Library for Paul Starrett, president of the George A. Fuller Company, 111 Broadway, which has the general contract to erect the building. The structure will possess



every improvement and will be fireproof to the finish. The lower stories are to be of limestone with bronze trimmings; the upper stories, of face brick with terra cotta trimmings.

The unique feature of the building is that it will be finished in design and carried around on all four sides. There will be five high-speed passenger elevators. The layout of the floors is so arranged as to be especially advantageous for high-class office use. Goldwin Starrett & Van Vleck, 45 Union square, are the architects. The cost will exceed \$500,000 and with the cost of site will represent an investment of more than \$1,000,000.

places, which regards the assessor as an enemy and which leads assessors to view public criticism with doubt and suspicion, is ended forever. This Tax Department is no longer in the position of the regiment in hollow square with bristling bayonets extended toward the taxpayers. It no longer carefully conceals everything from the taxpayer but the final total assessed value. Every assessment is analyzed into its component parts. The land value is shown separately and the manner of computing the land valuation of each parcel is displayed in such manner that it can readily be understood.

The Record and Guide Land Value Maps.

"For the purpose of analyzing land valuation the department will publish on the first of next October a series of maps showing the value per front foot for lots 100 feet deep, of lots on every side of every square through the five Boroughs of the City of New York. The value of corner lots is influenced by the value of the intersecting streets, and the manner in which the value of every corner is determined appears upon examination of the unit values on the intersecting streets. In the suburban parts of the city where streets are not laid out, the value per acre is displayed upon the map.

"In order that these maps may receive the greatest publicity at a time when they will be most useful, a contract has been made with the Record and Guide, the leading real estate publication of the city, by which the Record and Guide is bound to distribute without charge a copy of the maps to every one of their subscribers and to sell them for one dollar apiece to every one who desires to purchase. The unit values to be published October 1 will be the tentative values fixed by the Deputy Tax Commissioners. There will be opportunity for persons interested to study the maps and then make application to the commissioners for reductions when the values are regarded as excessive.

Invited to Give Information.

"In order that the tentative valuations may be made by the Tax Department with the fullest knowledge, every taxpayer has been invited to give information concerning his own property or the property of others by the use of blanks provided by the Tax Department or otherwise. All persons having a knowledge of values have been solicited to submit their opinions of values, especially by marking a page of the land value map with the units they regard as proper in every case where they believe the units for 1914 were either too low or too high.

Block Numbers.

"In the Boroughs of Manhattan, Bronx and Brooklyn the location of property upon the land value maps is rendered easy by distinguishing the various blocks by numbers. The maps for Queens and Richmond will be greatly improved by the use of local means and by the numbers of the plots or districts or blocks, as the case may be, into which they are now divided. It has been difficult in these two boroughs to make locations because the block system could not be extended until such time as the topography of the streets may be settled by the Board of Estimate. This difficulty will be overcome in large measure by the use of the numbering system referred to."

PROGRESS IN SUBWAY CONSTRUCTION

Chief Engineer's Report to Public Service Commission—More than Half the System Under Contract, Representing \$140,000,000 in Material and Labor.

THE construction of the greatest rapid transit system in the world—the Dual System in New York City—for operation by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation, is progressing most satisfactorily, according to the report of Alfred Craven, Chief Engineer of the Public Service Commission for the First District for the month of June, 1914. The city, acting by the commission, now has \$126,414,036.27 worth of new subway and elevated work going on in the several boroughs.

Of this total \$67,208,248.84 is on lines for operation by the Interborough Company and \$59,205,787.43 on lines for operation by the New York Municipal Railway Corporation. Under the Dual System agreements the city is pledged to contribute about \$164,000,000 toward the construction of city-owned lines, so now more than two-thirds of this total has already been placed under contract.

It must be borne in mind, however, that some of the contracts in this total are to be paid for by the Interborough Company and the New York Municipal Railway Corporation, which pledged \$58,000,000 and about \$14,000,000 respectively, toward the construction of city-owned lines. The total city contribution, therefore, is considerably less than this total. In addition to the work on city contracts, the New York Municipal Railway Corporation has about \$4,000,000 and the Interborough Rapid Transit Company about \$10,000,000 worth of work under way; so that in round numbers there is all told about \$140,400,000 in contracts now completed or under way. The estimated total construction cost of the entire Dual System is about \$273,000,000, so it will be seen that more than half of the system is now under contract.

There are now employed by the contractors on the various sections of the work 12,517 men. The commission expects to see this vast army nearly doubled in the course of the next few months, when work is begun on several contracts that have recently been awarded.

Interborough Lines.

The Seventh Avenue Subway extends from a connection with the existing subway at the Battery to another connection with the present subway at Times square. It is under contract for the entire distance, and work is now going on in Greenwich street, West Broadway, Varick street, Seventh avenue extension and Seventh avenue. Work at the two connection points has not yet begun.

East River Tunnel.—This tunnel extends from Old Slip, Manhattan, to Clark street, Brooklyn, and will be connected on the Manhattan side with the Seventh avenue subway, and on the Brooklyn side with the existing subway and the Eastern Parkway branch of the same. The contract has been let to Booth & Flinn, Ltd., and the O'Rourke Engineering Construction Company for \$6,469,916.25. Frederick C. Noble, division engineer of the commission, who was connected with the building of the present East River tunnel, will have supervision of the construction work on this tunnel, as well as on the New York Municipal tunnel.

Lexington Avenue Line.—This subway is under contract from 43d street and Lexington avenue, Manhattan, up Lexington avenue to and under the Harlem River and beyond on the western branch to 157th street and River avenue and on the eastern branch to 138th street and Park avenue. Actual con-

struction work is under way from 53d street north, work on Section No. 7, extending from 43d to 53d street, not yet having been commenced. Work on the Bronx extensions of this line is well under way, that on the Jerome avenue branch extending from 157th street and River avenue, up River and Jerome avenues to Woodlawn road; and that on the Southern Boulevard and Westchester avenue line extending from 138th street and Park avenue, through 138th street and Southern Boulevard to Whitlock avenue. The elevated portion of this extension through Westchester avenue to Pelham Bay Park is not yet under contract.

White Plains Road Extension.—This line is an extension of the existing subway from its present terminus at Bronx Park through White Plains Road to 241st street. It is entirely under contract, and work is proceeding all along the line.

Steinway Tunnel.—The Rapid Transit Subway Construction Company has the contract to fit this tunnel for temporary operation. Work is now in full swing, and should be completed by the first of next year.

Astoria and Corona Lines in Queens.—The work on the Astoria line is reported this month as completed. Work on the Corona line and the Queensboro Bridge section is progressing, the Corona line now being about half completed. The Interborough will operate its trains over these lines, and the New York Municipal Railway Corporation will have trackage rights over both lines also, and it will be possible for that company to send its Broadway-Fourth avenue subway trains over the Queensboro Bridge and out to Astoria, Corona and Flushing.

Steinway Tunnel Extension.—Work is going on in this extension rapidly. This extension will connect the Steinway tunnel with the other Queens' lines at the Queensboro Bridge Plaza.

New York Municipal Railway Corporation's Lines.

Fourth Avenue, Brooklyn, Subway.—This subway is practically completed from the Manhattan Bridge through Flatbush avenue extension, Fulton street, Ashland place and Fourth avenue to 43d street. Work on the extension, from 43d to 86th street, is about half done. The reconstruction work at 36th street, to provide for the Coney Island connection through 38th street, is now under way. The commission has awarded the contract for the installation of tracks in this subway, and it is now advertising for bids, to be received July 10, for the construction of station finish work. The New York Municipal Railway Corporation, in anticipation of placing this line in operation about the first of the coming year, has placed orders for 100 new steel cars.

New Utrecht Avenue Line.—This line which will connect the Fourth avenue subway with Coney Island is entirely under contract, and work continues to go on rapidly.

Sea Beach Line.—This line is to be built and paid for by the New York Municipal Railway Corporation. It leaves the Fourth avenue subway at 65th street and runs through to Coney Island. It will be mainly a depressed railroad with four tracks. The contractors employ about 700 men on this work, and it is progressing rapidly.

Broadway, Manhattan, Subway.—This subway runs from Morris street and Trinity place, Church street, Vesey street, Broadway and Seventh avenue to 59th street, across 59th and 60th

streets to the Queensboro Bridge and over the bridge to a connection with the new rapid transit lines in Queens. It is now under contract from the southerly terminus to Broadway and 38th street, and the commission is now advertising for bids, to be received July 24, for the section in 59th and 60th streets from Seventh to Second avenue. Actual construction work is now in progress as far north as Broadway and 26th street. The contract for the construction of the section between the southerly terminus of this line and the proposed tunnel from Whitehall street, Manhattan, to Montague street, Brooklyn, has also recently been awarded. Work is going forward rapidly.

Canal Street Subway.—This line will connect the Broadway subway with the Manhattan Bridge and the Fourth avenue, Brooklyn, subway. The contract has been awarded to the Underpinning and Foundation Company, but has not yet been executed.

East River Tunnel.—This tunnel extends from Whitehall street, Manhattan, to Montague street, Brooklyn, and will be connected on the Manhattan side with the Broadway subway, and on the Brooklyn side with the Fourth avenue subway. The contract has been let to Booth and Flinn, Ltd., and the O'Rourke Engineering Construction Company for \$5,974,809.50. Frederick C. Noble, division engineer of the commission, will also supervise the construction work on this tunnel.

Broadway-Myrtle Avenue Connection.—The construction work on this line has been completed, and the track-laying is now about 80 per cent. done.

Lutheran Cemetery Line.—This line will be an extension of the Myrtle avenue elevated railroad to Lutheran cemetery. It will be built and owned by the company. It is now reported as about 95 per cent. completed.

Liberty Avenue Extension.—This is an extension of the Fulton street, or city line, elevated from its present terminus at the Brooklyn boundary line, through Liberty avenue, Queens Borough, to Leferts avenue, Richmond Hill. Work is now under way.

THREE-STORY PIERS.

Their Cost Would Be Out of Proportion to the Requirements.

The question of the advisability of building city piers three-story high in order to give them greater capacity than double decked piers has been much discussed in the past, and has drawn out widely divergent views. The Commissioner of Docks and Ferries, Hon. R. A. C. Smith, was asked by the Record and Guide if three-story piers would so increase docking facilities as to solve in any degree the water front problem of congestion, and he said in reply:

"Without attempting, however, to speculate upon the effect on existing conditions as a result of erecting three-story piers, I might say that the primary objection would be the item of cost of construction as affected by the demands for adequate foundations.

"The bottom conditions are so variable and adverse, that the cost of foundations for a three-story structure extending out into the river on a pier with its wind exposure and leverage conditions under exposure to wind and impact of vessels, combined with uncertain character of bottom, ranging from soft mud through every possible formation to solid rock, would be out of all proportion to the essential docking requirements in the matter of cost."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Restriction and regulation are threatening to take the place of the liberty with which the fathers once endowed this country.

Designating the City Investing Building as a factory because it contains a tailor shop is one of the absurdities of the State Labor Law.

The passenger traffic of the Long Island Railroad steadily increases from year to year, being considerably larger this year than last, in spite of the high cost of tickets.

Governor Glynn has told us what the State means to do to make amends for the over-regulation of buildings, but Mayor Mitchel has not yet told us what the City has in mind to do to reduce the inspection pest.

More new real wealth will come from the phenomenal crops than from any freight rate decision. Our agricultural products this year will reach \$11,000,000,000 in value. While there may be a closer scrutiny of commercial credit than usual, money is cheap for approved enterprises, and the U. S. Treasury will see that there is plenty for moving the crops.

Brooklyn builders are taking more interest in high-class apartment work than ever before. Plans for 126 such structures were filed during the month of June. Brooklyn's record for plans filed during the current year for all kinds of new buildings is 31 per cent. over the record for the corresponding period last year. Queens had a gain of 120 per cent. in June over the same month last year.

Excess Condemnation for Sixth Avenue Extension.

In every scheme which has been made for the reformation of the street plan of Manhattan, the extension of Sixth avenue has been associated with the extension of Seventh avenue. Both of these avenues were laid out to end in a blank wall and were deprived of their proper value in the street system of the city because they were not thoroughfares—because they had never obtained an outlet to the south which enabled traffic originating in the district to the south or seeking some goal in that district—a convenient route to travel. It has not usually been proposed, however, to open up a wholly separate outlet for Sixth avenue, which would be an extremely expensive thing to do. Practically all the plans which have been drawn to bring about this improvement merely opened up a connection between an extended Sixth and the lower extension of Seventh avenue. That is what the present movement proposes to accomplish; but two alternative methods are proposed to bring it about.

One of these plans provides for the extension of Sixth avenue to Carmine street, and the widening of Carmine street to its intersection with the new Seventh avenue. The other plan provides for cutting a straight avenue through all the blocks, which separate the lower end of Sixth avenue to Fourth street. The first of these plans would not cost very much money—not much over \$1,000,000. The cost of the second would be very much larger, and would might well equal the cost of extending Seventh avenue. The city would, however, be compensated for the increase in expense by an increase in utility. This plan would open up a district, whose development is now injured because of its deficient means of street communication with the rest of the city. It is, consequently, the plan favored by the Central Mercantile Association, which is the local organization of West Side Merchants.

In placing an estimate on the relative merits of these two plans a great deal depends upon the point of view from which the plans are considered. If the interest of the whole city is taken into account, it looks as if the first and cheaper plan should be adopted. It is certainly desirable that lower Sixth avenue should be connected by a thoroughfare with the district to the south; but it is also desirable that the connection should be made at the minimum possible cost. The city's debt limit is almost reached. Sixth avenue is not very valuable for traffic purposes. It is a narrow avenue, encumbered with an elevated road, and vehicles avoid it in case there is another available route to their destination. The advantages of opening it up and connecting most efficiently with the district to the south of it are rather local than general, and if any considerable expense is to be involved that expense should be paid for by the property which is chiefly benefited by the improvement.

This proposed extension of Sixth avenue seems to present an admirable opportunity to put the principle of excess condemnation into practice. The benefits of the improvement are chiefly local. It ought to add considerably to the value of the real estate lying immediately along the line of the proposed new street. In this particular case of an unusually large amount of sheer waste would be avoided by the application of the new method. The plan of the new Sixth avenue, which is favored by the Central Mercantile Association, affects about two hundred parcels of real estate and would bring into existence many irregular pieces of property which would not be available for profitable improvement. If the city were to condemn about 100 feet on both sides of the line of the improvement and after the work is finished sell the property off to builders in plots, as large as a builder would need, it would reap a sufficiently large profit to pay for the expense of the work and save a wholly unnecessary loss to the city. Real

estate in this neighborhood is cheap, and after the expense of the improvement, when added to the lots, the value of the land would still be low compared to other no worse available parts of Manhattan. It is very much to be hoped that the Board of Estimate will use this chance to try out the method of excess condemnation.

A Covent Garden for New York.

It is an extraordinary comment on the vicissitudes of real estate, even in a most prosperous and growing community, that it should now be seriously proposed to establish a market in 23d street. For thirty years lots abutting in 23d street were considered to be the choicest and best established retail property in Manhattan; and it would almost certainly have remained so in case manufacturing industry had not invaded the territory immediately to the south and driven out the retail stores on lower Broadway and Fifth avenue. The only two important shops still transacting business in this neighborhood have recently announced their intention of moving—viz: Brooks Bros. and Arnold & Constable. Almost all of its better stores have already deserted 23d street, and it looked as if the vacant space would have to be filled by wholesale and manufacturing establishments. But now it is proposed to establish, in the building formerly occupied by Stern Bros., a market, and it seems strange that property which has been vacated by the retail trade, should be considered available for a market.

And the circumstance is not less strange, because it is a very exceptionally high-class market which it is proposed to establish. The idea is to reproduce Covent Garden in New York and to sell a high grade of food-stuffs at a comparatively low price. The plan provides for about sixty booths on the first, second and third floors. Each of these booths will occupy considerable space, and will give to the dealers an opportunity of attractively displaying his wares. The first floor will be devoted to general provision dealers, the second chiefly to groceries, and the third to household furnishings. The fourth floor will be occupied by a large public restaurant, with a seating capacity of 2,500, while the roof will be covered with a canopy of glass and will be converted into a new kind of greenhouse and aquarium, where fish and fowl and birds and all kinds of horticultural products will be sold.

It will be seen that the proposed enterprise has been ingeniously and carefully planned and will start under conditions which should afford to it every chance of success. The only question is whether the location is sufficiently well adapted to the purpose. The attempt to select a thoroughly satisfactory location must have been difficult, because a central location was needed for the convenience of customers, while at the same time the more central the location the more it divided the market retailer from the source of his supplies. It would also have been exceedingly difficult to obtain a sufficiently large site in an expensive retail district. Such being the difficulties, 23d street looks like a possible compromise. Its chief disadvantage consists in the lack of an express station on the new subway in its vicinity. If possible a site near such a section on the Broadway and Seventh avenue lines should have been selected.

Unnecessary Laws.

Editor of the RECORD AND GUIDE:

The Merchants' Association of New York is fully in sympathy with the purposes of a Labor Law and it desires to co-operate with the commission and its counsel in amending the existing law.

The provisions of the present law relating to the construction of new buildings, the maintenance and alterations of existing buildings, also as regards fire prevention and sanitation should, however, exempt the City of New York, or cities of the first class, which have already been delegated with

functions for this purpose and should not be operative in this city through the Labor Department. The various city departments covering these matters have had jurisdiction for years, and to put provisions in the State law as regards this city covering what is already attended to by the authorities has led, and will in the future, lead, to hopeless confusion and duplication.

It will be useless to have our Building Department prepare, and our Board of Aldermen adopt, a new Building Code if this is to be superseded by a Labor Law Code. It will be useless to have our Sanitary Code and our Board of Health, in this city, if the Labor Law is to take precedence in our factory, mercantile and office buildings.

The people have been more and more strenuously demanding and the Legislature recognize 'home rule,' as expedient and necessary in large cities, and we cannot endorse or support any backward step to be taken in this direction.

We fully appreciate and agree that the working people need protection, in various ways, and that there are various sections in the Labor Law that are not taken care of by the City Departments, and these should be left under the present jurisdiction. Also, in many places in the State there are no adequate building codes, etc., and the Labor Department should have jurisdiction there.

We consider that the definition of a factory is unduly broad and that it includes any and all buildings, or any part of a building, in which one or more persons are engaged at labor.

We also insist that mercantile establishments and office buildings in the City of New York must be governed by the local authorities. If the Labor Department should have jurisdiction over these structures, why not give them our docks, our theatres and places of assemblage, our tenements and our homes, in all of which are employed one or more persons at labor.

We feel that the commission should consider the rating or classification of factories and factory buildings under the law, and make different requirements for occupancy, contents, height of buildings, or style of buildings, to say the least. Hazard conditions far more generally have their root in inflammable contents than in structural defects, and the surest way to prevent loss of life is to prevent the spread of fire where inflammable contents are present, by checking it in its incipiency.

We feel that the law has overlooked the simplest and most effective means for protection of life; that is, the general use of automatic sprinklers, which, if installed, would make unnecessary expensive structural changes called for in the law and to which objection has been so general.

A building should be rated by its condition of contents, occupancy and structure, and if these create a fire hazard, certain improvements might be required, but first of all, and before calling for structural changes, fire prevention should be considered and a premium put on that, for it is a great hardship if owners are to comply with orders, from the Fire Commissioner of the City to install sprinklers, and in addition be compelled under the Labor Law, to make structural changes the reason for which would be entirely eliminated by sprinklers. Rigid distinctions must be made between the occupant or the operator of a factory and the owner of the structure, for in many cases it is impossible for an owner of the structure to exercise any control over the tenant.

ALFRED R. KIRKUS,
(Chairman Sub-Committee on Revision
of Labor Laws, Merchants' Asso.)

Janitors and the Compensation Law.

Editor of the RECORD AND GUIDE:

The enclosed correspondence, of which I have the original at this office, may prove interesting to the owners of tenements who are in doubt as to how their janitors are affected by the Workmen's Compensation Law. While the reply of the commission is rather

"wobbly," it tends to show their idea of the situation. Yours very truly,

HENRY BRADY.

262 West 23rd street

The correspondence referred to comprises a letter of inquiry from Mr. Brady to the Workmen's Compensation Commission of No. 1 Madison avenue, as to whether a janitor of a cold-water tenement house comes under the jurisdiction of the Workmen's Compensation Law; also a janitor operating a steam-heating plant, but doing no repairs in the tenement.

The answer of the commission through Secretary Frank A. Spencer was that "While we do not feel that this commission can properly be asked to make rulings or interpretations, except in concrete cases coming before it for decision, nevertheless we would say in reply to your inquiry that a janitor of a cold-water tenement house would not come under the law. If he operates a steam plant, he would come under the law. Please understand that the above is not to be taken in any way to be binding upon this commission, but to be merely an informal expression of opinion. We take pleasure in sending you a copy of the law."

Let the Children Play in the Lots.

Editor of the RECORD AND GUIDE:

The Real Estate Board wishes to bring to general attention a plan in which it is co-operating with the Safety First Society. It is desired to secure for the use of children, who otherwise are compelled to play on the dangerous city streets, such vacant land as owners are willing to lend for that purpose. This board's committee, composed of Messrs. Lawrence B. Elliman, Albert B. Ashforth and Frederick D. Kelley, is desirous of aiding the work as far as possible, and is asking members of the Real Estate Board, and others, to allow the use of their vacant land for this purpose.

This board at the outset raised this question: "What liability would owners incur for accidents happening on land so loaned?"

The Safety First Society took this matter up with Park Commissioner Cabot Ward, who in turn has secured from Corporation Counsel Polk an opinion that the city assumes all responsibility.

The questions asked were substantially these: Would the owner of the lots be responsible for possible injury to a child while at play? Would play attendants be necessary? Would the city incur further obligations to protect the children? What particular protective steps should be taken?

Mr. Polk's opinion, on file in this office, is in brief that the owners of lots would not be liable for a child's injury while at play if there is no defect or construction in or upon the land in question; that the owner of the lot might have a paper writing making it plain that in so loaning his property he relinquishes all control thereof so long as it is devoted to playground or recreation uses; that there is no necessity for play attendants unless the large number of children at play, or the character of the play accessories, seem to warrant it; that the city will incur no additional obligations to protect the children if the grounds are free from defects and properly adapted for use as playgrounds.

While, however, the Real Estate Board gives this summary of the Corporation Counsel's opinion for the benefit of those who naturally will be interested on this point, it also advises as follows: Those who are willing to loan vacant land for playground purposes should secure themselves by obtaining from the Park commissioner or other proper city authority a statement in writing to the effect that **the city releases them from all responsibility and from liability for damage claims** in case of accident while land so loaned remains under the jurisdiction of the Park Department.

It is hardly necessary to emphasize the importance of this plan for playgrounds, and co-operation of those able to help is earnestly asked,

Those who desire to help are asked to notify this board at once, stating the exact location of the land, so that the necessary details may be arranged at the earliest possible moment.

RICHARD O. CHITTICK,
Executive Secretary.

How to Root Out Anarchists.

Editor of the RECORD AND GUIDE:

The recent bomb explosion on Lexington avenue forces to the front the pertinent question: To what degree are real estate values jeopardized by the presence of anarchists? A clause in insurance policies provides that the companies shall not be liable for loss caused directly or indirectly by invasion, insurrection, etc., or by explosions of any kind.

It is well known that there are certain classes of occupied premises upon which it is difficult to secure mortgages, because of the character of the inmates. Insurance companies, fearing the bomb-throwers, will not write policies on houses occupied by them when exposed. If all policies should be so written as to preclude the right of an owner to house any one known to have anarchistic tendencies, the spread of that kind of population might be prevented.

ONLOOKER.

Who Is to Blame?

Editor of the RECORD AND GUIDE:

In your issue of July 4 is a letter from Thomas U. Slocum, president Wholesale Drygoods Centre Association, in which he states, that the association has been successful in checking the uptown movement. This may be so—to a certain extent. His statement that, "Real estate brokers interested in uptown property are trying again to artificially organize an uptown movement, is in all fairness, to say the least, inaccurate and inappropriate. By "uptown movement" I interpret he means the midtown section (say 23d to 59th street). Expressed in other words, he means the "honeycomb of transit facilities."

This is the section where downtown New York is moving to. Not from choice—and not on account of artificial stimulus by interested brokers. Simply on account of the business centre shifting nearer a radial zone.

The Pennsylvania and New York Central stations, the Steinway tunnel, the Queensboro Bridge, the Subway connections across 42d and 59th streets, the building of the large piers at the foot of 46th to 56th street, are all bona fide-permanently anchored propositions.

I am only mentioning some of the important compelling causes that have forced large business interests to seek this location. The moving is done in self-protection,—to be near all these facilities which have clustered around there: the department stores, hotels and places of amusement. They want to be where the city lives and throbs.

Another genuine reason for the uptown movement, combined with the above, is the need of modern buildings. These are lacking in the lower part of the city and are now being erected by people progressive enough to supply what is in demand. That is, new buildings with areas large enough to meet the requirements of modern business. It was acknowledged in a public statement by the head of the large drygoods firm recently in difficulties, that the downtown firms were suffering on account of the business moving away from that section and that the old firms remaining were losing ground.

It is a hardship for many downtown property owners, and business firms that things have so shaped themselves, but it illustrates the old truth, time and tide wait for no man. You can't blame the brokers.

NATHAN L. OTTINGER.

900 Seventh avenue, July 6.

Procrastination is the besetting sin of lawyers, which tends to explain but not to excuse the delay in handing down the rate decision case. There ought to be more quick-thinking practical men on the board.

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THE WEEK'S REAL ESTATE NEWS

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

Tax Valuations Show Increase

REALTY MEET.

Greatest of Its Kind—1,500 Delegates and Visitors at Pittsburgh.

Pittsburgh.—Real estate men from all quarters of the United States and Canada opened the seventh annual convention of the National Association of Real Estate Exchanges in the assembly room of the Hotel Schenley Wednesday morning. Every train arriving in Greater Pittsburgh that day brought its quota of the 1,500 delegates present. It is by far the most important as well as the largest convention of its kind ever held anywhere in America.

Charles L. Simpson, of Kansas City, president of the organization, voiced the sentiment of most of the members of the association, when in his opening address he recommended that real estate experts be employed by the government in appraising the lands owned by the railroads, expressed opposition to fraudulent advertising and advocated a uniform conveyance law in every State in the Union. These issues, with an exclusive listing system, are matters in which Pittsburgh real estate men are vitally interested. They believe it is best for one dealer to handle listed properties exclusively.

Real Estate Business Becoming Specialized.

President Simpson further said: "A recommendation of the growing importance of the handling of real estate as a profession has been made by the various colleges, which have established regular courses for the study of the most scientific methods of city building. "We are already beginning to specialize as to the particular branch of real estate for which we consider ourselves best fitted. The specialist in business property, in 99-year leases, in suburban platting, in farm lands, in high-class residence districts, in cottage homes, in switch properties, in factory sites and in rentals, each has a distinct business of his own, although under the head of real estate.

"It is remarkable how soon a man's specialty is recognized by the general public, and the time is already here when a man who gives his attention to developing residence districts is not expected to know all about factory sites, even in his own city."

Many interesting displays are being made in the corridors of the hotels and especially at the Hotel Schenley.

Three Pittsburgh men welcomed the delegates to the city. The City Solicitor, Charles A. O'Brien, represented Mayor Joseph G. Armstrong; David P. Black, vice-president of the National Association, and H. P. Haas, president of the Pittsburgh Real Estate Board, spoke.

Schedule of Real Estate Convention.

Wednesday.

2.30 p. m.—Contest for Chicago Real Estate Board silver trophy cup in assembly room, Schenley Hotel. "Five-minute talks."

8 p. m.—Fort Pitt Hotel, "A Night in Bohemia." A get-together good time with unexpected and unusual surprises for all delegates and ladies.

Thursday.

9 to 9.30 a. m.—Question Box Leader, Thomas Shallcross, Jr., Philadelphia, vice-president National Association.

9.30 to 10 a. m.—"The Backbone of a Real Estate Board," R. Bruce Douglas, Milwaukee.

10.30 to 11.30 a. m.—"Advertising and Salesmanship," Hugh Chalmers, president Chalmers Auto Co., Detroit.

11.30 to 12 noon—"The Relation of a Real Estate Board to a Community," Roland B. Woodward, secretary Chamber of Commerce, Rochester.

12 to 12.30 p. m.—"Sign Board and Newspaper Advertising," Albert H. Wetten, Chicago.

12.30 to 1 p. m.—Reports of committees on national legislation, State legislation and commission rates.

1.30 p. m.—Luncheon meeting of stockholders of International Realty Associates. Luncheon conference of all secretaries.

8.30 to 10.30 p. m.—Lawn concert at Schenley Hotel by Pittsburgh Festival Orchestra. Direction Carl Bernthaler.

For the election Saturday there is more than usual activity. A committee on nominations, with V. H. Surghnor, of Chicago, as chairman, has been named by President Simpson to bring in nominations, but some of the delegates are anticipating the customary routine, in one instance at least. Philadelphia's delegation of 100 is vigorously booming Thomas Shallcross, Jr., vice-president of the association, and president of the Philadelphia real estate board for national president.

The delegates from the Lake city of the Keystone State were dressed in white flannel suits, tan shoes and straw hats and made an impression when they marched into the convention room.

Sixth Avenue Extension.

The hearing appointed to be held by the City Plan Committee of the Board of Estimate on Thursday, July 9, was postponed indefinitely.

New York County Register's Report.

In the first semi-annual report of Register John J. Hopper there is one item that should be of special and gratifying interest to the taxpayers of New York. The receipts of the Mortgage Tax Bureau for the six months, January 1 to June 30, amounted to \$1,705,195.94, the highest revenue in its history for a similar period. By arrangement with banks and trust companies, Mr. Hopper received interest on daily balances which netted the sum of \$8,728.59. The salaries of the bureau officials for six months aggregated \$5,649.96, or \$3,078.63 less than the interest allowed. It will thus be seen that not only is the Mortgage Tax Department of the Register's Office self-sustaining, operating without cost to the city and county, but adds something also toward the reduction of taxation.

The Legislature of 1910 imposed on the Mortgage Tax Bureau the duty of collecting the half of one per cent. from corporation bonds issued prior to July 1, 1906, in amelioration of personal taxation, and the receipts from this source are included in the total above stated. Monthly receipts vary—February with \$960,803.15, and April with \$432,773, being the largest, and May with \$56,567.26 the smallest. During the half year \$649,092.90 was transferred to the City Chamberlain, including the interest received from the various depositories, leaving \$1,125,031.18 to be apportioned with other counties of the State.

It should be explained that this apportionment involves an immense amount of detail. For instance, if the New York Central Railroad issues trust mortgage bonds covering its property from New York to Buffalo, each county through which its tracks are laid is entitled to a percentage of the tax levied on such bonds in proportion to the

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assessed property values in the different counties. The Register of New York must ascertain the exact sum due each State division before any payment is made and before he can report to the State Board of Tax Commissioners. The same rule applies to corporations other than railroads.

In the General Administration, during the half year, there were recorded and examined 77,620 instruments, producing \$55,405.93 in fees.

Plate-Glass Insurance.

At odd times plate-glass insurance companies have encountered a form of competition from without insurance circles that, while it lasted, was annoying if not effective. Individuals have attempted to undertake as such by some form of agreement to indemnify the party of the second part against loss or damage to plate glass, and when the matter has been brought to the attention of the authorities they have been compelled to discontinue such practices. Along these lines an opinion recently given by Attorney-General Carmody at the request of the Insurance Department is of interest.

The decision holds that any company incorporated under the business corporations Laws of New York to purchase, sell and exchange window and plate glass and to repair and replace the same, and which enters into agreements for such purposes, engages in the insurance business and therefore comes under the supervision of the Insurance Department and the insurance laws of this state.

One form of contract has been adopted by such corporation which closely resembles the ordinary plate glass insurance contract, the principal difference being that no money indemnity is promised, but the Attorney-General holds that it does not make any difference as it is not necessary that the indemnity should be in the form of cash settlement, the replacement of the broken glass being sufficient indemnity or protection.

The plate-glass insurance companies are naturally pleased with the decision as it in all likelihood will put an estoppel upon the organizing of any such corporations for such purposes and leaves the field free to companies properly operating under the insurance statutes of the State.

INDIVIDUAL HOMES.

The Quest for Them Has Extended Into the Country.

The changes in neighborhoods and the expansion of the residential area of the City of New York, form part of the interesting real estate phenomena of this generation. No longer are there any private dwelling neighborhoods for the middle class on Manhattan Island. Apartment houses are the habitat of this part of the population in the Bronx as well as Manhattan. The dwellings of the upper West Side, and the upper East Side adjacent to Fifth avenue, are occupied by the comfortably wealthy and the rich of the city's population. Costly apartment houses have been interspersed with these buildings in more recent years and there is even a tendency for good dwellings to make way for more fine apartment houses. Even the rich yearn for modern apartments in preference to dwellings in many cases.

Apartments are for two classes, the rich and those comfortably off. The poor occupy the tenement houses. No longer are private dwellings in medium neighborhoods, such as were visible in Manhattan fifteen years ago and previously. A private residence in the borough is now a luxury.

The fashionable part of Manhattan is not limited to Fifth avenue and its environs any more; it has spread so widely as to capture neighborhoods previously occupied by families of moderate incomes and the homes of the latter have made way for the costly apartments and private homes; but, very few of the latter are being built. It is to be noticed that many apartments are beyond

the financial pale of the moderately well-to-do.

Dwellings of the old types in the neighborhood of Fourth, Lexington and Sixth avenues are either making way for business, buildings or their attractiveness for quiet residence is gone. Even the old Ninth Ward is being eliminated as a quiet home part of the city.

More and more are persons of moderate means renting apartments in the Bronx and in Brooklyn. The latter borough is more and more in demand for apartments and two-family houses. Few new private dwellings are being built in Brooklyn.

Queens is rapidly building up with one and two-family houses; but, the borough yet awaits a complete street system, and, the latter is one of the costly processes of municipal development in Queens. The Long Island Railroad grid-irons the borough and the elimination of grades of streets crossing the railroad means an enormous outlay. It also means years of work and municipal legislation.

In the meantime the middle class who desire individual homes and cannot obtain them in Manhattan are looking even beyond Brooklyn and Queens into Nassau County, without the boundaries of the city. Here is the permanent detached home district of the metropolis; which has been tied up to it by railroad improvements and trolley road construction.

There is no other suburban territory of New York that has lain fallow as Nassau county has until very recent years. Every other area is practically built upon. As a result the growing middle class of Manhattan are finding in the level stretches of Nassau county homes and home sites at prices commensurate with their means.

There is probably no city in the world with such an immense surrounding suburban territory as New York; and, Nassau county real estate is coming into stronger demand by the logic of location.

Washington Heights District.

At the meeting of the Local Board the following resolution was adopted:

Laying out the change in the grade of Laurel Hill Terrace from West 181st street to Amsterdam avenue at about 188th street. The plan proposed raises the grade of Laurel Hill Terrace approximately six feet above the established grade and reduces the grades of the intersecting streets between Amsterdam avenue and Laurel Hill Terrace from 8 per cent. to about 5 per cent. The change is recommended by the Consulting Engineer.

Westchester.

Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of Kerega avenue, from St. Raymond avenue to Castlehill avenue. Change of grades for Unionport road between Morris Park avenue and Rhineland avenue.

EFFECT OF TROLLEY LINE.

System Connecting Manhattan and Jamaica Brings Communities Into Closer Touch.

One of the factors which have had a beneficial effect on real estate values in Queens county and the central and western parts of Nassau county since the first of the year is the new trolley road now in operation between the Manhattan end of Queensboro bridge and the Long Island Railroad station in Jamaica. The fare is five cents and it is only since this road has been in use that Jamaica has been accessible by trolley from uptown Manhattan. Previously anyone bound to or from Jamaica had to travel on the Long Island Railroad at thirty cents for a single fare, and fifty cents for a round trip. The distance is ten miles and the running time by the trolley is forty-five minutes.

Central and southern Nassau county feel the beneficial effect of new transit contact. The trolley road between Floral Park and Hempstead and Ja-

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maica now connects directly with the
new road between Jamaica and Manhat-
tan. As a result the department stores
of Manhattan are easily accessible from
all points along the trolley road be-
tween Hempstead and Jamaica.

Hempstead is only ten miles east of
Jamaica and just beyond the city line.
Being the oldest community in Nas-
sau county, its character is determined
and its advantages are known. It has
long been connected by trolley with
points along the south shore of Nas-
sau county and with the Brooklyn
elevated railroad.

The company operating the new trol-
ley road between Manhattan and Jam-
aica is the Manhattan and Queens
Traction Corporation. It has been open
to traffic since last February. Based
on the number of passengers carried
on the new trolley road in the month
of May the operating company will have
estimated annual earnings of \$270,000.

Salem Facts.

Fourteen million dollars was the total
fire loss at Salem, and ten million was
the total insurance. The only building
of importance within the fire limit not
destroyed was the Salem electric light
works. The main building was practi-
cally uninjured, due primarily to superior
construction and wireglass windows.
The flames burned up sprinklered with
unsprinklered buildings without distinc-
tion. The local dwelling house mutual
insurance companies are badly hit, the
Holyoke mutual with \$250,000 and the
Salem with over \$100,000. They have a
surplus of \$560,000 and \$49,000, respec-
tively, which makes it obvious in the
latter case that steps must be immedi-
ately taken for it to remain in business.

The spread of the fire among dwell-
ings is charged against shingled roofs.

Current Coal Prices.

For the year ending March 31, 1915,
the following schedule of coal prices
has been adopted by local dealers.
There is a classification of buyers made,
which comprises families, apartment
houses and factories. The price varies
more or less in each instance, being a
little higher in case of a private family
than for an apartment house or for a
factory on account of the greater quan-
tity sold to the latter.

For July the apartment house prices
are as follows: White Ash, broken,
\$6.20 per ton; White Ash, Egg and
Stove, \$6.45; White Ash, nut, \$6.70;
White Ash, pea, \$4.85; Buckwheat, \$4.10,
and Red Ash, stove and nut, \$7.20.
Commencing June 1 to and including
September 1, there is an advance of 10
cents per ton over the April and May
prices for Broken, Egg, Stove and Nut
coal. There is an additional advance of
10 cents per ton made on December 1,
to cover a part of the extra cost of win-
ter delivery. For deliveries north of
Tremont avenue in the Bronx, the Man-
hattan companies charge 25 cents per
ton extra for the larger haul. These
prices cover storing in the bins.

What Is a Tenement?

There was never a time when the
necessity for the work of the Tenement
House Committee was so forcibly illus-
trated as during the legislative session
of 1912. Had not this committee been
on guard, the whole fabric of forty
years' successful effort at housing re-
form would have been completely des-
troyed.

Out of a clear sky, in the middle of
February, the Court of Appeals handed
down a decision which at one blow
swept away practically the entire struc-
ture of the tenement house law, and
rendered ineffective the work of the
Tenement House Department.

That court took the unexpected po-
sition that an "apartment house" was not
a tenement house, "if each family had its
separate kitchen, its own toilet conven-
iences, and a separate set bath tub," and
was therefore not subject to the require-
ments of the tenement house law, but
practically free from all regulation as to
light, air, ventilation, cleanliness, occu-
pancy and the rest. This was the atti-

tude of the highest court in the State in
the Grimmer case.

How far reaching and revolutionary
this decision was, becomes apparent
upon a moment's reflection:

Every new-law tenement has its sep-
arate kitchen; its separate toilet con-
veniences are made compulsory by law;
and in over 80 per cent. of them each
family also has its "separate set bath-
tub." Thus at least 80 per cent. of the
city's new-law tenements, in which over
a million and a half people live, would
be at once withdrawn from the protec-
tion which the law affords; and similarly
by slight changes, thousands of older
houses could have been made to escape
all legal regulation.

The Tenement House Committee at
once sprang into the breach. Immedi-
ately upon being informed of the deci-
sion, Mr. de Forest, Mr. Veiller and
Tenement House Commissioner Murphy
were in active conference; and a plan
of action was developed, which resulted
in remedial legislation being obtained.

\$6,500,000 Mortgage.

Further particulars of the recent sale
of the block front on the west side of
Broadway, between 35th and 36th
streets, a plot 211x207x81, were made
known by the passing of title on Thurs-
day by Charles E. Johnson to William
H. Barnum and William Everdell, Jr.,
under the name of the 1337 Broadway
Corporation. The transfer was made
subject to two mortgages aggregating
\$6,500,000 at 5 per cent. One, for \$1,-
500,000, is a building and permanent loan
to the Thompson-Starrett Company,
which has the contract to erect the
twelve-story building, and the other, for
\$5,000,000, represents a purchase money
mortgage, which falls due in ten years,
to Mr. Johnson, the seller. Clinton &
Russell, architects, will design the plans
for the proposed improvement, to be
started on May 1, 1915, and which will
involve an investment of about \$8,000,-
000. William A. White & Sons and F. &
G. Pfomm negotiated the transaction.

The Fire Prevention Tangle.

(From a statement by Mayor Mitchel.)

In the Fire Department there are
great questions of organization, but the
principal work that is before Commis-
sioner Adamson and his associates is
the work of fire prevention. I am con-
vinced that we are making satisfactory
progress in this field. The work is new
and their are many tangles to be
straightened out, particularly in matters
of duplication of inspection.

I said during the campaign that I pro-
posed to untangle, if I could, the com-
plications of inspection work which no
doubt often seem unnecessarily annoy-
ing to property owners. The State
Factory Commission, other state au-
thorities and various city departments
are working together in this matter.
Commissioner Adamson has already
simplified inspections by arranging
with the borough presidents to have
the Bureaus of Buildings in the several
boroughs examine plans for Fire De-
partment requirements. Before this
change plans were examined separately
by the Bureau of Buildings and by the
Fire Department. This is the kind of
simplification that means economy and
greater convenience to the public.

PRIVATE REALTY SALES.

When all is said and done the cry of
hard times seems to be overdone if the
figures of the recent Tax Department
report are to be taken as a criterion.
The immense value and stability of New
York City real estate can be realized
when it is considered that 545,094 par-
cels of taxable realty are assessed, for
1914, at \$8,049,859,912, exclusive of ex-
empt property. This indicates an in-
crease of \$43,212,041 over 1913, despite
the fact that in several sections of the
city substantial reductions in assessed
valuations were made. The losses in
those districts of the city which suf-
fered by the steady northward advance
of business was offset by the increase in
the benefited sections.

Another important uptown removal reported this week affected a large millinery firm, which, after an occupancy of over a quarter of a century leaves the old millinery center around Broadway and Bleecker street. The firm took new quarters in the midtown section in the vicinity of the Pennsylvania Railroad Terminal. Further north business which has been encroaching on hitherto exclusive residential blocks has penetrated into the street which contains the Vanderbilt and Untermyer mansions.

This whole section shows an increase in assessed values of about \$20,000,000, indicating that while the owners may have been affected by the increased traffic and noise due to the creation of the commercial establishments, they have not been injured financially by the trade invasion.

Strenuous efforts are being made by the Wholesale Drygoods Center Association to preserve and unite the old drygoods district in the vicinity of Worth street. While several firms have moved away, a number of leases in the district have recently been negotiated.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 32 last week and 21 a year ago.

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

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

The total number of conveyances in Manhattan was 124, as against 189 last week, 11 having stated considerations totaling \$271,325. Mortgages recorded this week number 98, involving \$8,444,946, as against 111 last week aggregating \$2,703,140.

From the Bronx 4 sales at private contract were recorded, as against 25 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$803,157, compared with \$217,802 last week, making a total since January 1 of \$23,053,534. The figures for the corresponding week last year were \$723,597, and the total from January 1, 1913, was \$34,564,554.

Pearl Street Lofts in Trade.

White Realty Co., H. S. White, president, sold through the Charles F. Noyes Co., to Fred Ingraham, 228 Pearl st., a 6-story store and loft building, covering a lot of 2300 square feet. The building has recently been modernized from plans of Frederick Putnam Platt and rents for about \$5,000 per annum. In part payment the sellers took 34 West 12th street and 10 plots in the "Ingraham Estate's property" at Hempstead, L. I. The transaction involved an aggregate of about \$100,000. Negotiations are now pending for a resale of the 12th street parcel and the Hempstead property will probably be improved by the purchasers.

Alliance Realty Co. Buys.

According to a current report Martha B. Phillips has sold to the Alliance Realty Co. the seven-story apartment house at the northeast corner of West End avenue and 80th street, on plot 77.2x100. In part payment was given 32 West 58th street, a six-story dwelling on lot 25x100, under lease for a long term to Mitchell Kennerley, the publisher. It was altered last year for trade purposes. The West End avenue property is assessed at \$250,000.

Investment Buying in Chelsea.

Ballin Brothers have purchased from Isaac Clebaud and Solomon Lent, through Charles Berlin, the two 6-story apartment houses at 352-360 West 15th street, on plot 100 x 100. The property was held at \$100,000. Ballin Brothers have made eleven purchases in the Chelsea section within the past year.

E. A. Levy Buys Corner Plot.

Edgar A. Levy has purchased through George Ranger, from Henry B. Anderson, 525 Park avenue and 100-102 East 61st street, also from James Muir, 104 East 61st

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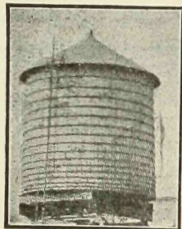
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st.; from Elizabeth Stanton, 106 East 61st st., and from Isaac Sanger, 108 East 61st st.; five houses making in all a plot 100x100, on the southeast corner of 61st st. and Park av. A 13-story apartment house is to be erected on the property. Mr. Muir, the seller of 104 purchased his property in 1881 from the original builders, and this is the first sale of his property since that time. The combined houses have been held at \$450,000.

More Park Avenue Trading.

The Central Building Improvement & Investment Co., Sonn Brothers, has sold the old five-story flats at 103, 105 and 107 East 90th street, on plot 62x100, adjoining the northeast corner of Park avenue. It is said that an apartment house operation is contemplated which may include adjoining property. At the southeast corner of Park avenue and 90th street is the large plot accumulated last week by the Alliance Realty Co.

Manhattan—South of 59th Street.

JANE ST.—Mrs. E. Bass has resold 80 Jane st, a 3-sty dwelling, on lot 14.3x80, near Greenwich st. The seller acquired the property last June at an auction sale by the Corn estate.

52D ST.—Henry R. Stern has sold through J. B. English 228 West 52d st, a 5-sty building, on lot 25x100, 100 ft. from Broadway. The Alland Realty Co., owners of 230 and 232, are the purchasers and they now control a plot 55x118 ft.

WATTS ST.—William A. White & Sons sold for the estate of John Ridley to James and Edward Bergonzi, the 2½-sty building on lot 21x85, at 50 Watts st, just east of Varick st, which is being widened in connection with the 7th av extension. The buyers, who own the property at 48, will improve the combined site with a new building which has been leased for 21 years to the Germania Roofing Co. The Riddleys had owned the Watts st parcel since 1860. This is the first instance in over a century of the Riddleys disposing of any of their large holdings in this city.

LEXINGTON AV.—United States Express Co. has sold through John N. Golding the 3-sty dwelling at 519 Lexington av, on lot 20x70x irreg., adjoining the northeast corner of 48th st.

Manhattan—North of 59th Street.

71ST ST.—Frederick Winant sold, through Douglas Robinson, Charles S. Brown Co., 136 and 138 East 71st st, two 3-sty dwellings, on plot 30x84.5.

95TH ST.—Alexander Selkin has resold for the B. V. Construction Co. 172 East 95th st, a 4-sty dwelling, 18.9x100, to a Mrs. Ehlers. The selling company acquired the property recently in part payment for 896 Fox st.

142D ST.—Ennis & Sinnot bought from the Madden estate 202 West 142d st, a 3-sty dwelling, 16.8x100, adjoining the southwest corner of 7th av. W. J. Huston & Son were the brokers.

169TH ST.—Mary I. J. Campbell sold to Max H. Shari, 515 West 169th st, a 2-sty frame dwelling, on lot 25x81.

PARK AV.—Leon S. Altmayer has sold for Frederick W. Marks 110 Park av, between 89th and 90th sts, a 3-sty flat with stores on lot 25.2x82.3 to the Blackstone Realty Co., Edgar A. Levy, president. The buying company owns the 7-sty Motor apartment house at 1100 to 1106 Park av, at the northwest corner of 89th st. This purchase was made to protect the north light of the apartment house.

SHERMAN AV.—Walter S. Logan, of Washington, D. C., sold to a builder the plot, 50x150, on the north side of Sherman av, 250 ft. west of 207th st. The buyer will erect 5-sty flats.

AMSTERDAM AV.—Lena Clark has sold to Patrick McSherry 1632 Amsterdam av, a 5-sty ft, on lot 25x100, between 140th and 141st sts.

Bronx.

BEAUMONT AV.—Kurz & Uren, Inc., have sold for the William Slattery Construction Co., 2338-2340 and 2342-2344 Beaumont av, 170 ft south of 187th st, two 6-sty apartment houses with stores, each on plot 50x100.

HOBART AV.—Helen H. Laube has sold for the Davis estate to Frank Long, for occupancy, 1742 Hobart av, a 3-sty dwelling, on plot 50x100, near Westchester av.

UNIVERSITY AV.—Charles Dempsey sold for Maud Morell 1632 University av, a 7-sty apartment house on plot 40x100 to Dr. Henry Pearson.

WILKINS AV.—Well & Mayer purchased 1419 and 1423 Wilkins av, two 5-sty flats, on plot 81x102.

Brooklyn.

CEDAR ST.—E. A. Konter sold for Mrs. Laura Roten to Adolph Zink the one-family dwelling at 26 Cedar st.

CUMBERLAND ST.—O. W. Fulcher & Co. sold to Dr. F. M. Jacobs, 36 St. Felix st, and to Wm. T. Patterson the dwelling at 287 Clifton pl.

FULTON ST, ETC.—James R. Ross has sold 1314 Fulton st, a 3-sty store and flat on lot 18x100, for Howard M. Smith to M. W. Gibbons; 529 Nostrand av, a 4-sty store and dwelling, 20x100, for H. Davison to Edward Lyons; 566 Nostrand av, a 3-sty dwelling, 20x100, to J. Petroni; 80 Halsey st, a 3-sty brick dwelling, 20x100, to H. T. R. Heath, and a plot of lots on Jefferson av, near Belmont av, to the Nostrand Realty Co.

LINCOLN PL, ETC.—Ghegan & Levine sold for Phoebe G. Gardner, of Nantucket, Mass., the dwelling 992 Lincoln pl; also to Hyman Nagler and Norbert Herman the 2-sty dwelling 57½ North st, Brooklyn Hills; to the Margaret Realty Co. the 3-sty dwelling and garage 1307 President st, 32.6x120. The same brokers, in conjunction with R. C. Robinson, exchanged for David Edgerly the 2-sty dwelling, 89 Sterling pl, to George Wayre, who gave in part payment the 3-sty dwelling 569 Lafayette av.

RALPH ST.—James M. Hawley sold 375 Ralph st for Charles Hass, who took in exchange 352 Ralph st; also for Jacob Horner, 169 Onderdonk av; for Jacob Standovich, two plots on Fresh Pond road to Robert Marx; 63 Cooper st to Henry Schaf, for occupancy; for John Grimm to Kate Coghill, 209 Ralph st, and for Jacob Herlich, 486 Knickerbocker av, to H. Levy for about \$27,000.

SANFORD ST.—The Realty Associates sold the plot, 100x100, in the east side of Sanford st, 100 ft. north of Willoughby av, to Charles A. Bonoff, who will improve it with a 2-sty steam laundry, at an estimated cost of about \$45,000.

63D ST.—Frank A. Seaver & Co. sold for the estate of M. Mullins the 2-sty dwelling, 472 63d st.

74TH ST.—Dwight L. Hewitt sold for Charles W. Ogden the Marion apartment house, corner of 74th st and 17th av.

BEDFORD AV.—Duross Co. has sold for R. W. Adamson 2515 Bedford av, 3-sty private house, on lot 20x100, to P. Howard.

HERALD AV.—Henry Magerle has sold for Frederick Roeder, two 1 family cottages at 309-311 Herald av, each on plot 30x100; a plot 40x100 on the northeast corner of Herald av and Cleveland st; for George Allen 4 Washington av, a 2-sty cottage on plot 50x100; for the Gatehouse Construction Co. a 1-family cottage south side of Fulton st, near Herald av, to William Barry; for Isabella Bates 336 Bainbridge st, between Ralph and Patchen avs, a 6-family flat; also 86 Saratoga av, near Decatur st, a 6-family flat; for Mrs. E. Bullwinkel 724-726 Jefferson av, two cottages, each on plot 28x100.

NEW UTRECHT AV.—Charles A. Wilson sold for Mrs. Ann Tosbell to the Joel W. Hutton Co., Philadelphia builders, 44 ft. on the easterly side of New Utrecht av, 22 ft. south of 69th st, with an adjoining lot in the rear, facing on 69th st, for immediate development. Albert E. Parfitt, architect, has prepared plans for a 4-sty building, covering two New Utrecht av lots, to cost about \$25,000.

PARK PL.—Charles E. Rickerson has sold for Peter A. Shanahan to William F. Tribble the 2-sty dwelling at 303 Park pl, between Vanderbilt and Underhill avs.

AV. N.—The United Realty Alliance sold to the Maquik Realty Co. 10 lots at Av N and East 51st st. The same brokers sold to Archibald Bailey & Van Orden 10 lots at 20th av and 58th st.

Queens.

ASTORIA.—The Matthews Building Co. sold dwellings in the Astoria section of Long Island City to Johan Nowajewski 373 and 375 12th av for about \$11,500 each; also 353 and 357 12th av to Henry Wetjen for about \$11,500 each; also the southeast corner of Grand and 12th avs to Paul Reiff for about \$18,000, and 371 12th av to Susie Harneck for about \$11,500.

BAYSIDE.—Frank Melville has purchased from Thomas Daly two lots on the west side of Highland av, 200 ft. north of Palace Boulevard, Bayside. Frank Powell has purchased two lots next to his home on Kingston av. William L. Lahiff has purchased from L. E. Wilder 5 lots on Elmwood av and Lawrence Blvd.

LONG ISLAND CITY.—Joseph A. Stern sold for a client the plot, 75x93, at the southeast corner of Beebe and Van Alst av.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold for the T. & M. Realty Co. the 4-sty flat, 37x100, on the north side of Jamaica av, 188 ft. east of Sherman st.

MORRIS PARK, L. I.—Tutino & Cerny have sold for William T. Pratt the vacant plot, 65x100, at the northeast corner of Atlantic av and Elm st, Morris park, Long Island.

NEWTOWN.—Philip J. Frederick, Henry F. and Charles Wagner purchased, for about \$38,000, 3 parcels in the Forest Park section of Newtown. One parcel of 26 lots has a frontage of 123 ft. on Myrtle av and another a frontage on Fresh Pond rd.

RIDGEWOOD.—The G. X. Mathews Co. bought 41 lots in Madison st, Ridgewood, from the estate of Joachim Meyerrose, Joseph Meyerrose and Margaret Brunjes, for about \$50,000. The property will be improved with thirty 3-sty tenements.

ROSEDALE.—New York Suburban Land Co. has sold in its development in Rosedale, 4th Ward, 60x100 in Sterling pl to J. H. Ruckert; 60x100 on Park av to Walter E. Hammond, and 40x100 on Kinsey av to Robert E. Gray.

Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for Jonathan C. Pierce, of White Plains, to Charles P. Weishampel, of New York City, the cottage at 210 Willard av, Westerleigh, S. I.

Nearby Cities.

HARTFORD, CONN.—The \$350,000 plant of the Columbia Motor Car Co. at Hartford, Conn., has been sold to the Billings & Spencer Co. of that city, through Joseph P. Day. The new owner is a manufacturer of steel tools and will occupy about 10 acres improved with many buildings for its business.

NEWARK, N. J.—James A. Bannister purchased at Newark, N. J., from Jane H. Cockshaw 370 to 386 Orange st, with frontages of 224.6 in the st and 384 along the Morris Canal.

NEWARK, N. J.—Feist & Feist sold for Robert D. Kent to Henderson & Aviland the 1-sty building 862 to 864 Summer av, northwest corner of Erie Railroad and Summer av, 100x70.

Rural and Suburban.

BELLROSE, L. I.—David Hill sold his house on Ontario rd to W. Lee Cannon, an attorney; Mrs. Mary E. Ryerson, of Brooklyn, sold to W. W. Buchanan her house on Ontario rd and purchased from the United Holding Co. a plot upon which she will build a 2-sty residence.

BOONTON, N. J.—At Mount Lakes Residential Park, near Boonton, N. J., J. Edward Young, Jr., has purchased a residence on Tower Hill rd; Rowland W. Phillips a home of English architecture on the Boulevard; W. T. Helwege a house on the hillside, and K. I. Bates a house on the Plaza, at Briarcliff and Glen rd.

BRONXVILLE, N. Y.—The Tanglewilde Co. of Bronxville, has sold to the Bronck Co. a corner plot 140x128 at Tanglewilde and Oriole avs; also a plot 100x125 at the corner of Tanglewilde and Greenfield avs. They comprise the two remaining unimproved corners on Tanglewilde av in the Rockwell tract and will be improved with two high-class dwellings, to be erected under the supervision of Bertram G. Burnett.

GREENACRES, N. Y.—Scarsdale Estates, Robert E. Farley, president, has sold a plot, 90x100, at Greenacres, to Reginald C. Knickerbocker, who is having plans prepared for a residence; also sold a plot, 90x200, on Greenacres av, to Dr. Albert R. Brown, who will also build a residence. The Gedney Farm Company has sold to Justin A. Seubert 125x235 on Sherman av, adjoining the country estate of Miss Emily O. Watson. Mr. Seubert is having plans prepared for a home.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold, at Hempstead, to John Norbon and Andrew Burke, each 40x100, on Kane av and Frazier st respectively; and to Charles Daft 60x100 on Hempstead Parkway; also sold at Floral Park to John Fitzsimmons 40x100, on Crocus av; and at Oceanside, to Matthew McNally, 40x100, on Hoke av.

MONTCLAIR, N. J.—Mayor Ernest C. Hinck, of Montclair, N. J., purchased the residence of Ernest S. Suffern, having frontage of 300 ft. on Highland av, for about \$60,000. Mayor Hinck also sold 3 plots on Clinton av to Edwin Merton McBrier. F. M. Crawley & Brothers were the brokers.

NEW ROCHELLE, N. Y.—J. W. McAuliffe has bought a plot in Beechmont, New Rochelle, and will erect a residence. The sale was negotiated by J. B. Thill and Mrs. Edmund W. Bodine.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Mary A. Dorgan a plot in Westmoreland, L. I., with 40 ft. frontage on the east side of Nassau rd, 215 ft. north of Broadway.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Anna Conroy a plot in Westmoreland with 80 ft. frontage on

the east side of Bayview av, 351 ft. north of Broadway.

WESTFIELD, N. J., ETC.—New York Suburban Land Co. has sold in its development at Westfield 40x100 on Princeton av to William J. Heller; and 60x100 on South av to G. R. Hicks; also at Garwood, N. J., house and plot 60x125 on Spruce av to Fred Malchow; 40x125 on Spruce av and 60x100 on Hickory av to Theodore Becker; 40x100 on Willow av to David M. and Irma Winslow, and 40x100 on Hickory av to Louis J. Botta.

WEST HOBOKEN, N. J.—Carroll Council, No. 1378, Knights of Columbus, bought from Ernest G. Schmidt the old Syms mansion, a 3-sty Colonial dwelling, 100x100, at 310 to 316 Demott st, West Hoboken.

WEST NEW YORK, N. J.—Limouze Shield Singer Co. sold for Ferdinand Tschupp estate to Samuel E. Renner and Dennis Murphy the old Hudson County Park property, consisting of about 30 lots at the northwest corner of Bergenline av and 5th av, West New York, N. J., at a reported price of \$58,000.

WHITE PLAINS, N. Y.—J. L. Van Sant sold a new 10-room residence on Woodcrest av, White Plains, to Henry G. Wolfe, of the Edison Co.

was known to have been directly interested in consummating.

Furniture Firm in Lewisohn Building.

Frederick Fox & Co. leased the entire third floor in the Philip Lewisohn Building, 119 West 40th street, extending to 114 West 41st street, covering 14,000 square feet, to Burkey & Gay Furniture Co., wholesale dealers in fine furniture, for their executive offices and show-rooms. The lease is for ten years, for an aggregate rental of about \$100,000.

Trade Near Vanderbilt Mansion.

Barnet House, dressmakers of 10 West 40th street, have leased from the Curtis estate through the Fifth Avenue Bond & Mortgage Co. the three-story dwelling at 1 East 53d street, which will be altered and occupied by the lessees. The property involved abuts the Vanderbilt and Untermyer houses on Fifth avenue, also the one-time residence of James Pyle at the 53d street corner, now held under lease by Charles Duveen, and the 12-story loft structure erected on the one-time site of the home of Levi P. Morton for occupation by E. P. Dutton & Co.

Old Cotton Exchange Leased.

Charles F. Noyes Co. and the Douglas Robinson, Charles S. Brown Co. leased the old Cotton Exchange Building, Hanover square, Pearl and Stone streets, for L. J. Phillips & Co., representing George Ehret, to a new association devoted to the development of American-foreign trade, to be known as "India House." The lease involves an aggregate rental of about \$250,000. The build-

LEASES.

Milliners in \$1,000,000 Lease.

James G. Johnson & Co., wholesale milliners, located for more than 25 years on Broadway, near Bleecker street, leased through Peter Gilsey & Co., four lofts at an aggregate rental of about \$1,000,000, in the Waldorf Building, at 2-16 West 33d street and extending through to 11-13 West 32d street, now in course of construction and owned by the 32d and 33d Street Corporation, Leslie R. Palmer, president. The property, which fronts 200 feet in 33d street and 25 feet in 32d street, was acquired by Mr. Palmer for a long term from the Astor estate and was the first large real estate transaction which Vincent Astor

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ing, long occupied by W. R. Grace & Co., and formerly the New York Cotton Exchange, is now being remodeled and decorated in harmony with early trading traditions in the United States, which it is the purpose of the club to perpetuate. The membership will be national in character. The officers of the new association are: President, James A. Farrell, president U. S. Steel Corporation; treasurer, J. P. Grace, president W. R. Grace & Co.; secretary, Willard D. Straight, J. P. Morgan & Co.; vice-presidents, Alba B. Johnson, president Baldwin Locomotive Works, Philadelphia; Edward N. Hurley, president Machine Co. of Chicago; James R. Morse, president American Trading Co.

Manhattan.

ALAN REALTY CO. leased in the new building being erected at 134-42 West 37th st, between Broadway and 7th av, the second loft, comprising 10,000 ft. of space, to Schmidt-Raymond Co. Heil & Stern were the brokers.

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Henry Jansen Mrs. A. Voshage

LEON S. ALTMAYER has leased for Theresa Goldsmith the ground floor apartment in 378 Central Park West to Dr. Charles Hoffman.

AMERICAN WOOLEN CO. leased for ten years from the Howard C. Pyle Estate the warehouse at 132 to 138 King st, recently used by Francis H. Leggett & Co., grocers, now at 13th av and 27th st. The building is 10 stories high, on a plot 93.5x102.6. The woolen company will pay about \$25,000 a year for the building.

JAMES E. BARRY & CO. leased to Felix A. Tierney, for James Rahill, the dwelling 561 West 169th st.

LOUIS BECKER CO. leased for Antonio Palagano, for 3 years, the store at 1970 Amsterdam av, to Antonio Stabile.

BURGHARDT GARAGE CO. leased the new 3-sty garage at 110 to 116 West 105th st for 21 years from Mary A. Loeffler. The rental is said to be \$10,000 a year.

CROSS & BROWN CO. has leased additional space in 18 East 41st st to the American Mutual Compensation Insurance Co., and in the same building offices to T. Fred Moore; and in conjunction with Frank Burgin offices at 1790 Broadway to Ashley Wire Wheel & Rim Co.

CROSS & BROWN CO. has leased for Doctor James Bishop to M. Phillips and A. E. Phillips, doing business under the name of "Marguerite," the entire 2d and 3d floors in 39 West 46th st. Marguerite for many years was located at 25-7 West 36th st, where they conducted a high-class dressmaking establishment; also for the Ball Realty Co. to Clifford & Hartman the 3d floor at 36-38 West 37th st, and for the A. B. S. Co., Inc., to Kate Lilly the 4th floor at 46 West 46th st.

CROSS & BROWN CO., in conjunction with Albert B. Ashforth, Inc., has leased for the United Drug Co. the Broadway store adjoining Liggetts in the Hotel McAlpin, Broadway and 34th st, to Steel & Co. This store is 27 ft. wide and the rental was held at \$18,000 per annum; also leased to the Marmon New York Co. the 8th floor in 16-24 West 61st st, and an apartment at 603 5th av to Albert H. Chaffee, and in conjunction with Frank Burgin, the westerly half of the ground floor at 224-50 West 49th st, to the General Rim Co. and Ashley Wire Wheel & Rim Co.

DOUGLAS L. ELLIMAN & CO. leased two large adjoining apartments, in the new building under construction at 755 Park av, corner of 72d st, for the E. A. L. Apartment Management Co., to Watson H. Butler and his mother, Mrs. E. H. Butler, at a total rental of nearly \$25,000; also apartments in the new building at 116 East 63d st to Mirtun deS. Verdi, and in the new building at 103 East 86th st to Mrs. William Lanman Bull, Jr., and another to John H. Hutaff.

DUROSS CO. has leased the store at 799 Greenwich st to the Pollack Fumigating Co.; the store at 111 West 16th st to the Columbia Belting and Oil Co., of 34 East 28th st, and the two stores at 428-30 West 13th st to Charles C. Beck.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the estate of John Parke to Guzy Freres, the store at 344 6th av.

SETON HENRY & DOUGLAS GIBBONS leased for J. Borden Harriman his house at 35 East 49th st, to C. W. Hammill; also leased, with Douglas L. Elliman & Co., the house at 43 East 53d st to J. D. Dilworth.

HEIL & STERN, in conjunction with Tucker, Speyers & Co., have leased for Helen G. Huntington and Madeline I. Dinsmore in 11-13 East 26th st, through to 6-8 East 27th st, the 1st, 3d and 4th lofts, comprising a total space of 35,000 sq. ft. The lessees are Harris Bros. & Barnett.

EDGAR A. MANNING leased to Rose Exiner a store at Madison av and 48th st for C. B. Halsey and T. J. S. Flint.

SAMUEL H. MARTIN has leased in the Simpson building, Broadway and 67th st, offices to the Stony Wold Sanatorium, and to G. A. Griebel; also 166 West 64th st to Daniel Thullier for 3 years.

LEWIS H. MAY CO. leased the 6th and 7th lofts in the building under construction at 32 and 34 East 31st st to Leberman and Lichtenstader; also space at 18 West 27th st to J. Parker & Co., Levine & Mahler, and Siegel Manufacturing Co.

MUTUAL LIFE INSURANCE CO. rented space at 43 Cedar st to L. Hollingsworth Wood.

CHARLES F. NOYES CO. leased the store at 41-3 Pine st for the Liverpool & London & Globe Insurance Co. to Frank B. Maloney for 5 years; also the store 50 Ann st for Michael Shea to M. G. Pasquale; 2d floor at 10 Cedar st to Thomas H. Grossmith; a portion of the first floor at 4-6 Cedar st to E. Comiski; space in 130-2 Pearl st to L. Wilson, and offices on the 9th floor of 160 Broadway for Lawyers' Title Insurance & Trust Co. to Chatham F. Bedell.

PAYSON McL. MERRILL CO. leased apartments at 257 West 86th st to W. W. Gile and Miss Anna C. Lockwood; at 21 West 30th st to Miss A. M. Smock and Mrs. J. Ray Barber, and at 62 Washington sq to Miss Mabel H. Kittredge.

PEASE & ELLIMAN have leased to David Basin for the Adrem Construction Co. the 11th loft in the new building, 35-39 West 35th st, and in conjunction with Moore & Wyckoff, as agents, for the Golet Estate an apartment of 14 rooms and 4 baths in 410 Park av to Miss Blanche Potter.

PEASE & ELLIMAN leased for the Paterno Construction Co. to Mrs. R. deRobles Samper the 4-sty dwelling 510 West End av; also rented for A. Sargent the 3-sty house 267 West 71st st to Mrs. Dorothy Patterson; in "Marquand House," at 68th st and Madison av large

suites to Henry Wardner and to Henry C. Lomb; in 12 East 87th st an entire floor for Chalmers Dale to E. E. Moberly; and apartments at 150 East 72d st for the E. A. L. Construction Co. to Ricardo de Acosta; at 24 West 59th st for C. F. Ryder to N. Ford Miller; at 50 East 58th st for Bing & Bing to Miss E. Louise Klotz; at 42 East 66th st to Blair Smith; at 565 Park av to Francis E. Storer; at 116 East 58th st to Buell Hollister; at 723 St. Nicholas av to J. A. Stephens; at 104 East 40th st to L. S. Miller; at 25 Fort Washington av to H. A. Dows; at 402 West 148th st to I. Goodman; at 170 West 73d st to Mrs. A. Campbell; at 27 East 62d st to Dr. James A. Carscaden; and at 42 East 66th st to Irving C. Stern.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for 21 years for the Manhattan Co. to Frank Von Garrel & Co. the northwest corner of Lafayette and Reade sts, upon which the lessee will erect a 4-sty building for use as a cafe and restaurant. J. C. Cocker, architect, has prepared the plans for the new building.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Lord's Court Restaurant Co., a new corporation, the ground floor space formerly occupied by Plimpton, Gardner & Co. at 27 William st.

RULAND & WHITING CO. leased to the Hilton Co., of Broadway and 37th st, the store and basement at 85 Nassau st. These premises have just been extensively remodelled and the leasing of the same by the Hiltons completes the ninth store devoted by them to the sale of retail clothing; also 262 Water st to William Rosenblatt, Inc.; the upper part of 298 Pearl st to E. Burros; basement at 59 East 9th st to Abraham J. Nahon; the top loft 38 East 8th st to Ashpis & Kirstein; the basement store at 39 East 9th st to Shapiro Bros and the 2d loft in the same building to Max Siegel; the 2d loft in 38 East 8th st to Saperstein & Levy; the store and basement, 480 Pearl st, to the Burgess Manufacturing Co. and basement in 17 New Bowery to Vassilaros Contracting Co., of 154 Nassau st.

LOUIS SCHRAG has leased for Elizabeth Shanley and Madeline Smith the four lofts in 360 6th av to Cantor & Malgood; for Rexton Realty Co. the 3d loft in 34 West 25th st to Rubin & Madini; and for Thomas & Eckerson the 5th loft in 247-9 West 36th st to Irving Rich for 5 years.

SHAW & CO. leased the 3d loft, 315 Lenox av, for John Shields to Alfred S. Sanford, and the 3d loft, 80 West 124th st, for John J. Spowers to Antonio Sasso.

SLAWSON & HOBBS rented for A. J. Austin the 3-sty dwelling at 257 West 74th st to Dr. J. F. Austin.

HENRY TRENKMAN in conjunction with Nathan Weiss, has leased a loft in the new building at 36-46 East 31st st to M. & H. Rentner.

LOTON H. SLAWSON CO. and Malcolm E. Smith & Co. have leased offices in the Burrell Building, 171 Madison av to the New York State Workmen's Compensation Commission for its headquarters in that district.

SPEAR & CO. rented for the Aeon Realty Co., Sumner Gerard, president, the 5th loft in 36-46 East 31st st to Joel Isaacs & Son, of 30 West 26th st.

UNGER & WATSON, INC., has leased for Julius Marqusee to August Schmidt for 5 years the 3-sty dwelling at 679 Lexington av.

UNGER & WATSON, INC., leased for Carrie Schwab-3 stores in the building at the northwest corner of 57th st and Lexington av to Chas. J. Schloss, market. They will be altered into one large store.

UNGER & WATSON leased for Mary Gallinger the 3-sty dwelling at 415 East 50th st to Mme. Hortense Mangin.

WILLIAM A. WHITE & SONS leased for De Bexedon Brothers the store on the southeast corner of 13th av and 25th st to the Consumers' Brewing Co. This is a portion of the square block from 24th to 25th st which is controlled by the owners making the present lease.

Bronx.

DELAFIELD ESTATE has leased for David A. Clarkson to Karl D. Perkins 90 West st, the Janeway House on Livingston av, near West 246th st, Fieldston.

Queens.

HERMAN FRANKFORT has leased cottages at Far Rockaway, L. I., to Henry Mendelson, Adolph Meyer, Frank Slater, J. Garlick, E. S. Cahn, Mrs. M. White and Mary T. Bird; also at Lawrence a cottage to F. Albert; and at Edgemere a cottage to H. A. Baruch.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for John Mulholland cottage on Hollywood av to J. T. Morrison; for E. F. Keating Estate cottage corner Healy and Cornaga avs to Dr. S. Stern; at Arverne, for Max Ernst cottage on Jerome av to D. Shappiro; for L. Einhorn cottage on Park av to H. Mendelsohn; for Mr. Schwartz cottage on Pleasant av to M. Nyiri; at Rockaway Park, for V. P. Dunne cottage on S. West End av to Louis Krohnberg; and at Belle Harbor, for R. T. Burke cottage on S. Henley av to Jos Riley.

JOHN STICH & CO. leased dwellings at Far Rockaway for Mrs. Agnes L. Bresnan on Seaview av to Alvin Hartogensis, for John J. Halpin; in Willow pl to Estelle Rosenstein and for John Guilfoyle on Mott av to Gustave S. Boehm.

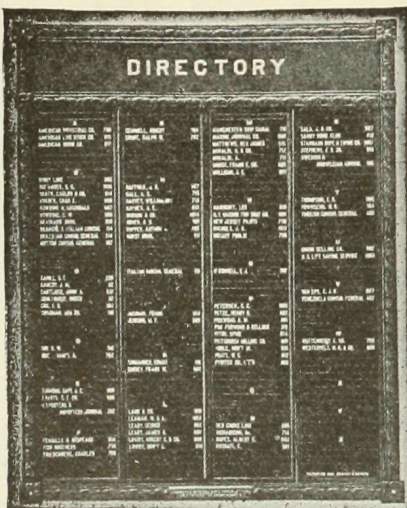
Richmond.

RULAND & WHITING CO. has leased a 1-sty factory at Rosebank, S. I., to the Ingram-Hatch Motor Corporation.

Suburban.

FISH & MARVIN rented the Cowperthwait property at Orienta Point, Mamaroneck, consisting of 7 acres, with dwelling, stable and outbuildings, to Leon P. Feustman for the sum-

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Chicago San Francisco

mer; also in conjunction with Mrs. E. W. Bodine a house in Rochelle Park, New Rochelle, to Max Kaufmann.

KENNETH IVES & CO. leased for E. F. Giberson the Sarven property at Tarrytown to Arthur W. Betts for 3 years; also for Mrs. Daniel Bacon her house in Ardsley Park, Ardsley-on-Hudson, to John Wiley.

JOHN F. SCOTT rented for Stuyvesant Fish Morris, Jr., his country place at Hewlett, L. I., to D. B. Emburg, of Van Emburg & Atterbury.

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 July 3 to 9	1913 July 3 to 10
Total No.....	124	146
Assessed value.....	\$15,975,800	\$7,101,500
No. with consideration..	11	26
Consideration.....	\$271,325	\$755,515
Assessed value.....	\$338,000	\$834,500

Jan. 1 to July 9 Jan. 1 to July 10

Total No.....	4,053	4,560
Assessed value.....	\$274,522,441	\$271,908,922
No. with consideration..	416	662
Consideration.....	\$17,844,221	\$27,273,643
Assessed value.....	\$18,404,671	\$28,169,862

Mortgages.

	1914 July 3 to 9	1913 July 3 to 10
Total No.....	98	119
Amount.....	\$8,444,946	\$1,576,195
To Banks & Ins. Cos....	26	19
Amount.....	\$673,000	\$493,000
No. at 6%.....	40	57
Amount.....	\$658,826	\$691,095
No. at 5½%.....	3	4
Amount.....	\$51,000	\$29,200
No. at 5%.....	19	27
Amount.....	\$1,820,160	\$429,400
No. at 4½%.....	16	3
Amount.....	\$400,660	\$33,000
No. at 4%.....	1	1
Amount.....	\$200,000	\$5,000
Unusual rates.....	2
Amount.....	\$5,007,000
Interest not given.....	17	27
Amount.....	\$307,300	\$388,500

Jan. 1 to July 9 Jan. 1 to July 10

Total No.....	2,421	2,945
Amount.....	\$77,452,765	\$123,682,968
To Banks & Ins. Cos....	555	817
Amount.....	\$34,642,230	\$75,342,650

Mortgage Extensions.

	1914 July 3 to 9	1913 July 3 to 10
Total No.....	37	41
Amount.....	\$1,273,000	\$932,750
To Banks & Ins. Cos....	21	6
Amount.....	\$742,160	\$229,000

Jan. 1 to July 9 Jan. 1 to July 10

Total No.....	1,202	1,107
Amount.....	\$64,296,785	\$43,976,552
To Banks & Ins. Cos....	422	376
Amount.....	\$42,013,060	\$25,178,702

Building Permits.

	1914 July 3 to 10	1913 July 5 to 11
New buildings.....	5	11
Cost.....	\$610,000	\$1,528,000
Alterations.....	128,137	\$177,780

Jan. 1 to July 10 Jan. 1 to July 11

New buildings.....	263	369
Cost.....	\$26,790,640	\$33,967,315
Alterations.....	\$7,414,944	\$7,360,419

BRONX.

Conveyances.

	1914 July 3 to 9	1913 July 3 to 10
Total No.....	160	97
No. with consideration..	13	9
Consideration.....	\$119,585	\$46,250

Jan. 1 to July 9 Jan. 1 to July 10

Total No.....	3,535	3,360
No. with consideration..	269	448
Consideration.....	\$3,863,462	\$3,693,326

Mortgages.

	1914 July 3 to 9	1913 July 3 to 10
Total No.....	126	76
Amount.....	\$578,978	\$1,002,000
To Banks & Ins. Cos....	6	11
Amount.....	\$82,000	\$349,800
No. at 6%.....	45	52
Amount.....	\$260,513	\$351,105
No. at 5½%.....	19	10
Amount.....	\$39,916	\$212,300
No. at 5%.....	29	23
Amount.....	\$96,304	\$241,450
Unusual rates.....	7	1
Amount.....	\$19,045	\$10,000
Interest not given.....	26	31
Amount.....	\$163,200	\$188,450

Jan. 1 to July 9 Jan. 1 to July 10

Total No.....	2,205	2,368
Amount.....	\$19,164,682	\$25,152,792
To Banks & Ins. Cos....	230	244
Amount.....	\$4,745,601	\$4,454,279

Mortgage Extensions.

	1914 July 3 to 9	1913 July 3 to 10
Total No.....	23	17
Amount.....	\$290,000	\$185,200
To Banks & Ins. Co....	6
Amount.....	\$96,000

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	Jan. 1 to July 9	Jan. 1 to July 10
Total No.	428	322
Amount.	\$8,895,700	\$5,591,900
To Banks & Ins. Cos.	79	65
Amount.	\$2,525,900	\$2,026,500

Building Permits.

	1914	1913
	July 3 to 9	July 3 to 10
New buildings.	14	12
Cost.	\$323,000	\$140,500
Alterations.	\$18,575	\$23,550

	Jan. 1 to July 9	Jan. 1 to July 10
New buildings.	434	584
Cost.	\$10,283,742	\$15,720,406
Alterations.	\$721,840	\$621,470

BROOKLYN.**Conveyances.**

	1914	1913
	July 2 to 8	July 2 to 9
Total No.	645	623
No. with consideration.	44	65
Consideration.	\$199,330	\$330,024

	Jan. 1 to July 8	Jan. 1 to July 9
Total No.	12,622	13,005
No. with consideration.	1,281	1,103
Consideration.	\$8,080,992	\$6,757,084

Mortgages.

	1914	1913
	July 2 to 8	July 2 to 9
Total No.	478	446
Amount.	\$1,933,382	\$1,315,573
To Banks & Ins. Cos.	88	89
Amount.	\$731,850	\$407,100
No. at 6%	285	223
Amount.	\$1,021,426	\$527,311
No. at 5½%	75	80
Amount.	\$326,687	\$274,495
No. at 5%	97	117
Amount.	\$462,850	\$445,999
Unusual rates.	4	2
Amount.	\$10,700	\$1,645
Interest not given.	17	24
Amount.	\$111,719	\$66,123

	Jan. 1 to July 8	Jan. 1 to July 9
Total No.	9,136	9,368
Amount.	\$38,919,265	\$37,771,084
To Banks & Ins. Cos.	1,892	2,204
Amount.	\$15,162,114	\$14,385,608

Building Permits.

	1914	1913
	July 2 to 9	July 3 to 10
New buildings.	126	44
Cost.	\$1,045,750	\$302,635
Alterations.	\$40,350	\$90,760

	Jan. 1 to July 9	Jan. 1 to July 10
New buildings.	2,642	2,001
Cost.	\$24,520,960	\$16,988,337
Alterations.	\$1,628,287	\$2,043,507

QUEENS.**Building Permits.**

	1914	1913
	July 3 to 9	July 3 to 10
New buildings.	102	50
Cost.	\$438,605	\$140,990
Alterations.	\$15,105	\$126,312

	Jan. 1 to July 9	Jan. 1 to July 10
New buildings.	2,700	2,404
Cost.	\$11,944,532	\$8,169,593
Alterations.	\$651,662	\$704,449

RICHMOND.**Building Permits.**

	1914	1913
	July 3 to 9	July 3 to 9
New buildings.	30	16
Cost.	\$29,752	\$138,785
Alterations.	\$8,382	\$22,750

	Jan. 1 to July 9	Jan. 1 to July 9
New buildings.	672	556
Cost.	\$1,065,348	\$1,098,696
Alterations.	\$136,807	\$151,701

REAL ESTATE NOTES.

LOUIS PHILLIPS, of the firm of L. J. Phillips & Co., is a member of the Grand Jury.

HEIL & STERN have been appointed agents by the 312-314 7th Av Co. for the 12-sty loft building at 312 7th av.

COMMISSIONER LAWSON PURDY of the Tax Department sails today on a vacation trip to the British Isles, Holland and Belgium.

CORN & CO. have been appointed agents for the building 400 5th av, which will be remodelled into stores and lofts.

HENRY BRADY has been appointed agent for 214 Amsterdam av, pending foreclosure proceedings.

GEORGE A. BOWMAN has been appointed agent for the 12-sty apartment house, 120 West 86th st.

A. PEACE & SON were the brokers in the recently reported Brooklyn sales of 85 8th av for the estate of Thomas E. Pearsall and of 33 8th av for Richard K. Valentine.

L. TANENBAUM, STRAUSS & CO., INC., have been appointed agents for the 12-sty building 40-2 West 27th st and the 10-sty building 110 West 14th st.

STEPHEN C. CLARK is the buyer of the dwellings 136 and 138 East 71st st, reported sold last week. The property was taken in exchange for the residence 38 East 68th st.

CROSS AND BROWN CO. has been appointed agent by Robert H. Montgomery, receiver, of the 20-sty Croisic Building at the southwest corner of 5th av and 26th st.

JOSEPH P. DAY will hold an auction sale to-day on the premises of 190 lots at Edgemere, L. I., fronting on the Atlantic Ocean, Rockaway Beach blvd, from Beach 41st st to Beach 45th st.

CHARLES S. KOHLER has been appointed agent for 559 West 156th st, 814 Amsterdam av, 61 West 105th st, 139 West 104th st, 141 West

104th st, 509 Amsterdam av and 69 West 105th st.

MASON TROWBRIDGE, as referee, sold on Thursday, for \$12,500, 16 acres of land occupied by the Sands Point Golf Club at a foreclosure sale to Harry Tibbits, who held a mortgage on the property.

M. MORGENTHAU, JR., CO. has arranged a first mortgage loan of \$150,000, covering the property of the Terminal Supply Co., consisting of two blocks in South Brooklyn, formerly occupied by the plant of Henry R. Worthington, Inc.

PEPE & BRO. were the brokers in the recently recorded sale of 269 Bleeker st for the estate of Mary Allaire to A. Jordan and the resale to Edward W. Duft.

HUGH J. O'KANE, for the last eleven years with H. C. Senior & Co., is now associated with the Houghton Co.

A MORTGAGE LOAN of £5,900 was recorded Wednesday on the property at the southeast corner of Broadway and 22d st. It was made by the Equity & Law Life Assurance Society of London, England, to Cecil Fane and will fall due on the death of Frederick A. Fane, who is also interested in the property.

BERT G. FAULHABER & CO. have been appointed agents for the following apartment houses: 725 Riverside drive, 780 Riverside drive, 50 and 60 Northern av, 835 West 179th st, 870 West 180th st, 815 West 179th st, 44 and 48 Pinehurst av, 820 West 180th st, and 52 and 54 St. Nicholas pl.

MUTUAL REALTY CORPORATION, one of the largest owners and developers of New Jersey real estate, has moved its headquarters from the Essex Building, Newark, N. J., to the 7th floor of the Wilson Building, at Broadway and 33d st. This company has extensive holdings at Gillet, Lackawanna Park, West Summit, East Orange and Newark, N. J.

OGDEN IRON CO., through Thomas A. Edison and Mina A. Edison, his wife, of West Orange, have just transferred timber tracts of 2,249 acres in Sparta and Hardyston township, Newton County, and Jefferson township, Morris County, N. J., to the New Jersey Zinc Co. There are no mines on the two tracts, which contain 983 and 1,266 acres respectively.

PROPERTY on which taxes and assessments have accumulated since 1866, including taxes due the former town of Flushing, the villages of Flushing, College Point and Whitestone and Queens County, will be sold on October 20 by order of Daniel Moynahan, Collector of Assessments and Arrears, in the office of the Deputy Commissioner at Long Island City. About 10,000 parcels are affected, which will involve between \$300,000 and \$400,000.

CHAPIN HOME for the Aged and Infirm has obtained permission through Justice Leonard A. Giegerich to sell its property in the north side of 66th st, 170 ft. east of Lexington av and having a frontage of 150 and extending 200 ft. to the south side of 67th st, for \$180,000. The purchaser is Gertrude A. Vanderbeck, representing Bing & Bing. The details of this transaction were published in the Record and Guide of June 20.

CHARLES F. NOYES CO. has had placed in its exclusive charge for management during the past few weeks the following store and loft buildings: for George W. Bond, Jr., 118 Beekman st and 228 Water st; for Hovell, McChesney & Clarkson, attorneys, 43 Fulton st; for the Liverpool & London & Globe Insurance Co. 158-60 Greene st; for estate of Morris Goldstein 54 Harrison st; for Mrs. Wm. H. Barnum 368 Pearl st; for J. Frederic Kernochan, attorney, 236 South st; for Alfred W. Kiddle, trustee, 242 South st; for John Fleming 13 Vestry and 34 Laight sts; for F. B. Jennings 7-9 Water st; for Cornelia Realty Co. 39 White st; and for Frankel Brothers 175-7 Wooster st.

OBITUARY

WILLIAM LOUGHLIN, a real estate broker, died of a complication of diseases on July 3, at his home, 181 Vernon av, Brooklyn. He was fifty years old and leaves a widow and two sons.

JAMES L. MARTIN, an insurance broker with the Home Life Insurance Co., and a Past Regent of Philadelphos Council, Royal Arcanum, died on Wednesday at his home, 527 Throop av, Brooklyn. He was born in Scotland 57 years ago and left a widow and three sons.

JOSEPH J. LOVELL, a Supervising Inspector in the Brooklyn Tenement House Department, and long active in Democratic politics in that borough, died Wednesday at his home, 19 Elmwood av, Morris Park. Mr. Lovell was formerly a Collector of the United States Internal Revenue. He was born in Weedon, England, 61 years ago. Four daughters survive him.

PHILIP ECKEL, JR., 27 years old, a real estate broker, who has been associated for many years with the office of the Douglas Robinson-Charles S. Brown Co., died suddenly in Venice, Italy, on Tuesday night. Mr. Eckel went abroad on a pleasure trip with his wife last month. He was taken ill soon after he arrived in Venice on July 3. Mr. Eckel was married about a year ago, and his home was at 57 Harrison st, East Orange, N. J.

REAL ESTATE APPRAISALS.

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

ESTATE OF JAMES SULLIVAN—premises 379 Pearl st, valued at \$18,000.

SAMUEL J. SILBERMAN—61-63 Canal st, \$89,000; 51-53 Canal st and 14-16 Orchard st, \$147,000; 79 Canal st, \$28,500; 82 Canal st, \$31,500; 85 Canal st, \$57,000; 203-205 Canal st, \$70,000; 63 East Broadway, \$32,500; 20 East Broadway, \$36,500; 28 East Broadway, \$33,000; 89 East Broadway, \$35,000; 120-122 East Broadway, \$70,000; 143 East Broadway, \$26,500; 91 1st av, \$27,000; 34-36 Eldridge st, \$72,500; 119 Essex st, \$21,000; 43-45 Chrystie st, \$35,000; 14-16 West 17th st, \$215,000; 332-334 East 18th st, \$52,000; 2501 8th av, \$20,500; 124-126 West 135th st, \$57,000; 273 West 138th st and 272 West 139th st, \$100,000; 49-53 West 133d st, \$43,000; 1551-1553 3d av, \$95,000.

HENRY J. MURPHY—327 East 93d st, \$19,000; 447 East 80th st, \$16,000.

CATHERINE R. VAN SICLEN—413 West 22d st, \$11,000; 415 West 22d st, \$11,000; 417 West 22d st, \$16,000; 343 8th av, \$24,350.

JOHN CUMMINGS—532 West 40th st, \$13,898.

ANNIE E. FOSTER.—7 St. Lukes pl, \$14,500; 426 Lenox av, \$12,000.

OWEN SHERIDAN.—206 Madison st, \$15,000.

WILLIAM A. SPENCER.—183 Water st, \$20,000; 37 Allen st, \$20,500; 395 Grand st, \$30,000; 181-185½ Forsyth st, \$66,000; 100 West 77th st, \$70,000; 2046-2050 7th av, \$72,000; Throggs Neck Farm, 130 acres in the 24th Ward, plot 25, lot 4, \$520,000; Williamsbridge farm in Bronx borough at the junction of Boston rd and Williamsbridge rd designated on tax-map as Plot 3, lots 6, 6¼, 6½, 6¾, Plot 4, lot 5, and Plot 8, lot 1, \$720,000; and plot of land on the Bronx and Pelham Parkway known on tax-map as Plot 5, lot 19½, \$42,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Plaintiffs and other parties in interest comprised the bulk of buyers in the Manhattan and Bronx Exchange Salesrooms, figuring in 24 of the 37 sales. Eight were either withdrawn or adjourned and 5 properties went to outside bidders. The Douglas Robinson, Charles S. Brown Co., on a bid of \$103,000, purchased for a client the plot of ground on the north side of 163d street, between Prospect avenue and Stebbins avenue, which they sold last year to Lowenfeld & Prager.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 10, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Grand st, 159, ns, 50.7 w Centre, 25.6x80, 2 & 3-sty fr bk ft loft & str bldg; due, \$6,945.43; T&C, \$—; Barney Abramowitz, party in interest. 500

19TH st, 417 E, ns, 216 e 1 av, 20x92, 4-sty bk tnt & str; due, \$6,490.89; T&C, \$118.70; withdrawn.

116TH st, 231-3 W (*), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt; due, \$58,355.73; T & C, \$1,939.72; Lawyers Mtg Co. 52,000

123D st, 449-53 W (*), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; due, \$108,593.05; T&C, \$—; Edw A Kerbs. 109,000

141ST st, 105-11 W (*), ns, 100 w Lenox T&C, \$3,000; sub to 2 mtgs aggregating T&C, \$800; sub to 2 mtgs aggregating \$120,000; Rental Mtg Securities Corp. 130,658

Park av, 1444 (*), ws, 75.11 s 107th, 25x75; 5-sty stn tnt; due \$12,757.72; T&C, \$158.05; Amalie De Vries. 12,600

BRYAN L. KENNELLY.

28TH st, 162 W, see 7 av, 311-5.

136TH st, 134 W (*), ns, 333.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$9,278.96; T&C, \$288.50; Trstes of Robert College of Constantinople. 8,000

7TH av, 311-5, see 28th (No 162), 78.1x56.11x78.2x57.7, 3-5-sty stn tnts & str; adj Sept 8.

HERBERT A. SHERMAN.

East Broadway, 280 (*), ns, 211 e Montgomery, 21.2x59.3x21.5x59.5, 4-sty bk tnt & str; due, \$14,071.63; T&C, \$1,064.84; Fernando G Echeverria. 14,000

2D av, 1890 (*), es, 50.5 s 98th, 24.9x100, 4-sty bk tnt & str; due, \$11,367.63; T&C, \$261.63; Anna R Fairchild. 10,000

J. H. MAYERS.

Pike st, 66 (*), ws, 94.5 s Monroe, 25.3x62.3x25.5x61.5, 6-sty bk tnt & str; due, \$20,187.72; T&C, \$625; Hebrew Orphan Asylum of City N. Y. 20,000

26TH st, 355 W, ns, 142 e 9 av, 22x98.9, 3 & 4-sty bk shop; due, \$3,358.48; T&C, \$—; sub to a prior mtg of \$11,000; Wm N Croxton. 15,080

61ST st, 239 W (*), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; due, \$1,986.21; T&C, \$445.10; sub to a mtg of \$7,000; Leon Levy. 9,000

121ST st W, swc Manhattan av, see Manhattan av, 505.

Manhattan av, 505 (*), swc 121st, 18.5x80, 3-sty & b stn dwg; due, \$13,450.92; T&C, \$1,500; Bernard Schneller et al. 10,000

Directory of Real Estate Brokers

D. PHOENIX INGRAHAM.
131ST st, 63-5 W (*), ns, 185 e Lenox av, 50x99.11, 5-sty bk tnt; due, \$42,556.46; T&c, \$1,634.45; Manhattan Savgs Instn. 35,000
131ST st, 67-9 W (*), ns, 135 e Lenox av, 50x99.11, 5-sty bk tnt; due, \$42,556.46; T&c, \$1,628.45; Manhattan Savgs Instn. 35,000

SAMUEL MARX.
Greenwich st, 189, es, 48.5 n Dey, 26.10x 73.9x25.4x65.5, 5-sty bk tnt & str; due, \$11,494.48; T&c, \$1,314; mtg recorded Oct 15 '61; Harry Lippmann. 18,575
116TH st, 227-9 W (*), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & str; due, \$58,-357.30; T&c, \$1,930.63; Lawyers Mtg Co. 53,000

SAMUEL GOLDSTICKER.
146TH st, 167 W, see 7 av, 2521-3.
147TH st, 164 W, see 7 av, 2537-9.
7TH av, 2521-3 (*), nec 146th (No 167), 40x100, 6-sty bk tnt & str; due, \$56,-270.73; T&c, \$2,437.61; Dry Dock Savgs Instn. 40,000
7TH av, 2537-9 (*), sec 147th (No 164), 40x100, 6-sty bk tnt & str; due, \$56,-254.74; T&c, \$2,410.35; Dry Dock Savgs Instn. 40,000

M. MORGENTHAU JR. CO.
154TH st, 418 W (*), ss, 189.4 w St Nicholas av, 18.9x99.11, 3-sty & b stn dwg; due, \$1,741.04; T&c, \$693.70; sub to a 1st mtg of \$12,500; Wm H Jeffers. 13,194

DANIEL GREENWALD.
45TH st, 141 E (*), ns, 240 w 3 av, 20x 100.5, 3-sty & b stn dwg; due, \$5,184.85; T&c, \$176; sub to a 1st mtg of \$14,000; Maze Realty Co of N Y. 23,000

Total	\$648,607
Corresponding week 1913.....	528,372
Jan 1, 1914 to date.....	19,256,468
Corresponding period 1913.....	26,644,197

Bronx.

The following are the sales that have taken place during the week ending July 10, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P DAY.
Hancock st, see Van Nest av, see Van Nest av, see Hancock.
Newell st, 3470, es, 250 s Gun Hill rd, 50x86, 2-sty fr dwg; due, \$1,747.72; T&c, \$509.28; Jas Down. 2,450
153D st E, swc Morris av, see Morris av, 651-5.

163D st, ns, whole front bet Prospect av & Stebbins av, runs n100.5xe—xn75xe 214.10x182.7xw391.7 to beg; also STEBBINS AV, swc 163d, —x—x17.9x144.4, 2-sty fr dwg & vacant; due, \$39,165.34; T&c, \$5,710.30; Douglas Robinson, Chas S Brown Co, for a client. 103,000
Garrison av (*), ws, 212.11 s Lafayette av, 25x96, vacant; due, \$682.79; T&c, \$682.49; Kabeer Realty Co. 1,500
Van Nest av, sec Hancock, 25x100; adj July 31.

J. H. MAYERS.
183D st, 107 W, ns, 74.1 e Loring pl, 30.3 x84.11x35x84.11, 2-sty fr dwg; withdrawn.

Middletown rd (*), nec Mulford av, 83.11 x114.3x71.7x103.4; due, \$1,317.81; T&c, \$222.48; sub to a 1st mtg of \$1,800; Jno H Stobbe et al. 1,900
Mulford av, nec Middletown rd, see Middletown rd, nec Mulford av.

SAMUEL MARX.
Rowland av (*), ws, 41 s Frisby av, 75x 95; due, \$4,074.66; T&c, \$500; North Side Mtg Corpn. 4,500

GEORGE PRICE.
Morris av, 651-5, swc 153d, 75x100, 2-sty fr dwg & 1-sty fr str; due, \$20,936.74; T&c, \$1,382.07; Isidor Hershfield, party in interest. 20,000

A. V. CAGGIANO.
138TH st, 260 E, see 3 av, 2537.
Forest av, 963-7, see 3 av, 2537.
3D av, 2537, swc 138th (No 260), runs w 57.2xs36.4xe74xn43.11, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, abt 210 n 163d, —x—, 3-3-sty fr tnts & str; Sheriff's sale of all right, title, &c, which Austin Carr had on Dec 28 '12, or since; Mantle & Co. 200

JAMES L. WELLS.
135TH st, 302 E (*), ss, 200 w Alex av, 25x100, 5-sty bk tnt & str; due, \$12,-562.94; T&c, \$1,326.24; Frederic de P Foster et al. 11,500
135TH st, 304 E (*), ss, 175 w Alex av, 25x100, 5-sty bk tnt & str; due, \$11,501.53; T&c, \$1,326.24; Frederic de P Foster et al. 9,500

HERBERT A. SHERMAN.
Arthur av, 1911, see Belmont av, ws, 200.5 s 177.
Belmont av, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1; adj sine die.

Total	\$154,550
Corresponding week 1913.....	195,225
Jan 1, 1914, to date.....	3,797,066
Corresponding period 1913.....	7,782,757

Brooklyn.

The following are the sales that have taken place during the week ending July 8, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:
 WILLIAM H. SMITH.
 BUTLER ST, ns, 279.6 w Troy av, 17.8 x127.9; Anthony McGowan..... 4,150.00
 DELMONICO PL, 34, ws, 107 n Ellery, 25x70.3x28.9x56, 2-sty fr dwg & str (exr); withdrawn

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Auction Sales—Brooklyn—Continued.

ELLERY ST, 95-101, ns, 101 e Marcy av, runs e100xn100xw135.8xs31.7xe35 xs75 to beg, 2-sty bk stable & 3-2 sty fr dwgs (extr); withdrawn.....

ELLERY ST, 163, ns, 102.7 w Delmonico pl, runs w25xn77.11xe28.9xs 63.8, 2-sty fr dwg & str (extr); withdrawn.....

GEORGE ST, nws, 225 sw Hamburg av, 125x200 to Noll st; Arthur A Miller. 17,500.00

W 35TH ST (*), ws, 220 n Canal av, 40x118.10; Harry B Kruger..... 300.00

68TH ST, sws, 300 se 20 av, 60x100; adj July 21.....

72D ST, ss, 314.6 e 5 av, 20x100; mtg \$4,750; Jno E Sullivan Co..... 6,950.00

76TH ST (*), sws, 380 nw Ridge blvd, 80x109.4; Home Title Ins Co of N Y. 3,000.00

AV P, swc Ocean pkwy, 129.4x40x irreg; withdrawn.....

WILLIAM P. RAE.

HIMROD ST (*), nws, 130 sw St Nicholas av, 25x100; Abr Klein..... 5,700.00

PACIFIC ST (*), ns, 202.6 w Hopkinson av, 24.6x100; Wood-Harmon Warranty Corp..... 11,500.00

PACIFIC ST (*), ns, 227 w Hopkinson av, 25x100; same..... 11,500.00

WINTHROP ST (*), ss, 1,640.6 e Main Plank rd, 26x122.6; Alice Aston..... 5,700.00

16TH ST (*), ns, 463.8 e 8 av, 26.5x100; Jos Arons et al..... 12,000.00

GREENE AV, nwc Sumner av, 20x80; withdrawn.....

JAMES L. BRUMLEY.

E 49TH ST, ws, 220 n Snyder av, 20x 100; Frank Leffmann..... 3,050.00

E 49TH ST, ws, 240 n Snyder av, 20x 100; same..... 3,050.00

NEW UTRECHT AV (*), nwc 58th, 68x 116; M Edw Kelley; mtg \$12,000..... 17,000.00

NATHANIEL SHUTER.

HEWES ST, swc S 2d, 120x150; Philip Jung..... 37,000.00

MARTENSE ST, swc Rogers av, 95.6x 22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also CHURCH AV, ns, 122.1 w Rogers av, 25x122.10; adj Aug 5.....

CHRISTOPHER AV, es, 193.9 n Blake av, 18.9x100; A S Fink..... 3,700.00

NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Eltoma Realty Co. 20,500.00

NEW JERSEY AV (*), ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming..... 20,500.00

CHARLES SHONGOOD.

73D ST, sws, 220 se 5 av, 30x100; withdrawn.....

5TH AV, es, 89.2 s 72d, 24x107.9; withdrawn.....

CHAUNCEY REAL ESTATE CO.

E 29TH ST (*), ws, 640 n Av F, 100.6x 100xirreg; Magdalena Schoenig..... 3,700.00

Total..... \$186,800.00

Corresponding week 1913..... 582,035.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

JULY 11.
No Legal Sales advertised for this day.

JULY 13.
DELANCEY ST, 88, ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & str; Henrietta Underhill—Jacob Volk et al; Edw P Lyon (A), 46 Cedar; T&c, \$396; Jos P Day.

STANTON ST, 127, ss, 100 w Norfolk, 25x75; 5-sty bk tnt & str; Philip Klein et al—Morris Mandelskorn et al; F E Klein (A), 271 Bway; Chas H Murray (R); due, \$2,020.50; T&c, \$250.40; sub to two mtgs aggregating \$23,000; Saml Marx.

JULY 14.
79TH ST, 100 W, swc Col av (Nos 390-6), 18.6x 76.8, 5-sty stn tnt & str & 1-sty bk str; Josiah H DeWitt, trste—Leon Levy et al; Kiddle & Margeson (A), 115 Bway; Jos Ullman (R); due, \$39,300.56; T&c, \$4,500; mtg recorded Oct 27 '08; Joseph P. Day.

109TH ST, 238 E, ss, 150 w 2 av, 25x100.10, 5-sty bk tnt & str; Alfred M Snyder—Threshold Realty Co et al; Hollander & Bernheimer (A), 10 Cedar; Edw J Redington (R); due, \$17,251.83; T&c, \$317.65; Joseph P Day.

113TH ST, 60 E, ss, 45 e Madison av, 25x 100.10, 5-sty stn tnt & str; Clarence Tucker et al trstes—Annie D Wallace et al; Chas P & Wm W Buckley (A), 141 Bway; John H Rogan (R); due, \$18,608.36; T&c, \$958.90; Henry Brady.

JULY 15.
COLUMBIA ST, 77, w s, 80 n Rivington, 19.10x 49.8, 5-sty bk tnt & str; Bella Feldman—Sarah Zazeela et al; Abr H Brill (A), 27 Cedar; James A Lynch (R); due, \$3,147.92; T&c, \$298.11 sub to a mort of \$11,000; Henry Brady.

130TH ST, 249 W, ns, 250 e 8 av, 18x 99.11, 3-sty & b stn dwg; Sol Wertheim—Joun Pardue et al; Eph A Karelsen (A), 87 Nassau; Richard M Henry (R); due, \$9,679.02; T&c, \$716.82; Henry Brady.

156TH ST W, nwc St Nicholas av, see St Nicholas av 921.

ST. NICHOLAS AV, 921, n w c 156th st, 25.10x 92.10x24.11x99.9, 5-sty bk tnt; Henry Bruere, chamberlain—Victor L Prins et al; Frank I Polk (A), Hall of Records; Irving H Tift (R); due, \$37,463.20; T&c, \$790.45; M Morgenthau Jr Co.

JULY 16.
42D ST, 550 W, ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; Leon Levy—Marie M Wolf et al; action 1; Irving Katz (A), 15 Wall; Harry Bijur (R) due, \$3,368.08; T&c, \$230.62; sub to a mtg of \$8,506; J H Mayers.

75TH ST, 188 E, ss, 168.9 w 3 av, 18.9x 102.2, 4-sty stn tnt; Rector, Churchwardens & Vestrymen of Calvary Church in City N Y—Mary A Kauffman et al; Louis H Moos (A), 19 Cedar; Abr Oberstein (R); due, \$14,004.79; T&c, \$1,491.45; mort recorded Apr 30, 88; Joseph P Day.

124TH ST, 232-4 E, ss, 360 e 3 av, 40x100.11, 2-3-sty & b stn dwgs; B Aymar Sands, trste—Monroe J Fischer et al; Middleton S Borland (A) 46 Cedar; Morgan J O'Brien Jr (R); due, \$16,126.99; T&c, \$593.70; mort recorded May 1, 1906; Henry Brady.

128TH ST, 8 E, ss, 130 e 5 av, 20x99.11, 3-sty & b stn dwg; Emma C Stuart trste—Isaac E Wright et al, exrs; Emmet & Parish (A), 52 Wall; Harriette M J Wood (R); due, \$17,552.83; T&c, \$390; Joseph P Day.

181ST ST W, ns, 362.3 w Bway, 50.7x205.8x50x 198.11, vacant; John O Baker—Gurdon S Buck et al; Bayard L Peck (A), 26 Liberty; Edw S Fowler (R) (partition); Bryan L Kennelly.

181ST ST, 561 W, ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; Noah C Rogers, trste—Mary A Fawcett et al; Payson Merrill (A), 100 Bway; Richard R Costello (R); due, \$8,615.83; T&c, \$305; Joseph P Day.

JULY 17.
18TH ST, 348 W, ss, 225 e 9 av, 25x92, 5-sty bk tent; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A), 132 Nassau st; Jas A Farrell (R); due, \$2,321.16 T&c, \$419.47; sub to 1st mtg \$11,000; mtg recorded Apr 1912; Samuel Marx.

56TH ST, 421 W, ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Bertha Wolf—Annie M Jones et al; Diamond & Abrahams (A), 41 Park Row; Chas L Cohn (R); due, \$2,412.10; T&c, \$231.45; sub to pr mort \$13,000; Samuel Goldsticker.

119TH ST, 330 E, ss, 300 w 1 av, 18.9x100.10, 2-sty & b bk dwg; Elias J Marsh et al, exrs—Josephine Norcum et al; Cary & Carroll (A), 59 Wall; Timothy A Leary (R); due, \$7,217.92; T&c, \$269.67; Joseph P Day.

122D ST, 347 W, ns, 208 e Morningside av, 16x100.11, 3-sty & b stn dwg; Kath C Harper—John I Delany & co et al; Cary & Carroll (---), 59 Wall; Augustine R McMahon (R); due, \$11,033.23; T&c, \$443.93; mort recorded Jan 12, 1909; J H Mayers.

128TH ST, 240 E, ss, 153 w 2 av, 26x99.11, 5-sty bk tnt; Valentine E Macy et al, trste—Morris Landsberg et al; Davison & Underhill (A), 50 Court, Brooklyn; Emanuel Jacobus (R); due, \$15,901.30; T&c, \$432; mort recorded June 13, 1888; Joseph P Day.

130TH ST, 526, on map 520 A E, sec Old Bway (Nos 41-7), 100.1x85, 2-6-sty bk tnts & str; Helen O Zurich—Leo Stark et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Wm H Wood (R); due, \$19,455.37; T&c, \$—; mtg recorded Dec 15 '08; Joseph P Day.

OLD BROADWAY, 41-7, see 130th st, 526, on map 520 A W.

JULY 18.
No Legal Sales advertised for this day.

JULY 20.
MARKET ST, 11, ws, 25 s E Bway, 25x90, 4-sty bk tnt & str & 4-sty bk rear tnt; Annie J Gruner et al—Kupeler Realty & Personality Commercial Co et al; Middleton S Borland (A), 46 Cedar; Wm A Boyd (R); due, \$21,138.77; T&c, \$425; D Phoenix Ingraham.

RIVINGTON ST, 5, ss, 119.5 e Bowery, 28.9x 99.10x22.6x99.11, 5-sty bk tnt & str; Hannah Sullivan—Emanuel Raunheim et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Saml Marks (R); due, \$6,723.91; T&c, \$1,900.09; Danl Greenwald.

82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S Gritfenhagen, sheriff; Danl Greenwald.

117TH ST, 328 E, ss, 350 e 2 av, 25x100.11, vacant; Kath R Jackson et al, trstes—Elias A Cohen et al; Middleton S Borland (A), 46 Cedar; Jos C Levi (R); due, \$7,877.19 T&c, \$380.70; L J Phillips & Co.

133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11, 6-sty sty bk tnt & str; Lincoln Trust Co—Regina Rohman et al; Bowers & Sands (A), 46 Cedar Saul J Baron (R); due, \$41,600.39; T&c, \$2,087.44; Joseph P Day.

133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11, 6-sty bk tnt & str; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A), 46 Cedar; Saul J Baron (R); due, \$42,698.57; T&c, \$1,160.75; Joseph P Day.

LENOX AV, 186, es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A), 14 Wall; Albt Blumensteil (R); due, \$16,705.09; T&c, \$1,207.82; Henry Brady.

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.

JULY 11 & 13.
No Legal Sales advertised for these days.

JULY 14.
VILLA AV, 3164, es, 391 n 204th, 18x100; 2-sty fr dwg; Geo F Dobson, trste—Jessie F Thorn et al; Noble S Nelson (A), 658 Nostrand av, Brooklyn; Edgar M Troutfelt (R); due, \$1,732.33; T&c, \$137.06; M Morgenthau, Jr, Co.

3D AV, 3870, es, 164.5 n Claremont pkwy, 25 x125, 4-sty bk tnt & str; Chas L Kellner—Paula Moskowit et al; Straus & Dworsky (A), 5 Beekman; Jacquin Frank (R); due, \$4,289.91; T&c, \$315.10; sub to a prior mtg of \$13,000; J H Mayers.

JULY 15.
WALLES AV, 558, es, 75.2 n 149th, 24.3x105, 2-sty fr dwg; Mary Hinternhoff—Thos P Connor et al; Jno Whalen (A), 206 Bway; Peter J McCoy, Jr (R); due, \$5,528.87; T&c, \$192.28; Joseph P Day.

JULY 16.
THWAITES PL, ss, 107.7 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.
THWAITES PL, ss, 114.1 e Williamsbridge rd, runs s98.9xe56.2xn136.1lxw50xs111.5xn78.7xw 26.1 to beg; also THWAITES PL, ss, 107.7 w Boston rd, 50x175; Philip A Moore—Sarah McClinchie et al; Matthies & Eisner (A), 41 Park Row; Maurice S Cohen (R); due, \$4,405.44; T&C, \$1,327.65; L J Phillips & Co.
HUGHES AV, 197S, es, 210.9 n 177th, 26x95 to Belmont av, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149; Geo B Hayes (R); due, \$3,227.13; T&C, \$275; Bryan L Kennelly.

JULY 17 & 18.
No Legal Sales advertised for these days.

JULY 20.
187TH ST E, ss, 120.9 w Southern Blvd, 25x125x 26.5x125, vacant; Henry M Powell—Kitchen Improvement Co et al; Saxe & Powell (A), 51 Chambers; Isaac G Frauenthal (R); due, \$3,262.31; T&C, \$164.71; sub to a first mtg of \$2,500; Joseph P Day.

Brooklyn.

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

JULY 11.
No Legal Sales advertised for this day.

JULY 13.
DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischert—Eastern Wood Wkg Co et al; Peter P Huberty (A), 957 Bway; Herbert Zarnikaur (R); Wm H Smith.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philippar (R); Jere Johnson, Jr, Co.

5TH AV, ses, 41.8 ne 72d, 20x100.5x19.6x95.8; Albt B King et al—Jno E Sullivan et al; Action 1; Henry A Ingraham (A), 189 Montague; Benj T Hock (R); Jere Johnson Jr Co.

LOT 24, Block 4084, Sec 13; Etel Stromwasser—Jno Blake et al; Schwartzman & Schwertzman (A), 44 Court; Jno C Stemmermann (R); Nathaniel Shuter.

JULY 14.
ELBERT ST, ses, 225 ne Knickerbocker av, 25x100; Dime Savgs Bank of Williamsburgh—Jacob Schauf et al; Otto F Struse (A), 200 Bway; David F Richter (R); Wm H Smith.

MAUJER ST, ws, 400 e Waterbury, 25x84.1x26 x90.10; Jno H Bierwirth—Anthony J Smith et al; Franklin P Trautmann (A), 132 Nassau, Manhattan; Fredk B Maerle (R); Wm P Rae.

REEVE PL, nec Prospect av, 41.1x109.10; Fred H Pouch et al—Louis Ratner Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.

WILSON ST, ns, 290 w Bedford av, 20x100; Robt T Seibert et al—Francis A McArdle et al; Dykman, Oeland & Kuhn (A), 177 Montague; Chas Y Van Doren (R); Wm H Smith.

70TH ST, ws, 20 av, 100x60; Milton J Platt et al—Sylvester Shields et al; Reynolds & Geis (A), 359 Fulton; Henry C Underhill (R); Wm H Smith.

86TH ST, sws, 272 nw Gravesend rd, 50x195; Julie Mercier-Lang—Sea View Realty Co et al; Reynolds & Geis (A), 359 Fulton; Wm H Kinnear (R); Wm H Smith.

NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Getteys et al; Albt C Asche (A), 253 Bway, Manhattan; Ellis Lord (R); Wm H Smith.

VOORHIES AV, nec Kenmore pl, 100x100; Urban Securities Co—Max Wolfgang et al; Reeves & Todd (A), 165 Bway; Benj T Hock (R); Nathaniel Shuter.

18TH AV, nws, intersec sws 81st, 182.5x102x irreg; Wm S Pendelton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Ellwell Palmer (R); Wm H Smith.

20TH AV, nws, 60 sw 70th, 40x100; Wm Siebert—Sylvester Shields et al; Reynolds & Geis (A), 359 Fulton; Herbert Peake (R); Wm H Smith.

LOT 1, Block 8277; LOTS 2 to 41, Block 8278; LOTS 42 to 102, Block 8279; LOTS 103 to 171, excepting lots 108 to 115, and LOTS 172 to 214, Block 8281; LOTS 215 to 227, Block 8282; LOTS 228 to 273, Block 8301; LOTS 274 to 282, Block 8302; LOT 283, Block 8303; LOTS 216 to 353, Block 8297; LOTS 284 to 315, Block 8298; LOTS 369 to 403, Block 8298; LOTS 404 to 472, Block 8299, excepting lots 439, 455, 456, 457 & 460, Block 8299; LOTS 473 to 546, Block 8300, excepting lots 498, 521, 524, 525, 529, 532, 537 & 541, Block 8300, and Lot 135, Block 8296 and all other exceptions; Jno W Bausman—Chas F Hager et al; Campbell & Carlton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

JULY 15.
46TH ST, nes, 20 se 16 av, 20x100.2; Robt Ward Jr et al—Windsor Bldg Co et al; Cooke & Donlan (A), 375 Fulton; Edw B Thompson (R); Wm H Smith.

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

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

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

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

ATLANTIC AV, ss, 25 e Howard av, 25x100; Benj Anshell—Alben Constn Co et al; Jonas Lazansky & Neuburger (A), 115 Bway; Saml Green (R); Nathaniel Shuter.

CHURCH AV, ns, 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 w Nostrand av, 49.11x149.11; Albt Berry—Sarah D Fogelson et al; Geo C Case (A), 189 Montague; Leone D Howell (R); Jas L Brumley.

DE KALB AV, ss, 396 e Nostrand av, 20.9x100; Mary C Dimond—Benj Du Moulin et al; Arthur L Fullman et al (A); Chas H McCarty (R); Wm H Smith.

DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischert—Eastern Wood Working Co et al; Peter J Huberty (A), 957 Bway; Herbert Zarnikaur (R); Wm H Smith.

FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing—Wm A A Brown et al; Edwin Kempton (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

FLUSHING AV, ses, 108 sw Onderdonk av, 90x 125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.

HOPKINSON AV, ws, 140.7 s Hegeman av, 20.4 x100x20.1x100; Leila P Cowhill—Sarah Edelist et al; Clarence F Corner (A), 375 Pearl; Michl Stein (R); Chas Shongood.

NEW JERSEY AV, es, 455 n Hegeman av, 20x 100; Geo B Ensworth—Saml Shapiro et al; DeWitt V D Reiley (A), 160 Eway; D L Donovan (R); Wm P Rae.

SHELL RD, ws, bet Avs X & Y, Lot 13; Tax Lien Co of N Y—Brighton Beach & Bensonhurst Electric R R Co et al; Eliz S Pope (A), 68 William, Manhattan; Irving Katz (R); Wm H Smith.

VAN SICLEN AV, ws, 195 n Liberty av, 20x 100; Wilhelmine C Schimpf—Marks Myzel et al; Kiendl, Smyth & Gross (A), 215 Montague; Edw I Garver (R); Nathaniel Shuter.

JULY 16.
W 8TH ST, ws, 360 s Av R, 20x100; Sophie Rackenbrandt—Ponce Realty Co et al; Wm E Cook (A), 309 Bway; Michl Ditore (R); Chas Shongood.

LOT 4, blk 1353, sec 5; Henry Seinfeld—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Nathaniel Shuter.

JULY 17.
E 26TH ST, es, bet Av Z & Voorhies av, Lot 25; Tax Lien Co of N Y—Margt V McNulty et al; Eliz S Pope (A), 68 William, Manhattan; Herbert P Luce (R); Wm H Smith.

E 28TH ST, ws, bet Av Z & Voorhies av, Lots 55 & 56; Tax Lien Co of N Y—Margt V McNulty et al; Eliz S Pope (A), 68 William, Manhattan; Herbert P Luce (R); Wm H Smith.

E 42D ST, ws, 297.6 n Av I, 40x100; also BROOKLYN AV, es, 200 s Av C, 20x100; also E 40TH ST, ws, 620 s Av C, 20x100; also E 43D ST, es, 257.6 s Av D, 40x100; also ALBANY AV, ws, 217.6 n Ditmas av, 40x100; also E 35TH ST, es, 277.6 n Ditmas av, 20x 100; also FOSTER AV, sec Troy av, 20x100; Henry Waltemade—Kitchen Improvement Co et al; Elfers & Abberley (A), 277 Bway; Chas J Masone (R); Nathaniel Shuter.

JULY 18.
No Legal Sales advertised for this day.

JULY 20.
WALDORF COURT, ns, 140 w 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Sneider, 26th Ward; Carl S Heidenreich et al—Eva Weisman et al; Bernhard Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

JULY 6.
MADISON ST, 86; Betsey R Goldstein—Chas Gilinsky et al; Davis & Davis (A).

VANDERWATER ST, 24-26; Kate B Murray—Twenty & Twenty-six Vanderwater St Corp et al; Forster, Hotaling & Klenke (A).

89TH ST, 65 W; Jennie Steinman—Alfred Koehler et al; foreclosure of mtg; M M Friend (A).

JULY 7.
No Foreclosure Suits filed this day.

JULY 8.
THOMPSON ST, 29 1/2-37; City Real Estate Co—Margt L Secor et al; H Swain (A).

113TH ST, ss, 100 w 7 av, 50x100.11; Robt C Sands—Mathilda M Mertens et al; Bowers & Sands (A).

120TH ST, 239 E; Sadie Bernstein—Nicola Cappozzolo et al; J Haberman (A).

125TH ST, 17-19 E; J Rutgers Le Roy et al—Peter Doerr et al; Cadwalader, Wickersham & Taft (A).

JULY 9.
11TH ST, 316 E; Winfield S Hoyt et al—Francesco Spinella et al; Weekes Bros (A).

AMSTERDAM AV, 108; Lillian M Jauss—Anna C Erb et al; C Huth (A).

MADISON AV, 1885; Title Guar & Trust Co—Ephraim K Brown et al; H Swain (A).

MANHATTAN AV, ws, 84.11 n 121st, 16x90; Sarah A G Skinner—Mary E O'Farrell et al; Cary & Carroll (A).

JULY 10.
SCAMMEL ST, 29; Isaac E Harris—Gussie Vlodosky et al; Gallert & Heilborn (A).

12TH ST, 82-4 W; Wilson M Powell et al—Harry Rosenwasser et al; W M Powell, Jr (A).

18TH ST, 116 E; Emily S Dow—Jas M Motley et al; L R Conklin (A).

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Bronx.

JULY 3. BARRETTO ST, nec 167th, 79.9x82.1; Emanuel Glauber—Robt Jordan et al; M Steiner (A). GARRISON AV, ss, 75 e Bryant av, 50x100; Albt J Leon—Laine Realty Co of the City of New York et al; C P Latting (A). PROSPECT AV, ws, 113 s 181st, 20x66; Mary F Vandewater—Antonio Galiani et al; J A Lane (A). LOT 13, 14, 15, 16, 17 & 18, Parcel 25, Map of Subdivision of property of Wm B Ogden, at Highbridge; Wm Klauber—Cathn Pilkington; King & W (A).

JULY 6. COSTER ST, es, 240 s Spofford av, 20x100; Henry H Glass—Edw D Fife, Jr, et al; T Gilleran (A). WASHINGTON AV, 1154; Henry H Jackson—Jos L Davison; S H Jackson (A).

JULY 7. 19TH ST, ss, 330 e 5 av, Wakefield, 25x114; Herman D Junge—Frank M Hill et al; Frees & McEveety (A).

141ST ST, ss, 859 e Willis av, 37.6x100; Eliza Dunham—Lena Pahlis et al; W B Chamberlin (A).

SOUTHERN BLVD, nws, 450 w Av St Johns, 50x115; Mary M Trageser—Sag Harbor Estate et al; S S Levine (A).

WASHINGTON AV, ws, 75 s 169th, 25x89.7; Mildred P Sundel—Ettie Rothenberg et al; Feltenstein & Rosenstein (A).

LOT 4, Parcel 24, Map of Estate of Wm B Ogden; Francis S Whithouse—E Van Rensselaer Ketchum et al; D Seymour (A).

JULY 8. 139TH ST E, ss, 27.8 e St Anns av, 37.6x100; Wm & Bertha Dannheim—Maurice H Zucker et al; H Meyer (A).

SOUTHERN BLVD, ws, 36.2 s 178th, 36.2x100.5; Edwin B Meeks—Laura M Salter et al; E G Duvall (A).

SOUTHERN BLVD, ws, 72.6 s 178th, 33.4x100.6; same—same; same (A).

JULY 9. 179TH ST, ss, 78.1 w Marian av, 36x75.2; Philip Rhineland—C K Realty Co et al; Miller & Hartcorn (A).

DAVIDSON AV, nec 177th, 31.9x90; Wm I Seeman—Jos P Fox et al; Speir & Bartlett (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 3 & 6. No Judgments in Foreclosure Suits filed these days.

JULY 7. E BROADWAY, 311; Ella S Hopkins—Young Men's Benevolent Ass'n; Ver Planck, Prince & Flanders (A); Jas S Regan (R); due 25,812.47

JULY 8. No Judgments in Foreclosure Suits filed this day.

1ST ST, es, 150 n 237th, 100x275; Francis G de Peyster—Haynes & Coryell; Shattuck, Glenn, Huse & Ganter (A); Aug R McMahon (R); due 5,627.22

Bronx.

LIS PENDENS.

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

Manhattan.

JULY 6. No Lis Pendens filed this day.

JULY 7. No Lis Pendens filed this day.

JULY 8. No Lis Pendens filed this day.

JULY 9. 9TH ST, ns, 302.4 w Bway, 25x92.3; Building Contracting Co Inc—Chas Rosenberg et al; action to foreclose mechanics lien; L Schafraan (A).

34TH ST, 112 W; also 33D ST, 109-11 W; Patk H Sullivan et al—Frank J Farrell et al; partition; Ellison & Ellison (A).

201ST ST, ACADEMY ST & HARLEM RIVER, —x—; Sargent & Co—United Electric Light & Power Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

JULY 10. GRAND ST, swc Corlears, 23.5x59.6x irreg; City of N Y—Day Realty Co et al; foreclosure of tax lien; F L Polk (A).

BROADWAY, 1391; Augusta S Pothemont—P J Duff & Sons et al; action to foreclose mechanics lien; Foster & Cunningham (A).

Bronx.

JULY 3. MACY PL, ss, 75 w Hewitt pl, 25x94.7; Margt Burke—Saml Silberberg & ano; action to recover possession; Blandy, Mooney & Shipman (A).

MACY PL, ss, 50 w Hewitt pl, 25x194.1; Margt Burke—Mary J Higgins; action to recover possession; Blandy, Mooney & Shipman (A).

MACY PL, ss, 25 w Hewitt pl, 25x90; Margt Burke—Higgins & Stanton Constn Co; action to recover possession; Blandy, Mooney & Shipman (A).

LOT 24, Map of New Village of Jerome; Geo Corti—Ermino Corti et al; action to declare deed null and void; Menken Bros (A).

JULY 7. No Lis Pendens filed this day.

JULY 8. MERRIAM AV, swc University av, 125x42.8; Geo Colon & Co—Sarah B Smith et al; action to foreclose mechanic's lien; Menken Bros (A).

JULY 9. No Lis Pendens filed this day.

Brooklyn.

JULY 2. ELTON ST, 270; Fredk Tietig—Domenico Casano et al; W C Low (A).

MARIENSE ST, ns, 537.1 w Rogers av, 20x150; Elise Eskens—Sarah Shapiro et al; H L Thompson (A).

REMSEN ST, ss, 52.6 w Clinton, 30.6x100; Rose Schwartz—Adelaide G Rice et al; A H Montegri (A).

E 21ST ST, es, 90 s Ditmas av, runs s50xe100x n4.7xsw61.5xw43.9 to beg; Thos J McViney—Mary L Macfarlan; D E Lynch (A).

E 21ST ST, swc Newkirk av, 31.7x135x110.5x 83.11; Annie Lurie—Wm Jacob & ano; E E Rosenblume (A).

79TH ST, sws, 450 nw 11 av, 60x100; H A West—Geo S Collins et al; C S Warbassa (A).

BEDFORD AV, ws, 20 s Park pl, 27x100; Fannie Rottenberg—Katie Levy et al; Simon & Weinstein (A).

LEE AV, nes, 100 nw Wilson, runs nel10.7xnw 25.5xn27.6xw62.6xs3.6xse—xsw65.4xs 40.6xs 48.3 to beg; Title G & T Co—Lee Avenue Theatre Co et al; H L Thompson (A).

MARCY AV, 585; Ethel M Kohl—Rachel Latner; specific performance; S J Block (A).

OCEAN AV, es, 114.1 s Av I, 92.8x100; Sandy Lanza—Manhattan Terrace Cong Church et al; foreclosure of mechanic's lien; H E Herman (A).

PARK AV, ns, 40 e Franklin av, 20x80; Robt L Harrison—Guiseppina Torchia et al; W Byrd (A).

ROCKAWAY AV, es, 95 s Av D, runs sl50xe450xw166xw335.10 to beg; also E 99TH ST, es, at int land of Kath Oelze, runs el00xn50xw 100x50 to beg; Frank Bailey—Laura E Fitzpatrick et al; H L Thompson (A).

SURF AV, nes, 40.8 se W 33d, —x—; Jacob E Newfield—Fanny Biber et al; foreclosure of mechanic's lien; Chilton & Levin (A).

5TH AV, ws, 64.9 s Carroll, 21.1x98.2x21x96.2; Geo Hofer—Margt O'Keefe et al; Watson & Kristeller (A).

LOTS 523 to 547, 511 to 515, 556 to 562 & 575 to 582, Map of 937 lots of New Utrecht Impt Co; Kath Gallagher—Wm Lehmkuhl et al; G C Speranza (A).

JULY 3. OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corp—Alice E Flood et al; E J Reilly (A).

WEST ST, es, 180 n Av C, 100x270; Watpit Realty Corp—Bristol Bldg Co et al; Watson, Daniels & H (A).

AV J, ns, 100 e Mansfield pl, 50x100; Helen V Golden—Clara H Roehr et al; H L Thompson (A).

AV L, ns, 40 e E 36th, 20x100; Phebe Ryan—Axel L Anderson et al; H J Davenport (A).

BWAY, sws, 175 se Lewis av, runs sw87.11xs 41.6xe31.2xne77.7xw25 to beg; Fanny Zirn—Morris Scheinhouse et al; Zirn & Zirn (A).

JEROME AV, es, 79.9 s Blake av, 20.1x75.6; Abr L Kass—Ida Burtrisky et al; L Lerner (A).

KIMBALL AV, sc Hobson av, runs ne675xn368.7 xnw314.6xsw22xse613 to beg; also PLOT, begins at Monument in cl of road, bet land formerly of Hendrick I Lott and Eliza A Voorhees, runs ne672.6xse1617.9xsw672.6xn 1619.11 to beg; Anna Stattel et al—Buffalo-Flatbush Corp et al; J Z Lott (A).

STONE AV, swc Somers, 25x80; East N Y Savgs & Loan Assn—Jane Whelan et al; W L Durack (A).

WILLOUGHBY AV, ns, 94 e St Nicholas av, 40x100; Conrad Hessner—Willoughby Constn Co & ano; Mann, Buxbaum & S (A).

13TH AV, nws, 40 sw 53d, 26.2x35.7x22x41.5; Chas F Hendrycy—Rostof Co et al; W S Miller (A).

13TH AV, nws, 103 ne 54th; runs ne35xw41.4xs 51.11xe14.9 to beg; same—same; same (A).

JULY 6. HAWTHORNE ST, ss, 480.5 e Nostrand av, 20x106; Mary J Mayne—Mary A E Palmer et al; J T Eno (A).

HUMBOLDT ST, es, 41.3 s Maujer, 41.3x75; Eliz Neef—Highland Security Co et al; W C Rosenberg (A).

MARTENSE ST, ns, 537.1 w Rogers av, 20x130; Elise Eskens—Sarah Shapiro et al; H L Thompson (A).

OSBORN ST, 81; Jos Ulin—Louis Pansick; to set aside deed; A B Schleimer (A).

PACIFIC ST, ns, 212.3 w Classon av, 30x80; Fredk Loehfelm—Margt Considine et al; J Levy (A).

11TH ST, ws, 159 nw P P W, 25x100; also 12TH ST, nes, 161.2, nw P P W, 25x100; Isabelle F Williams—Henry Ruland et al; partition; Hunt, Hill & E (A).

76TH ST, sws, 145 nw 4 av, 35x109.4; Jennie L Church—Patk J McKenna et al; Dykman, Oeland & K (A).

BAY PKWAY, ssw, 273.6 ne Croysey av, 96.8x 100; Annie C Lott—Walter Schrenkeisen et al; C H Lott (A).

FLUSHING AV, 1033; Danl Spitzer—Morris Kunitz et al; specific performance; H S & C G Bachrach (A).

MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan—Delia Kelly et al; J H Lack (A).

RIDGE BLVD, ws, 65.8 n 77th, 65x120; Ralph Barclay—Jefferson R Edwards et al; T Witte (A).

16TH AV, ne 54th, 20x100; Michl F McGoldrick—Sigmund W Frucht et al; C H Harman (A).

JULY 7. KOSSUTH PL, ns, 150 e Bway, 25x97; Maria Metzger—Willoughby Realty Co et al; H C Glone (A).

W 28TH ST, ws, 360 s Mermaid av, 25x118.9; Frank Pentlarge—Caterina Guido et al; M May (A).

44TH ST, nes, 250 se 12 av, 50x100.2; Title G & T Co—Amelia E Louis et al; T F Redmond (A).

GLENMORE AV, nec Euclid av, 80.6x100x94x80; Carsten H Offerman—Otto Kampfe et al; W Watson (A).

GLENMORE AV, nwc Pine, 80x94; same—same; same (A).

WASHINGTON AV, es, 40 s Willoughby av, 20x120; Robt Brautigam—Fredk E Rosebrock et al; R E Moffett (A).

JULY 8. BERGEN ST, sec Troy av, 25x61.9; Geo Johnston—Stephen Brannagan & ano; to set aside deed; Silverman & Silverman (A).

FROST ST, ss, 100 w Graham av, 50x100; Kings Co Savgs Instn—Johann Koeschinger et al; W W Taylor (A).

GROVE ST, ec Irving av, runs ne230xse200xsw 34.5xw278.6xw1.7 to beg; Bruno Perry—Theresa Bigall & ano; foreclosure of mechanic's lien; C H Haubert (A).

OAKLAND PL, ws, 129 n Tilden av, 20x80; North River Savgs Bank—Eliz Neef et al; T F Redmond (A).

ROBINSON ST, nwc Nostrand av, 22.6x92.6; Amos Nichols—Sarah C Brown et al; H J Davenport (A).

E 2D ST, ws, 360 s Av J, 20x125; Title G & T Co—Jacob Eisenberg et al; T F Redmond (A).

E 4TH ST, es, 340 n Av N, 19.10x100; Margt J Franklin—Anna De Felice et al; H J Davenport (A).

E 4TH ST, es, 359.10 n Av N, 20x100; Geo Lechner—same; same (A).

W 5TH ST, nwe Av R, 340x100; Thos H Sherman—Chas A Rippman & ano; foreclosure of mechanic's lien; J N O'Neill (A).

45TH ST, ns, 560 e 3 av, 20x100.2; Clifford G Ludvigh—Wm Duncan & ano; to set aside deed; Katz & Sommerich (A).

58TH ST, sws, 120 nw 11 av, 20x100.2; Martin S Cohen—Eclipse Bldg & Operating Co et al; M Salpeter (A).

58TH ST, ss, 200 w 17 av, 40x100.2; also 58TH ST, ss, 280 w 58th, 210.6x100.2x213.2x100.2; Henry R Pyne—Godwin Realty Co et al; F C Mebane (A).

73D ST, ns, 260 e Narrows av, 20x100; Staten Island Savgs Bank—Jacob S Glaser et al; A C Fach (A).

ALABAMA AV, es, 100 n Blake av, 20x100; Bklyn Hospital—New Lots Bldg Co et al; T F Redmond (A).

ATLANTIC AV, ss, 200 e Howard av, 25x100; Celie Goldstein—Thos J Hines et al; M Lippman (A).

BEDFORD AV, sc Morton, 26.10x92; Kings Co Savgs Instn—Louis Marx et al; W W Taylor (A).

LIVONIA AV, sec Amboy, 100x120.3; Title G & T Co—Belmont Powell Holding Co et al; T F Redmond (A).

LIVONIA AV, ss, 25 e Osborn, 25x75; Sarah Johnston—Davis Rosenbaum et al; H J Davenport (A).

PROP bounded on s by land of Fredk Seeler xe land of Lydia Lott xn land of Edw Smith and xw land of Jeremiah Lott, —x—; also LOT 36, Map of Flatbush Woodlands; Thos F Magner—Max Kurzrok et al; A Firman (A).

PROP begins sw land of late Denyse D Denyse, —x—; Maddalena Franzina—Flora Fields et al; partition; Howell, McChesney & C (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.

JULY 6. 39TH ST, 627 W; Harry Odwak—Jos Stern & Sons, Inc; Carleton Co, Inc; Benj B Tullin 136.25

135TH ST, 36-38 W; Adolf Davis—Ruth L Cunningham; M Fleisher & Wm Joseph 275.00

MORNINGSIDE AV, 171; Nicolaus Liess—Jennie Lederer; Chas Bjorkegren... 25.00

JULY 7. No Mechanics' Liens filed this day.

JULY 8. BEEKMAN PL, 2; Anton Henriksen—Vincent S & Jos F Lippe; renewal (24) 394.75

23D ST, 16 W; A Pardi Tile Co—Henry De P Weeks; W G Pigueron (22)... 458.47

115TH ST, 11 E; Goldenheim Bros—Jos Moskowitz (26) 110.83

116TH ST, 100 W; Louis L Goldbaum—Howard E Crall & H Mabel Macdonald; Barney Levy & Max Rosenberg; Alfred Stern & Co (28) 308.00

136TH ST, 124-26 W; Hyman Schwartz—4th Moravian Church; Stephen Wilcox (30) 210.00

150TH ST, 301-3 W; Max Shames—Markert Realty Co; Albert Market (22) 318.81

BWAY, sec 81st, 102.1x220; National Fireproof Sash & Door Co—Estate of Adolph Bernheimer; Fulton Bldg Co; Fleischmann Bros Co, Inc (23) 1,400.00

5TH AV, nec 116th, 100.11x110; Francis L V Hoppin et al—Ancient Order of Hibernians (29) 7,588.46

6TH AV, 169; Oriental Fireproof Sash & Door Co—Rhinelandier Real Estate Co; Michael Normoyle Co (25) 340.00

JULY 9. 112TH ST, 203-5 W; Aug Mugler—Estate Fred W Mertens (34) 188.00

128TH ST, 238 E; Jos Leibowitz—C Isabelle Miller, United Realty Co & Frank Miller (33) 37.00

132D ST, 554 W; Jos Leibowitz—Carrie N Miller, United Realty Co & Frank Miller (32) 46.75

ST NICHOLAS AV, 280-6; Matthew Casey—Jno R Agnew & Geo B Juckelt (35) 322.15

8TH AV, 2519-23; Geo Schweppenhauser—Edw H Gato & Matthew H Meyers (31) 87.22

JULY 10. 44TH ST, 14 E; Halpern & Mestel Inc—W Taylor Sherman, L Pierre Walligny, Harry Pruzansky, J Kantowitz B Sidelsky & Geo J Payne (37) 65.00

44TH ST, 14 E; Koslow Iron Works Inc—Harry T Sherman, Isidor Kantowitz & L Pierre Walligny (41)..... 110.00
57TH ST, 347-9 E; Wm Beck—Bessie Pekelman (39)..... 57.50
MANHATTAN AV, 507; Jacob Levine—Henry Schurzer & Israel Becker (38)..... 850.00
MORNINGSIDE AV, 171; Louis—Marks—Jennie Lederer & Chas Bjorkgren (36)..... 64.00
MORNINGSIDE AV, 56; Wright Lumber Co Inc—Estate of Fredk Beck, Bertha Beck, Christian F Tiegan, Saml Untermeyer exrs & Rosenberg-Goldman Co (40)..... 46.94
MORNINGSIDE AV E, 25; Morris Levy—Annie E Medford (44)..... 60.00
NORTHERN AV, ws, 179 to 180th, 200x175; Jno Trainor—Haven Constn Co & Harry Brown (45)..... 370.00
STH AV, swc 57th, 25.5x100; Gilroy Contracting Co—P A Hegeman, Rutan, McAdam & Cooper & Tulin Constn Co (42)..... 40.00

Bronx.

JULY 3. 3D AV, ws, bet 171st & St Paul's pl, Lot 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773 & 3775 3 av; Louis Greenberg—Braude Papal Co; I Hirschowitz (6)..... 150.00

JULY 6. 176TH ST, sec Trafalger pl, 74x65; Louis Kanner—Matthew P Doyle (7)..... 63.75
GUN HILL RD, 400 (**); also WEBSTER AV, 3468-88; Pluemacher Contg Co—Maria Armano et al; renewal..... 595.00
JACKSON AV, 804; Morris Zimmerman Paul & Elisa Grathwohl; Paul Grathwohl (8)..... 1,241.00

JULY 7. BERGEN AV, 597-9; Nimis & Nimis—Samson Lachman & Abr Goldsmith; Royal Theatre Co (12)..... 287.00
TRINITY AV, 902; Jos Levenson—(Mrs) Emily P Bantly (10)..... 20.00
VAN NEST AV, 506-8; Bronx Tinsmith Supply Co—Carlo Totaro (9)..... 34.38
WHITE PLAINS RD, ws, 50 s 221st, 50x100; J Marcus Woodworking Co—Bolte Bros (11)..... 122.00

JULY 8. No Mechanics' Liens filed this day.

JULY 9. HOFFMAN ST, 2438; Ludwig Larsen—Antonio Cimillo—Chas Corby; renewal (13)..... 30.00
174TH ST, 517 E; Michl Lagana & Co—Elkan Kahn & Golden & Goldsmith (14)..... 111.50

Brooklyn.

JULY 2. POWELL ST, nwc Pitkin av, 50x100; J Goldstein—Brien Amusement Co... 250.00
13TH ST, 503; W Kraslow—Wm Forger & Israel J Rosenstein..... 2,000.00
56TH ST, ss, 520 w 8 av, 40x100.2; S Ziff—Julius Behn & Mrs Mary Buckley..... 19.00
SUMNER AV, nec Quincy, 125x100; Stehlin—Miller—Henes Co—Sumner Quincy Amusement Co..... 70.40
SAME PROP; same—same & Dazie Constn Co..... 675.22

JULY 3. QUINCY ST, 281-3; S Kuslamsky—Thrall Constn Co & Max Kessler.... 500.00
7TH ST, ns, 97.10 e 4 av, 50x100; Square Lumber Co—Cornfeld & Salvatore Squillaci..... 100.00
EMMONS AV, 3154; W Clara—W Goalotti & Vionnie & Arthur Pierson & Martin Carroll..... 85.25
3D AV, nec 72d, 250x100; C Carratino—Iba Bros, Inc, & Casper Iba..... 565.00

JULY 6. QUINCY ST, nec Sumner av, —x—; Friedman Marble & Slate Wks—Sumner Quincy Amusement Co & Dazie Constn Co..... 281.50
11TH ST, ns, 100 e 7 av, 40x100; D Kurlandzik—David Nutman & Saml Camner..... 28.00
W 25TH ST, ws, 120 s Mermaid av, 60 x127.9; J Bossert—Saml B Balland & F G Folsom..... 608.09
GREENPOINT AV, 289-93; Maxwell Eng Co—Charlotte M Bierschenck & C. M. Bierschenck..... 150.00

JULY 7. W 25TH ST, ws, 220 n Surf av, 40x132.6; I Rosenberg—Rasal Solomon & Louis Solomon..... 125.00
55TH ST, swc 7 av, 100x100; J J McCarthy—Mapes Realty Co..... 25.00
SUMNER AV, nw cor Quincy st, 100x125; A Bonnet—Sumner Quincy Amusement Co & Dazie Constn Co.... 300.00
scandola..... 74.42

JULY 8. CUMBERLAND ST, sec Greene av, 80x75; American Sheet Metal Lath Co—Berland Constn Co; Sheffield Constn Co & Beacon Photo Play Corp..... 378.67
54TH ST, nwc 16 av, 20x100; J Margolio—Sigmund W Frucht..... 85.00
73D ST, 1055; J Brancalle—Jos Parascandola..... 74.42
STONE AV, 840-64; D Peltz—N Y Mtg & Security Co, Vernevl Realty & Constn Co, Saml Skolink & Jacob Reich..... 210.00

SATISFIED MECHANICS' LIENS.

First names that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JULY 6. 13TH ST, 207-223 E; Michl Nocenti Co—Irrington Constn Co et al; Dec 9'13..... 1,384.75

BROADWAY, 2248-58; Pietrowski & Konop Co—Wm L Walter et al; June 24'14..... 5,358.20
BROADWAY, 2248-58 & 81ST ST, 210-220 W; B B Hoffman et al—Wm I Walter et al; June 24'14..... 4,567.83

JULY 7. ACADEMY ST, 201st & Harlem River block, etc; Fuller Bros & Co—United Electric Light & Power Co et al; June 25'14..... 2,756.14

45TH ST, 7-11 W; Fordham Corners Wks, Inc—45th St Realty Co et al; May 9'14..... 271.56

BWAY, nwc 47; F J Newcomb Mfg ler Iron Wks, Inc—Estate of Adolph Bernheimer et al; June 24'14..... 6,363.00

SAME PROP; Northern Waterproofing Co—Same; June 28'14..... 171.00

JULY 8. 45TH ST, 7-11 W; Pollack & O'Neill—45th St Realty Co et al; May 14'14..... 1,361.72
46TH ST, 216 W; Vincenzo Avareello—Jas Moore et al; Mar 12'14..... 173.00
BWAY, nwc 47th; F J Newcomb Mfg Co—Amanda A Pope et al; July 2'14..... 787.50

JULY 9. 19TH ST, 37 E; Acme Metal Ceiling Co—Montrose Realty Co et al; Jan 10'13..... 142.00
111TH ST, 29 E; Sol Jaffe—Frank Locker et al; May 14'14..... 78.50
201ST ST, ss, 300 e Academy; McVoy Sheet & Tin Plate Co—United Electric Light & Power Co et al; June 24'14..... 1,674.83

BROADWAY, 2248-54; Gaites, Peace & Co—Wm I Walter et al; June 24'14..... 1,000.00

BROADWAY, sec 81st; National Fireproof Sash & Door Co—Quincy Amusement Co et al; June 8'14..... 1,400.00

CROTONA PKWAY, sec Elmsere pl; Jno McGrath—Crotona Parkway Amusement Corp et al; Dec 12'13..... 1,193.00

JULY 10. 19TH ST, 37 E; Henry H Meise & Son Inc—Montrose Realty Co et al; Jan 23'13..... 256.30
SAME PROP; Wm Dunker—same; Jan 23'13..... 555.00

LEXINGTON AV, 567-71; also 51ST ST, 160-66 E; Jno Simmons Co—Hammerstein Opera Co et al; Jan 16'14..... 3,226.00

Bronx.

JULY 3. KELLY ST, ws, 100.4 s 165th, 25x100; Mulgers Iron Wks—Keilbert Constn Co; June 18'14..... 324.00

JULY 6. No Satisfied Mechanics' Liens filed this day.

JULY 7. HOME ST, 936; Mulger's Iron Wks—Keilbert Constn Co, Inc, et al; June 18'14..... 508.80

HOME ST, 936; Realty Marble & Tile Co—Keilbert Constn Co, Inc; June 11'14..... 507.90

WEBSTER AV, 2246-50; Chas Shapiro Greystone Holding Co; Jan 28'14..... 16.00

JULY 8. No Satisfied Mechanics' Liens filed this day.

JULY 9. No Satisfied Mechanics Liens filed this day.

Brooklyn.

JULY 2. AMES ST, ws, 125.5 s Newport av, 50x100; Abr Albert—Annie Weisman; Jno Weisman & Rose H Levine; May 29'14..... 200 & 460.00

AMES ST, ws, 125 s Newport av, —x—; United House Wrecking Co—Annie Weisman & Harry Finkelstein; May 12'14..... 131.00

AMES ST, ws, 125.5 s Newport av, 50x100; Saml Gilewitz—Annie Weisman; June 4'14..... 58.00

AMES ST, ws, 125.5 s Newport av, 40x100; Klein Material Co—Annie & Morris Weisman; May 27'14..... 130.15

CARROLL ST, sec Albany av, 320x100; Louis Brook—Heights Bldg Corp & Wm H Fleming; Apr 18'14..... 177.10

MALTA ST, 67; Ida Jaffe—Jacob Jaffe; June 11'14..... 1,500.00

CATON AV, sec Stratford rd, 98x105; Morris Fooxman & ano—Plandome Constn Co; May 23'14..... 422.50

SAME PROP; Robt C Purvis—same; May 8'14..... 600.00

CATON AV, sec Stratford rd, 100x98; —x132.10; Jno Barbar—same; May 14'14..... 2,550.32

CATON AV, sec Stratford rd, 105.10x98xirreg; Cohn Cut Stone Co—same; Apr 11'14..... 1,476.25

AV U, ns, 20 w W 9th, 20x100; C I Constn & Supply Co—Frank & Lucia M Craffone & Nicolo Leuzvi; June 27'14..... 219.34

JULY 3. JUNIUS ST, nwc Belmont av, 100x100; Jno Rossa—Israel Koepfel, Cement Walk & Floor Co & Ralph Riccardo; June 24'14..... 92.20

SAME PROP; Andrew Van Sise—same; June 24'14..... 159.00

JULY 6. No Satisfied Mechanics' Liens filed this day.

JULY 7. W 29TH ST, es, 380 s Mermaid av, 120 x118.9; Louis Bossert Sons—Mathilde B Jetrup & Frank Martini; May 21'14..... 1,065.00

80TH ST, ns, 100 nw 13 av, 160x100; Majestic Land Impt Co—Emanon Bldg Corp & U S Title Guar Co; June 18'14..... 500.00

JULY 8. ADELPHI ST, 156-62; Gowanus Wrecking Co—Hartman Constn Co & Realty Associates; May 21'14..... 1,500.00
41ST ST, swc 4 av, 140x62.2xirreg; Realty Supply Corp—Wayfourth Constn Co & Morris Fine; June 5'14..... 5,096.25

41ST ST, swc 4 av, 120x60.2; Norton & Gorman Contracting Co—Wayfourth Constn Co; June 8'14..... 1,500.00

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

ATTACHMENTS.

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

Manhattan.

JULY 2. COMPTOIR NATIONALE D'ESCOMPTE DE PARIS; U S Asphalt Refining Co; \$2,924.25; W H Bllymer.

JULY 6. No Attachments filed this day.

JULY 7. CARR, Spencer E; David Rosenthal; \$4,000; Olcott, Gruber, Bonyng & McManus.

JULY 8. No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JULY 3, 6, 7, 8, 9.

Bailey, L M & Equitable Life Assur Soc of U S, a corpn, 165 Bway, Bleecker st, 33-7..Tippett & Wood. Ttanks, &c..... 2,322.00

County Holding Co & Howard Carter, 23d st, 153-7 W..Tippett & Wood. Tanks, &c..... 2,350.00

Gramercy Wine & Liquor Co. Av C, 155..Albert Gas Fixture Co. Fixtures..... 345.00

Pinchot, Mary E. Broadway, 2148-56.. Otis Elevator Co. Elevator..... 6,475.00

Katzen, Louis, or Jacob. Av D, nwc 8th st..Levine & Posner. Iron Work..... (R) 1,300.00

Lonas, Frank E & Mary L Richards. 3d st, 37 W..Tippett & Wood. Tanks, &c..... 2,190.00

Maccaffie, Charlotte & Wendell L Nichols, 32d st, 157-9 E..Tippett & Wood. Tanks, &c..... 2,100.00

33 W 51st St Co, Inc. 51st st, 33 W.. Gurney Elevator Co. Elevator..(R) 2,000.00

Volta Machine Mfg Co. 42d st, 209 E.. Fairbanks Co. Machinery..... 1,141.00

Bronx.

JULY 3, 6, 7, 8, 9.

No Chattels filed for these days.

Brooklyn.

JULY 2, 3, 6, 7, 8.

Brien Amusement Co. 1855 Pitkin av ..Guarantee Chandelier Co. Gas Fixtures..... 175.00

Comet Constn Co, Inc. Caton av, c Stratford rd..Estate of S Weinstein. Mirrors, &c..... 4,130.00

Konkle Co. 63d st, bet 18 & 19 avs.. Isaac A Sheppard & Co..... (R) 200.00

Miller Bldg Co. Prospect pl nr Ralph av..Isaac A Sheppard & Co. Ranges..... (R) 259.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JULY 6. WATER ST, 646; East Bklyn Svgs & Loan Assn loans Patrick McInerney to erect a —sty bldg; — payments... 6,500.00

180TH ST, nwc Haven av, 100x75; Premium Holding Corpn loans Haven Constn Co, Inc, to erect a —sty bldg; — payments..... 50,000.00

180TH ST, ns, 100 w Haven av, 47x125; same loans same to erect a —sty bldg; — payments..... 25,000.00

HAVEN AV, ws, 75 n 180th, 50x100; same loans same to erect a —sty bldg; — payments..... 25,000.00

Bronx.

JULY 3. LORILLARD PL, es, 221.7 n 3 av, 50x100; Manhattan Mtg Co loaned Russo Iodioc Realty Co, Inc, to erect 3-sty apartment; 16 payments..... 35,000.00

CAULDWELL AV, ws, 197.8 n 158th, 50.2x130.3; City Mtg Co loans McEvoy & Koester Constn Co to erect 5-sty apartment; 10 payments..... 36,000.00

JULY 6. BELMONT AV, sec 181st, 40.3x100.7; Jos N Finkelstein loans Robt Eff Corpn to erect a 5-sty apartment; 5 payments..... 35,000.00

VYSE AV, es, adjoining Lot 62, on Map of property belonging to heirs of Thos Walker, 72x77; Lawyers' Mtg Co loans H C Jackson Realty Co, Inc to erect a 5-sty apartment; 8 payments..... 37,000.00

JULY 7. DAVIDSON AV, nwc North st, 37.6x100; CityMtg Co loans Henry Cleland, Inc, to erect a 5-sty apartment; 9 payments..... 28,000.00

TINTON AV, ws, 240.5 n 161st, 27x135; Elizabeth K Dooling loans Sara Constn Co to erect 3-sty apartment, with stores; 4 payments..... 11,000.00

JULY 8. 230TH ST, ns, 205.2 e Barnes av, 25x114; Alice E Howes loans Benedict Liuzzo, Santa Liuzzo and Giovanna Livoizi to erect 2-sty and basement, 2-family dwelling; 5 payments..... 3,500.00

TINTON AV, sec 150th, 75x120; Jas G Wentz loans Macy Constn Co to erect two 5-sty apartments; 9 payments... 72,000.00

JULY 9.
 BROADWAY, 1331-49; also 36TH ST,
 122 W; Thompson-Starrett Co loans
 1337 Broadway Corp to erect a —
 sty commercial bldg; — payments, 1,250,000.00
 SEDGWICK AV, es, 55.7 s Fordham rd,
 25x100; Commonwealth Savgs Bank
 of N Y City loans Kath A Donovan
 to erect —sty bldg; 3 pay-ments... 3,200.00
 181ST ST, sec Crotona av, 102x65;
 Rockland Realty Co loans Masons
 Builders Co Inc to erect 5-sty apart-
 ment; 14 payments51,000.00

ORDERS.

Brooklyn.

JULY 8.
 STERLING PL, sec Rochester av, 100x
 120; Jas V Cunningham, Inc, on
 Spencer Aldrich to pay Terminal
 Lumber & Trim Co. 200.00

DEPARTMENTAL RULINGS.

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 ave-
 nues and numbered avenues.)

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.

MANHATTAN ORDERS SERVED.

Named Streets.

Week Ending July 4.

- Eleecker st, 111-113—Alex Singer.....G-C
- Bleecker st, 111-113—Gustavus Sidenberg
et alC
- Bleecker st, 111-113—Samuel Frankel.....G-C
- Bleecker st, 111-113—Peerless Clo Co.....G-C
- Bleecker st, 119-121—Samuel Joseph.....C
- Bond st, 52—Michael J. Adrian Corp.....C
- Bond st, 55—Katherine J. Berges et al.....C
- Bond st, 55—The Royal Typ Printing Co.....C
- Bridge st, 20—Chas A Tecklenburg.....D
- Broad st, 136—Est Robert Goelet.....B
- Cherry st, 105½—Thomas F Connery, Jr.....B
- Cliff st, 16—Richland Realty Co.....C
- Cliff st, 52-54—Est Fred S Tallmadge.....C
- East Broadway, 65—Morris Lasker.....I
- East Broadway, 65—The R & P Dress Goods
CoI
- East Broadway, 262—Abr Kamler.....C
- East Houston st, 257-63—Max Schwartz.....B-E
- Goerck st, 153—Kofman & Jacobs.....G
- Grand st, 437—Est James Moore.....C
- Greene st, 125—Est Sylvester Brush.....C-SS
- Mercer st, 5-7—Amos F Eno.....D
- Mercer st, 297-303—Frank Katz.....G
- Mercer st, 297-303—Elias Israel.....G
- Mercer st, 297-303—Nathan Trivers.....G
- Pearl st, 206-8—H B V Frankel, Inc.....C
- Rivington st, 295—Wm H Schmohl.....C
- Stanton st, 80—Max Kimerling.....E
- Stanton st, 97—Nathan Rosenberg.....E
- Stanton st, 209—Joseph Eunger.....L-C
- Waverly pl, 12—Rochester Clothing Co.....G
- Waverly pl, 12—Munves & Marmur.....G
- Waverly pl, 21-3—Lanchick Bros.....G
- West Houston st, 68 W—Harry Steinberg.....G-C
- West Houston st, 80 W—Samuel Manfred.....G
- White st, 51-3—Chas B Cabm & Co.....C
- White st, 54-56—I H Barnett & Bro.....G
- White st, 54-56—Simon McGill.....G
- Wooster st, 136—Max Popper.....C
- Wooster st, 136—Weiss & Blank.....C
- Wooster st, 146—Kohn & Rubin.....C
- Wooster st, 146—Saul Robinson.....C
- Wooster st, 167-9—Crown Paper Box.....G
- Wooster st, 167-9—Virgo Badinelli.....G
- Wooster st, 169-73—David Domroe & Co.....G
- Wooster st, 171-3—A Leavitt Paper Box Co.....G
- Wooster st, 171-3—M M Benstein & Bro.....G
- Wooster st, 212-18—Perfect Sponging Works.....G
- Wooster st, 230—Samuel Gordon.....G

Numbered Streets.

- 2d st, 30—Alwin A Neuman.....B
- 4th st, 8 W—The Ideal Hat Frame Co.....G
- 4th st, 10 W—Sigmund Markowitz.....G
- 4th st, 10 W—Paltry & Goldberg.....G
- 4th st, 35 W—Shapiro & Bernson.....G
- 4th st, 39 W—L Tannenbaum & Fishman.....G
- 5th st, 808—N Y Couch Frame Co.....G
- 6th st, 749 E—Realty Realization Corp.....C
- 6th st, 749-51 E—Hontickman Brs & Co.....C
- 6th st, 749-51 E—Kammerman & Baumgarten.....C
- 8th st, 53 E—Abr Friedman.....G-C
- 8th st, 53 E—H Zimmerman & Son.....G
- 8th st, 53 E—New Departure Mfg Co.....G
- 8th st, 53 E—Sailors' Snug Harbor.....C
- 9th st, 43 E—Neufeld & Co.....G
- 9th st, 43 E—Jos Zinder.....G
- 9th st, 43 E—Felix Guetta.....G

- 9th st, 43 E—Turk & Bessen.....G
- 9th st, 43 E—Sailors' Snug Harbor.....C
- 9th st, 43 E—Jacob Rosenberg.....G-C
- 9th st, 51 E—Raw Ostrich Feather Co.....G-C
- 9th st, 59 E—Abr Nahon.....G-C
- 10th st, 85 E—Rose Human Hair Co.....G-L
- 10th st, 85 E—Rose Human Hair Co.....G
- 10th st, 85 E—Stelz Bookbinding Co.....G
- 10th st, 432-34 E—Est Wm P F Youngs.....C
- 10th st, 432-34 E—Sigmund Sladkus & Co.....G
- 11th st, 718-20 E—Paul Zguris.....C
- 11th st, 718-20 E—M B W Realty Co.....C
- 14th st, 9 E—Samuel Abraham.....G-C
- 14th st, 13 E—Herman Diamond.....G-C
- 14th st, 13 E—Bregman & Cohen.....G
- 14th st, 154-60 W—Custey Bros.....C
- 14th st, 154-60 W—Max Oppenheim Hat Co.....I-G
- 15th st, 10 E—Park Packing Box Co.....G
- 15th st, 10 E—Imperial Human Hair Co.....G
- 15th st, 14 E—Cire Hat Co.....G
- 17th st, 14-16 W—Est. Samuel J. Silberman, SS.....C
- 17th st, 20 W—The 20 W 17th Str Co.....C
- 17th st, 24 W—Louis L Delafield.....G
- 17th st, 55-61 W—Louis Rubin.....G
- 17th st, 55-61 W—Hecht & Co.....G
- 17th st, 55-61 W—Silverman & Becker.....G
- 17th st, 121-5 W—Isaac Ginsberg.....C
- 17th st, 127-33 W—Cohen Bros.....C
- 19th st, 39 E—Geo Rubenstein.....G
- 19th st, 39 E—Ginsberg & Cohen.....C
- 19th st, 39 E—Schechter & Metz.....C
- 20th st, 11 W—Lillie J Earle.....C
- 20th st, 25 W—Gylmann Realty Co.....C
- 20th st, 37 W—I & B Sapiro Cloak Co.....G
- 20th st, 37-45 W—National Shirt Waist Co.....G
- 20th st, 37-45 W—Parisian Mfg Co.....G
- 20th st, 39 E—Josiah C Cady.....C
- 20th st, 135-9 W—Katz Bros.....G-C
- 21st st, 30-32 W—Herman Guttman.....G
- 21st st, 34 E—Jacob H Levine.....G
- 21st st, 34 E—Wm C Emevick.....G
- 21st st, 34 E—Louis K Ellenbogen.....G
- 22d st, 515-17 E—N Y Trunk & Box Factory,
G-C
- 22d st, 317-19 E—Joseph Simko.....G-C
- 22d st, 321 E—Peiffer Bros.....C
- 22d st, 321 E—Wm L Zuhr.....C
- 23d st, 126 W—Enterprise Dress Pleating Co,
G-C
- 23d st, 126 W—David Silberstein.....G
- 23d st, 126 W—Wayland Carlin.....G
- 23d st, 130 W—Edward Usokin.....G
- 23d st, 130 W—Alex Therm.....G
- 23d st, 148-56 W—Herman Webber.....G
- 24th st, 36-44 W—Morris Botwen.....G
- 25th st, 36-8 W—Louis Smith.....I
- 25th st, 40-6 W—Weinstein & Brecher.....G
- 25th st, 40-6 W—The Theo Tiedemann Corp.....G
- 25th st, 40-6 W—Mayer & Lester.....G
- 25th st, 40-6 W—Leyav & Friedberg.....G
- 25th st, 40-6 W—Imperial Dress Co.....G
- 25th st, 40-6 W—Cohen & Erdman.....G
- 25th st, 57 W—Capital Gloves, Inc.....C
- 25th st, 119-25 W—Paramount Mfg Co.....C
- 25th st, 119-25 W—Fox, Lederer & Co.....G
- 25th st, 135-7 W—L & I Gleichenhaus.....G
- 25th st, 135-7 W—Lyric Waist Co.....G
- 25th st, 135-7 W—Empire Floor Silk Co.....G
- 25th st, 147-9 W—Max Ingeman & Co.....I
- 25th st, 147-9 W—Besthoff Sonn Co.....I
- 25th st, 151-5 W—Isidor Daniel.....G
- 25th st, 151-5 W—Hyman Appelbaum.....G
- 25th st, 151-5 W—Amer Shirt Waist Co.....C
- 25th st, 200 E—Rausch & Langrock.....C
- 25th st, 200 E—Sam Sing.....C
- 26th st, 56 W—James R Roosevelt.....C
- 26th st, 56 W—Joseph Faden.....C
- 26th st, 134-40 W—Myer Gans' Sons & Co.....C
- 27th st, 115-117 W—Friedman & Herschker-
witz.....G
- 27th st, 115-117 W—Schultz Dress Co.....G
- 27th st, 115-117 W—Cohen & Miller.....G
- 27th st, 122-30 W—Markun Bros.....C
- 28th st, 32 W—Bernard Herman.....C
- 28th st, 32 W—Farmers Loan & Trust Co.....C
- 28th st, 49 W—Henry J Schwartz.....C
- 28th st, 49 W—Herman Bawer.....C
- 29th st, 6 W—Farmers Loan & Trust Co.....C
- 29th st, 11 W—Jane E Faltoute.....C
- 30th st, 115-25 W—Propp & Gerrick.....G
- 30th st, 115-25 W—Eisenberg Kirschner &
Walmad.....G
- 30th st, 115-25 W—Louis Winter.....G
- 30th st, 115-25 W—Jos Steiner & Bros.....G
- 30th st, 115-25 W—King Davidson & Co.....G
- 30th st, 115-25 W—Levine & Keller.....G
- 30th st, 115-25 W—Levy & Julius.....G
- 30th st, 515-19 W—Est John T Muller.....C
- 30th st, 515-19 W—Geo Dausch.....C
- 32d st, 12-14 W—Levy & Newman.....G
- 32d st, 12-14 W—Kappel & Grubman.....C
- 32d st, 12-14 W—Pacific Realty Co.....SS
- 32d st, 22-6 W—Isaac Lowenberg.....G
- 32d st, 22-6 W—Regina Kobler.....G
- 34th st, 201-3 E—Augusta Erakmann.....D-C-B
- 34th st, 201-3 E—Harry Messenger.....A
- 34th st, 201-3 E—Angelo Sartiria.....F-C-E-D
- 36th st, 512 W—James Curry.....C
- 36th st, 560 W—Louis Fukro.....C
- 41st st, 449-55 W—Leo Kantor.....C
- 41st st, 449-55 W—Violante Onorato.....C
- 42d st, 126 W—Christopher C Shayne.....C
- 46th st, 28 W—Emil de Bermingler.....C
- 46th st, 28 W—Elizabeth Stebbins.....C
- 46th st, 77 W—Philip A Fitzpatrick.....C
- 46th st, 77 W—Jacob Weinberg.....G-I
- 46th st, 77 W—Chas T Leproux.....G-A
- 46th st, 77 W—John Pase.....A-C
- 46th st, 77 W—Isabel Newsome.....G-A
- 46th st, 514 W—John Newman.....C
- 46th st, 514 W—John Wilson.....C
- 46th st, 514 W—Christopher Wollerson.....C
- 46th st, 514 W—Albert B Brown.....C
- 51st st, 113 W—Auto Wind Shield Co.....H-A-G-D
- 53d st, 215 W—Harris Alexander.....C
- 58th st, 540-530 W—American Play Co.....G
- 84th st, 218-220 W—Locke & Co.....C
- 101st st, 421-5 E—Brakeman & Guberman.....G-C
- 101st st, 421-5 E—Jos Melano.....G-C
- 104th st, 401-3 E—National Middy Waist Co.....G
- 104th st, 402 E—Harry Oddo.....C
- 104th st, 402 E—The Bowland Shirt Co.....G-C
- 111th st, 113 E—Rubin Schkolnik.....G-C
- 119th st, 531-33 E—Levine & Posner, Inc.....C
- 121st st, 1783 E—Chas P Hopf.....C
- 124th st, 109 E—Martha Borchardt.....C
- 125th st, 301 E—Anna Ahlgren.....C
- 125th st, 203 W—Friedman Tailor, Inc.....G

Named Avenues.

- Av D, 146-50—Hyman Donishefsky.....C
- Av D, 146-50—Gross & Goldberg.....C
- Av D, 146-50—D H McAlpin.....C

- Av D, 146-50—N Y Edison Co.....C
- Bowery, 21 (rear)—Silverman & Barth.....G
- Bowery, 394—Joseph Prensky.....G
- Bowery, 394—Wabash Cabinet Co.....G
- Bowery, 394—Abraham Schaap.....G
- Broadway, 317—N Y Edison Co.....C
- Eroadway, 455-7—Diamond Tea Gown Co.....G
- Broadway, 455-7—Photo & Art Post Card Co.....G
- Broadway, 455-7—Philip Kramer.....G
- Broadway, 458—Simon Durlacher.....G
- Broadway, 458—Greenberg & Marcus.....G
- Broadway, 458—Robert Kresch & Leon Wach-
tel.....G
- Broadway, 458—Philip Harris.....G
- Broadway, 458—Israel Michelman & Bro.....G
- Broadway, 512—Nathan Bregstone.....G
- Broadway, 512—Solomon Perlmutter.....G
- Broadway, 512—Greenberg & Picker.....G
- Broadway, 767-9—Marks Arnheim & Co.....G
- Broadway, 816—Isaac Kirschtel.....G-C
- Broadway, 816—Rose Goldwine.....G-C
- Broadway, 1151—Est Isaac Varian.....C
- Broadway, 1151—The York Bldg Co.....G
- Broadway, 1151—Jacob Hat Co.....G
- Broadway, 1926—Henry Hersch.....E
- Madison av, 1122—Otto Kussin.....C
- Park Row, 128—Washington H Taylor.....C
- West Broadway, 248-50—Est Margaret I Bar-
rios.....SS

Numbered Avenues.

- 2d av, 136—The Holy Family.....E
- 2d av, 374-80—Schlegel Investing Co.....SS
- 3d av, 2224-34—John J Campbell.....E-C-D
- 3d av, 2224-34—Moe J Levy & Co.....G
- 3d av, 2224-34—F W Woolworth & Co.....L-C-G-F
- 3d av, 2224-34—Reformed Low Dutch Church
of Harlem.....SS-D-B-E-C
- 3d av, 2224-34—Chas P Hope.....C
- 3d av, 2224-34—Samuel Shapiro.....A
- 4th av, 367-75—Miro Dean Co.....I
- 7th av, 51-3—Hartman Goldsmith & Co.....G
- 7th av, 51-3—Jno A Whaley.....C

BRONX ORDERS SERVED.

Named Avenues.

Haight av, swc Paulding av—Dennis Hennessy, J

BROOKLYN ORDERS SERVED.

Named Streets.

- Amity st, 106—Dora Levine.....C
- Amity st, 106—Julia Darmour.....C
- Amity st, 113—Edith A Fairchild.....C
- Boerum st, 116—Abraham Threars.....K-A
- Columbia st, ft of—Theo A Crane's Sons Co.....H-A
- Eckford st, 311—Theo White.....C
- Essex st, 457 (rear)—Jos Pastis.....G-C-A
- Fulton st, 70-2—Geo Pol & Son, Inc.....A-G-C
- Fulton st, 1860—Morrell Eros.....C
- Grand st, 104—Isaac Rehman.....A-M-G-K
- Hendrix st, 587—The Famous Skirt Co.....C
- Hendrix st, 587—The Fulton Waist Co.....C
- Hendrix st, 587—The Ideal Knitting Mills.....C
- Meserole st, 101—Edw R Clark.....C
- Navy st, 122—Raphael Pensavauhia.....A
- Quincy st, 888—The Fromme Estate.....C
- Seigel st, 40—Lewis & Wein.....K
- Union st, 514-20—Albro J Newton.....C
- West st, ws from Calyer to Quay sts—The
Continental Iron Works.....A-G-L

Numbered Streets.

- 4th st, 119-25—John Glouse.....C
- 9th st, 261-63 So—Peter Iglima.....D
- 10th st, 57 N—Benj Materson.....A-J-G-H-F
- 13th st, 90 Bay—Samuel Williams.....C
- 21st, 877 Bay—Rose Futoranski.....C
- 85th st, 2202—Cong. Anshe Kehillah.....C

Named Avenues.

- Bedford av, 703—N Y & Bklyn Casket Co.....C
- Broadway, 339-41—Bernard Gallagher.....C
- Central av, 510a—Robert Kinier.....H-A
- Cypress av, 864—Baldwin Palmer.....C
- DeKalb av, 860—Isaac M Sarem.....D
- East av, 344—Fredk Loehfelm.....C-D
- Flushing av, 305—Theo Mitse.....A
- Ft Hamilton av, 4901-05—Borough Park Con-
gregational Church.....D
- Gates av, 660—Louis Schneider.....H-A-G-D
- Gates av, 959—Henry Vortenueller.....D
- Hamilton av, 213—Matthew Katzman.....H-A-D
- Kingston av, 76—John R Ryan 2d.....M
- Manhattan av, 52—Sapel & Schapes.....D-C
- Morgan av, ws cor Scholes st—Morris Solo-
mon.....C
- Myrtle av, 19-21—Antonio Scicolone.....M
- Myrtle av, 441—Frank Farrell.....D
- Neptune av & W 8th st (C I)—Fred Vundy
H-A-G
- Pitkin av, 2301—Adolph Prusmak & Son,
D-K-A-G
- Ridge blvd, 8101-11—Bay Ridge Presbyterian
Church.....C
- St Marks av, 201—F P Auto Transportation
Co.....C
- Snediker av, 57-59—Knickerbocker Ice Co.....C
- Thaftord av, 150—Louis Gitelman & Benj
Rechtman.....C
- Tompkins av, 53—Vernon Paint & Varnish
Co.....A-H
- Throor av, 271-75—Cong Glory of Israel.....A
- Van Sinderen av, 96—Edw R Clark.....C
- West av, 124—Henry Hunken.....F-A-C-D

Numbered Avenues.

- 1st av, 4207—Natl Meter Co.....G
- 3d av, 4906—Joseph Checks.....O-H-A
- 3d av, 7905—Petersen Bros Co.....A
- 5th av, 7505—Gorden Bros.....A

QUEENS ORDERS SERVED.

Named Streets.

- Burns st, Forest Hills—Sage Foundation Homes
Co.....A-G
- Creek st, es cor 3d st, Dutch Kills Canal—
Indian Refining Co.....A
- Grand st swc Broad st (Maspeth)—Cord
Meyer.....M

Named Avenues.

- Borden av, 227-37—Amer Drug Syndicate Co.C
Broadway, sec Corona av (Elmhurst)—Dutch
Reform Church.....C-A
- Forest pkway, 4—Henry W Morsch.....C-A
- Freeman av, 365—Hugh Green.....C
- Fresh Meadow rd, nr Cemetery lane—Chas
A Grant.....M
- Huntington av & Gherardi st—Geo Fogus.....C

RICHMOND ORDERS SERVED.

Named Streets.

New York av, 1394 (Rosebank)—Adolph Zorn, C

BUILDING MANAGEMENT

ELECTRIC SUPPLY FOR LARGE BUILDINGS

By CHARLES MEIGS RIPLEY, Electrical Engineer, New York City.

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

PROMPTED by curiosity, I personally inspected the premises of 154 large buildings in New York City, in order to determine which of these bought electricity and which had private electric plants in the building or near by. The list comprised privately owned buildings, valued at nearly half a billion dollars, and averaging more than \$3,000,000 each, the smallest one being rated at \$475,000. Obviously this list excludes municipal, governmental, and other buildings immune from taxation.

The values of the "Power Plant Buildings" being set down in the left hand column, and those of the "No Power Plant" buildings being placed in the right hand column. Attention is called to the fact that the Biltmore Hotel buys its electricity and heat from the New York Central Service station, nearby. This service station supplies all the buildings over the railroad tracks, with heat and electricity including the Grand Central Station, Grand Central Palace, and other structures in the group. This whole district covering more than a dozen city blocks has been converted into a model "Spotless Town," since coal and ashes are handled from one building only—and this all done below the level of the street.

Results of the Census.

The following totals, percentages and values give the facts developed:

RAILROAD STATIONS.

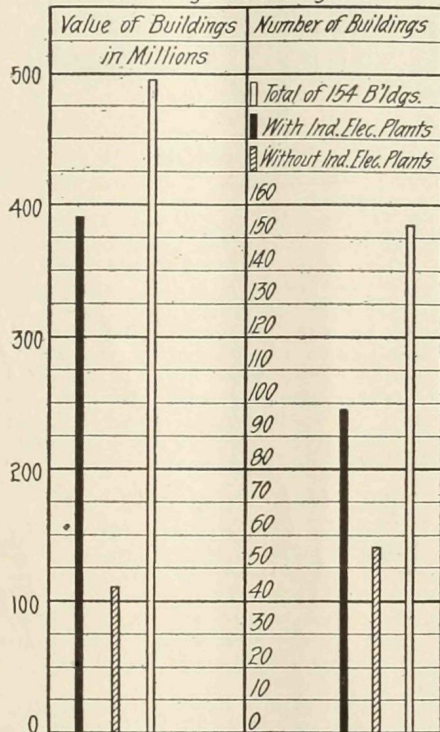
Buildings	Buildings with Electric Plants.	Buildings without Electric Plants.
Grand Central Station	\$17,690,000	
Pennsylvania Station	16,350,000	

OFFICE BUILDINGS AND STORES.

Buildings	Buildings with Electric Plants.	Buildings without Electric Plants.
Metropolitan Life	12,415,000	
Hudson Terminal	12,250,000	
Mutual Life	10,000,000	
Altman Store	9,650,000	
Woolworth Building	9,000,000	
5th Ave. Building	7,500,000	
Singer	7,000,000	
Macy's	6,800,000	
City Investing	6,825,000	
Trinity	6,500,000	
Wanamaker	6,465,000	
Whitehall	6,300,000	
Sterns New Store		\$5,650,000
U. S. Realty	5,400,000	
Stock Exchange	5,300,000	
Broad Exchange	5,200,000	
Adams Express	5,000,000	
Produce Exchange	4,500,000	
Marbridge (Rogers-Peet)	4,460,000	
Manhattan Life	4,350,000	
42 Broadway	4,300,000	
Stewart Bldg.	4,225,000	
Mills Bldg.	4,175,000	
Empire Bldg.	4,100,000	
McCreery, 34th St.		3,860,000
Brunswick Bldg.		3,850,000
Lord & Taylor New Store	3,625,000	
Fire Co.'s Bldg.		3,500,000
Bowling Green Bldg.		3,500,000
Park Row Bldg.	3,370,000	
42d & Madison Ave.		3,275,000
Standard Oil	3,250,000	

Buildings	Power Plant.	No Power Plant.
Exchange Court	3,100,000	
Saks Broadway store		3,000,000
Downtown Bldg.		3,000,000
Commercial Cable	3,000,000	
Atlantic Mutual	2,900,000	
Tiffany 5th Av.	2,900,000	
Broadway & Maiden lane	2,825,000	
Johnson Bldg., Broad st.	2,825,000	
Acker, Merrill & Condit	2,565,000	
50 Broad		2,400,000
Sloane-5th av.		2,400,000
Longacre		2,390,000
Wilks		2,375,000
Putnam		2,360,000
Postal Life	2,350,000	
Lords Court	2,300,000	
American Express, Bway		2,300,000
Bryant Arcade	2,100,000	
Barclay Bldg.	2,100,000	
Fitzgerald		2,050,000
Aeolian Hall	2,000,000	
60 Wall	2,000,000	
Washington Bldg	2,000,000	
Liberty Tower		1,950,000
Postal Telegraph	1,925,000	
Broadway Loft, cor 25th		1,910,000
St. James	1,900,000	
New York Times		1,885,000

Comparative Total for All Buildings Investigated



Lawyers' Title	1,750,000
N. Y. Tribune	1,700,000
Title Guarantee & Trust	1,600,000
Townsend Bldg.	1,550,000
Potter Bldg.	1,500,000
Presbyterian Bldg.	1,452,000
Cafe De Paris	1,350,000
Heidelberg Tower	1,275,000

BANKS.

Bankers' Trust	5,800,000
National City	5,500,000
Hanover National	4,000,000
Guaranty Trust	2,200,000
Emigrant Savings	3,100,000
Nat. Bank of Commerce	3,100,000
Bank of Manhattan	2,700,000
Union Trust	2,600,000
United Bank Bldg.	
(Not found)	
American Surety	2,425,000
National Park	2,300,000
Knickerbocker Trust	1,825,000
Harriman National	1,575,000
East River Savings	1,275,000
5th Av.	1,220,000

THEATRES AND AMUSEMENT HOUSES.

Metropolitan Opera House	3,120,000
Madison Square Garden	3,000,000
Hippodrome	2,250,000
N. Y. Theatre	2,225,000
Century Theatre	1,800,000
5th Av.	1,370,000
Herald Square	1,300,000
Hammerstein's Victoria	1,175,000
Gaiety	1,100,000
Daly	930,000
Columbus	840,000
Wallacks	810,000

CLUB HOUSES.

University	2,100,000
Metropolitan	2,000,000
Union	1,475,000
Racquet & Tennis	1,100,000
N. Y. Athletic	925,000
Century Club	545,000
Democratic Club	475,000

HOTELS.

Waldorf-Astoria	13,710,000
McAlpin	10,200,000
Plaza	7,900,000
Biltmore	6,000,000
Ritz-Carlton	5,175,000
Belmont	4,500,000
Imperial	4,230,000
Knickerbocker	4,050,000
Astor	3,950,000
Ansonia	3,750,000
Manhattan	3,710,000
Sherry's	3,100,000
Martinique	2,715,000
Renaissance	2,000,000
St. Regis	2,575,000
Gotham	2,500,000
Claridge (formerly Rector's)	2,460,000
Savoy	2,350,000
Netherlands	2,050,000
Buckingham	1,950,000
Majestic	1,910,000

Marlborough	1,615,000
Grand Union	1,600,000
Wallicks	1,325,000
Grand	1,220,000
Albemarle	1,100,000
Royalton	850,000

APARTMENTS.

Belle Nord	3,550,000
Apthorp	3,200,000
Montana	2,500,000
Dakota	2,150,000
Hendrick Hudson & Annex	1,975,000
Langham	1,580,000
Bretton Hall	1,575,000
Osborne	1,175,000
Forest Chambers	1,080,000
Hamilton	1,050,000
St. Urban	1,050,000
Bway & 89th St.	1,040,000
Albany	1,000,000
Marquand	1,000,000
875 Park Av.	1,000,000
Hopperly Hall	975,000
Chetsworth	950,000
7th Av & 58th St.	925,000
Euclid Hall	885,000
Beresford	875,000
Park Av & 75th St.	800,000
Dorchester	750,000
Cornwall	740,000
Clarendon	675,000

SUMMARY.

Total with power plants	\$388,192,000	or 78%
Total without power plants	\$109,165,000	or 22%
Grand total value	\$497,357,000	
Number with power plants	98	or 63%
Number without power plants	56	or 37%
Grand total number	154	

PROPORTION IN EACH TYPE.

	Power Plant.	No Power Plant.
2 railroad stations	\$34,040,000	
Per cent	100	
27 hotels	96,495,000	2,000,000
Per cent of value	98	2
Per cent of number	96	4
68 office bldgs. & stores	211,177,000	53,005,000
Per cent of value	80	20
Per cent of number	72	28
7 club houses	6,500,000	2,120,000
Per cent of value	75	25
Per cent of number	57	43
14 banks	23,875,000	15,745,000
Per cent of value	60	40
Per cent of number	57	43
24 apartments	16,105,000	16,375,000
Per cent of value	50	50
Per cent of number	37	63
12 theatres		19,920,000
Per cent		100

An Interesting Conclusion.

It will be noted that those types of buildings which have the greatest number of hours of active service also show the greatest popularity of private electric plants. Conversely those buildings which have an intermittent service show the greatest popularity of the outside electric current.

Duluth Convention.

All indications point to the Convention at Duluth on July 14 to 17 as being the greatest gathering of skyscraper interests ever held. The program has been exceptionally well selected and embraces many prominent speakers of national reputation, among whom are Franklin N. Wentworth, secretary of the National Fire Protection Association, Boston; E. W. Doty, of the Public Utilities Commission of Ohio; Simon Straus, of S. W. Straus & Company, bankers; F. Robertson Jones, of the Workmen's Compensation Bureau, New York; Don O. Lawder, prominent journalist; John N. Hall, Emery Estate, Cincinnati; Allen D. Albert, editor Minneapolis Tribune, and others.

Several of the leading operators of New York have indicated that they will attend including George T. Mortimer, vice-president of the United States Realty Company; John C. Knight, manager of the Metropolitan Life Building, and W. H. Class of the Geo. R. Reed Company. The executive committee extends a cordial invitation to any one interested in the building or operating of central property.

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.

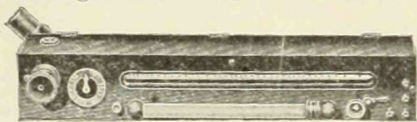
Fire in Center of Water.

KEEPING a fire blazing when surrounded by water is a problem that has been successfully solved according to information that has reached the boiler trade from scientific sources.

Science has for years been trying to find a way to conserve the great quantity of heat that ordinarily goes to waste up the chimneys. To do this some means had to be obtained to get away from direct draught of the chimney. With the fire in the midst of the water every bit of heat must be used in water heating. This is accomplished by arriving at a suitable mixture of gas or oil and air. To start the flame the tank is first emptied and the vapor fuel forced in through a pipe that ends in a nozzle pointed downward. The vapor is lighted, making a roaring torch flame shooting downward in the middle of the tank. Then the tank is partly filled with water until the surface of the water is well above the nozzle, entirely covering the flame, which is left in an air pocket. The vapor fuel, of course, must be forced in at some pressure to prevent the water from putting the fire out. The water is soon boiling violently, making steam for running engines, etc. The steam, mixed with the gas from the burning fuel, is led into a separate tank, which serves as a storage bin for the steam. Scientists say that the device is simple and practicable and that before long commercial boilers utilizing this principle will be on the market.

Proof of Lighting Service.

IT is easy enough to point to a meter and say that the lighting bill is in strict accordance with the reading of the instrument, but it is not so easy to prove that the tenant's complaint that the quality of light he got was below normal is without grounds. To put into the hands



of building managers operating isolated plants a means of making sure that he is giving to his tenants the requisite amount of illumination, Foote, Pierson & Company, of 162 Duane street, have introduced the device illustrated herewith. It is about ten inches long and weighs three pounds and is known as the Sharpe-Millar photometer. The device measures light anywhere, indoors or on the street, and serves as a check on errors under all circumstances.

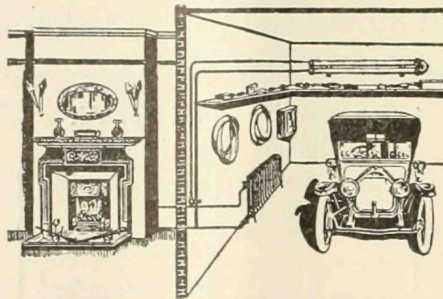
The Poidometer.

COST accounting has reached the point where every little leak has a meaning all its own in the amount of profit taken out of a job. In times like these competition makes extra burdens risky and for that reason the Poidometer, a device for weighing materials in transit, has more than an ordinary appeal for those handling large quantities of material.

The device is made by the Schaffer Engineering and Equipment Company of Tiffin, Ohio. It weighs and regulates the flow of materials in transit in a continuous stream in a conveyer. It can be attached to a hopper, bin or elevator spout and delivers the material in any predetermined quantity at a regular flow. Furthermore, it records the amount of material handled, regardless of changes in specific gravity, amount of moisture or size of materials. It has a special value on reinforced concrete jobs where materials have to be apportioned with precision. In mixing concrete, or any other batch where many mixtures are compounded, three machines will deliver the predetermined quantity for a proper and continuous mixture unfaillingly.

Home Fireplace Heats Garage.

SUMMER is the time when the subject of winter heating systems should be considered so that whatever improvements are made will be ready for the first September chill. For that reason a system of heating wherein the open grate fire or furnace in the basement of the house may be made to heat the private garage in the rear is worthy of attention, especially since it has been



successfully introduced by James D. Prior, of the Empire Works, Birmingham, England.

The system involves a patent heater bearing the name of its inventor, James D. Prior, which is fixed at the back of the fireplace or furnace. This absorbs the heat that ordinarily is wasted in transit up the chimney. This heat is transmitted to a hot water system which is carried by insulated pipes to the garage, conservatory or servants' quarters if they are in buildings outside of the main house. It is particularly applicable to buildings situated in the country.

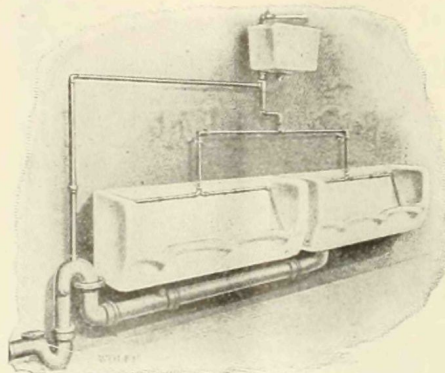
Paint Peeling From Brickwork.

SEVERAL reasons are given by painting authorities for paint peeling from brick work. When paint is applied too soon after repointing, the lime in the mortar destroys the oil in the paint by saponification. The process of peeling may be recounted as follows:

Peeling invariably begins at the joints. Here the mortar, if fresh, or improperly mixed, had a chance to blister or saponify the oil in the paint. First there is a slight abrasion, then an open wound in the paint film. The first rain permits moisture to creep into the brick pores behind the protecting coat and in winter freezing forces off other parts of the paint over the brick itself. In summer the action of the sun on the wet surface draws the alkalies in the lime or cement mortar joint and soon loosens the paint from the brick surface. If bricks are greasy when laid up, paint will not adhere well to them. If the paint is applied over a coat of soot, so thick as to form an absorbent blotter for the paint oils before they reach the brick texture, peeling also is likely to result. It is not wise to use paint weak in oil properties on brick work, for the absorptive powers of the brick require more oil than wood or metal does.

New Hydraulic Syphon Urinal.

NOVEL features are embodied in a new type of urinal being introduced



by the Monumental Pottery Company, of Trenton. Instead of the usual line of stalls ranging along the wall the full height of the wainscoting, there is a sort of vitrified white clay trough as shown in the cut. It has a sanitary integral back, concealed brackets and clean floor, a feature that will appeal at once to sanitation experts. The arrangement is such that perfect drain is afforded.

Hardening Cement Floors.

IRON dust mixed with Portland cement when dry, prior to being made into concrete, has been found to have the property of adding wonderfully to the wearing ability of concrete floors. It is a 95 per cent. ingredient of a new material that is soon to be put on the market. It may be added to the dry cement in the proportion of 15 to 25 pounds to each 100 pounds. One part of the mixture is used with two parts of sand.

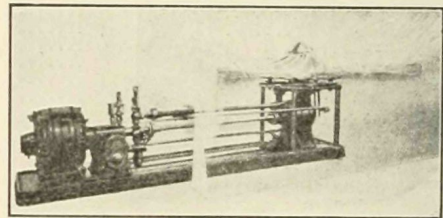
New Building Pile.

AN Austrian engineering company is making a building pile of wood, with a plain or reinforced concrete cap to protect the portion above ground-water level, where decay is likely to develop. The ordinary wooden pile is driven in the usual way until the upper end projects about three feet above the ground, when a steel shell or pipe is fitted to the top, and a steel wedge, in the form of a ring or a star, is driven into the wood to make the pile fit the casing closely. The pile is then forced down still further, the shell being filled with concrete when the desired depth is reached. For lengthening out piles, a short connecting pipe is used, and two wedges—one inverted—are made to expand the end of the lower section and that of the one placed upon it, the lengthening pile being then driven in the usual way. After two years under a heavy stone building, the concrete-capped piles have shown no sign of deterioration.

Rotary Oil Feed for Boilers.

HERE is a distinct novelty in boiler firing, consisting of a system of oil feed, but the jets rotate under the boiler, giving a hotter heat and at the same time causing even distribution. Through the courtesy of the Pacific Builder and Engineer, an illustration of the principle of this device is published. It is known as the Fess system, of which W. C. McTarnahan, of 67 Marion street, Seattle, is vice-president. He explains its operation as follows:

"We burn crude oil. The burners are set in under the boiler as shown in the illustration. In the case of the Pacific Telephone and Telegraph Company's building in Portland, Oregon, the boilers were installed for heating purposes and



consisted of two return tubular boilers, 135 horsepower each, and an auxiliary upright boiler for hot water, the first two being of the high pressure type. In operating these boilers neither compressed air nor steam is used for feed pressure, but instead, the distribution of the air and oil is accomplished by the centrifugal motion of the rotary burner in the firebox.

"This results in the atomization of the oil in particles so small as to be practically an oil vapor so that perfect combustion is obtained when it is fired. In the installation referred to there is a 1½-horsepower electric motor stationed at the entrance to the firebox of each boiler. The motor operates the rotary burner, situated within the firebox, the motion being imparted by means of a shaft and double gear.

"The burner operates on the principle of a centrifugal fan, atomizing the oil as it is discharged from the veins in the perimeter of the revolving head, and at the same time discharges into the firebox the volume of air required for combustion.

"Through a worm reduction gear a rotary pump is operated by which the requisite amount of oil is drawn from the oil tank. Each boiler and its oil-burning equipment constitutes an individual unit, capable of being started at a minute's notice with a cold boiler and cold crude oil. These burners do away with smoke in fireboxes and flues."

CURRENT BUILDING OPERATIONS

Comparative Table of Plans Filed in Five Boroughs Since January 1st — Brooklyn Shows Increase in Dwellings.

ACCORDING to the revised figures of the Building Superintendents of the five boroughs, the first six months of 1914 closed with \$71,201,890 to be expended, as compared with \$78,119,637 for the corresponding six months of 1913. The number of new plans exceeded those filed in 1913 by 135. In Manhattan the decrease specified cost over last year was \$9,776,195, numbering 117 buildings, the falling off being chiefly in dwellings costing between \$20,000 and \$50,000 and over; also hotels, stores and lofts, costing more than \$30,000 and public buildings, places of amusement. In The Bronx the decrease was 146 buildings, costing \$5,368,614, showing that fewer brick apartments costing more than \$15,000 are to be erected. Brooklyn, which leads the five boroughs, shows a substantial gain over the same period of last year, 364 buildings being projected to cost \$5,971,434, the increase being in one and two family brick dwellings, tenements, costing between \$20,000 and \$50,000, and stores with two-family apartments. In Queens there is an increase of \$2,175,541 in the amount to be expended, but a falling off of 48 buildings. Richmond shows an increase of 82 more buildings than last year, with \$80,087 more to be expended.

The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised.

There is every promise of a better building record for the coming six months of this year. The Benenson Realty Company, Benjamin Benenson, president, contemplates the erection of several apartments with stores in the vicinity of Brook avenue and 169th street, Bronx, from plans by the Tremont Architectural Company.

McDermott & Hanigan, Inc., builders, 103 Park avenue, have plans for three apartments on Summit avenue, north of 162d street. The Valhalla Corporation, 3153 3d avenue, will soon start work on rebuilding the west side of Valentine avenue, north of 183d street, The Bronx, with five-story apartments. The 175th street Holding Company, David Zipkin, president, two six-story apartments at the northwest corner of Audubon avenue and 175th street; the F. M. & S. Corporation, two six-story apartments at the northeast corner of Audubon avenue and 170th street; The Horatio Realty Company a twelve-story apartment at the southeast corner of Park avenue and 54th street; The 48th Street Company, Henry Claman, president, a six-story apartment at 355-359 West 51st street, and William Emerson, of 281 Fifth avenue, a six-story apartment at the southeast corner of Eleventh avenue and 53d street; The S. O. Construction Company, Barney Saltz, president, will erect two five-story apartments at the northeast corner of Crotona Parkway and 176th street; The Phelan Brothers Construction Company, two five-story apartments on the north side of 182d street, between Valentine and Ryer avenues; Hubener & Escher, of Melrose avenue and 156th street, two five-story apartments at the southeast corner of German Place and 157th street; the Angel Construction Company, 1228 Hoe avenue, a five-story apartment on the west side of Intervale avenue, south of 165th street, and the Mason Construction Company, Hyman Glic, president, two five-story apartments at the southwest corner of Tinton avenue and 150th street,

Manhattan PLANS FILED FOR NEW BUILDINGS January 1, to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000	12	\$1,800,000	5	\$850,000
Bet'n \$20,000 and \$50,000	10	365,000	2	90,000
Under \$20,000	2	25,000	5	37,000
Tenements	94	10,140,200	80	9,686,000
Hotels	7	1,075,000	6	425,000
Stores, lofts, etc. over \$30,000	38	10,408,000	22	6,273,000
Bet'n \$15,000 and \$30,000	11	237,000	12	262,000
Under \$15,000	6	51,000	5	39,000
Office buildings	8	2,385,000	8	4,380,000
Manufactories and Workshops	12	2,937,000	19	1,477,950
Schoolhouses	5	620,000	4	201,600
Churches	3	280,000	2	235,000
Public Buildings				
Municipal	6	245,000	4	522,000
Places of Amusement, etc.	63	3,940,375	22	770,000
Stables and Garages	22	616,000	23	829,600
Other Structures	73	148,560	39	48,790
Railroad Stations				
Hospitals	4	780,000	1	150,000
Totals	376	\$36,053,135	259	\$26,276,940

Decrease, 6 Months, 1914 117 \$9,776,195

PLANS FILED FOR ALTERATIONS IN MANHATTAN January 1, to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwelling houses	389	\$1,164,877	394	\$777,251
Tenements	520	558,860	663	752,483
Stores, lofts, etc.	611	2,421,803	700	2,375,461
Office buildings	246	810,017	234	1,236,039
Manufactories and workshops	118	372,385	208	440,614
Schoolhouses	31	119,025	14	145,600
Churches	20	89,750	18	283,450
Public Build'gs				
Municipal	13	155,050	7	63,100
Public buildings				
Places of amusement, etc.	143	661,386	223	622,868
Hotels	80	264,850	97	148,015
Stables and Garages	59	269,935	84	329,430
Other structures				
Totals	2,230	\$6,887,938	2,230	\$6,887,938

Increase 6 Months 1914 412 \$286,373

Bronx PLANS FILED FOR NEW BUILDINGS January 1, to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000				
Dwell'gs, brick Bet \$50,000 and \$20,000	1	\$20,000		
Under \$20,000	68	449,325	52	292,500
Tenem'ts, brick over \$15,000	267	12,177,351	163	7,438,000
Under \$15,000	4	24,500		
Tenements frame	1	7,000	3	15,000
Hotels			3	33,000
Stores over \$30,000			2	65,000
Stores, between \$30,000 and \$15,000			3	50,000
Under \$15,000	15	74,700	24	109,300
Office Build'gs	5	61,350	7	100,950
Manufactories and workshops	35	634,340	28	320,092
Schoolhouses	11	322,700	7	136,000
Churches	7	180,500	2	45,000
Public Build'gs—Municipal	6	287,000	8	580,825
Places of Amusement, etc.	38	812,100	17	515,300
Stables and Garages	26	57,750	20	44,625
Dwell'gs, frame	70	256,400	70	249,975
Other Structures	27	6,740	26	7,575
Totals	581	\$15,371,756	435	\$10,003,142

Decrease, 6 Months 1914 146 \$5,368,614

PLANS FILED FOR ALTERATIONS IN THE BRONX January 1, to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, brick	19	\$41,400	26	\$20,365
Dwellings, frame	157	142,045	163	172,685
Ten'm'ts, brick	51	86,620	81	86,400

Tenements, frame	13	6,450	9	3,450
Hotels	8	35,450	5	5,425
Stores	27	37,150	38	52,075
Office buildings	6	33,300	6	8,630
Manufactories and Workshops	20	96,900	22	123,915
Schools	5	33,200	6	93,400
Churches	3	66,300	6	98,500
Public Buildings	8	22,225	20	28,230
Stables and Garages	7	5,125	5	5,100
Miscellaneous	1085	134,025	1,246	166,756
Totals	1,409	\$740,990	1,633	\$864,936
Increase 6 Months, 1914	224	\$123,946		

Brooklyn PLANS FILED FOR NEW BUILDINGS January 1 to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000				
Dwellings, 1 family, btwn. \$20,000 and \$50,000				
Dwellings, 1 family, under \$20,000	288	\$1,316,500	441	\$1,809,900
Dwellings, 2 family, under \$20,000	269	1,169,150	373	1,533,100
Tenements, Bet. \$20,000 and \$50,000	166	5,735,500	343	11,299,500
Tenements under \$20,000	113	1,154,500	79	691,900
Stores, over \$30,000			1	95,000
Stores, Bet. \$15,000 and \$30,000				
Stores, under \$15,000	21	101,850	17	33,350
Stores and two families	91	550,400	132	761,200
Office buildings	5	1,005,500	6	114,700
Factories and Workshops, brick	48	1,126,800	35	1,377,100
Manufactories and Workshops, frame	9	14,450	4	5,100
Schoolhouses	3	505,000	3	215,000
Churches	9	272,500	4	215,500
Public build'gs, Municipal	6	327,000	6	457,300
Places of Amusement, etc.	32	510,850	32	869,250
Stables	88	326,018	73	228,350
Warehouses	3	133,000	3	960,000
Brick sundries	81	476,200	39	198,925
Dwellings, 1 family	381	1,042,800	390	1,004,900
Dwellings, 2 family	67	236,020	128	353,000
Tenem'ts, " "	52	335,000	16	103,200
Stores, frame, two family	10	30,000	4	9,900
Other frame structures	191	169,513	168	173,810
Totals	1933	\$16,538,551	2297	\$22,509,985
Increase, 6 Months, 1914	364	\$5,971,434		

PLANS FILED FOR ALTERATIONS IN BROOKLYN January 1, to June 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings	341	\$258,555	335	\$209,775
Tenements	260	115,115	260	120,735
Hotels	4	13,100	4	7,385
Stores	76	179,895	72	201,645
Office Build'gs	16	70,385	11	14,925
Manufactories and Workshops	77	318,080	104	251,603
Schools	15	36,100	17	42,760
Churches	6	15,950	5	12,700
Public Build'gs	58	259,535	65	202,315
Stables and Garages	28	67,415	30	106,895
Frame Build'gs	970	495,599	870	405,663
Totals	1,851	\$1,829,729	1,773	\$1,576,401
Decrease 6 Months, 1914	78	\$253,328		

Queens PLANS FILED FOR NEW BUILDINGS January 1, to June 30, Inclusive (The classifications have not been completed at this writing.)				
	1913		1914	
	No.	Cost.	No.	Cost.
Decrease	2,580	\$9,185,456	2,532	\$11,360,997
No. build'gs	2,532			\$9,185,456
6 Months 1914	48			
Increase cost 6 months, 1914				\$2,175,541

(Continued on Page 73.)

BUILDINGS TO BE ERECTED SECOND HALF 1914

The Total Appropriation for Construction Represented by the Buildings, in This List Is Nearly \$95,000,000.

This list refers mainly to buildings in prospect. For a list of operations recently begun, representing in total estimated cost over \$61,300,000, see issue of Jan. 3, 1914, page 9.

Location.	Class.	Owners.	Architects.	Height.	Est. Cost.	Contractors.
Not selected	Educational	Museum Peaceful Arts	Not selected	—	\$25,000,000	Not let.
Bway, 8th av, 57th & 58th sts	Office	Pan-Amer. States Assn.	Kimball & Roosa	51	12,500,000	Not let.
Pearl, Worth, Leonard sts block	Court House	City of New York	Guy Lowell	8	10,000,000	Not let.
Trinity pl, 78-86	Office	Syndicate	Kimball & Roosa	28	4,000,000	Not let.
Lexington av, nwc 42d st	Hotel	N. Y. C. & H. R. RR. Co.	Warren & Wetmore	16	3,000,000	Not let.
Bway, 63-65	Office	American Express Co.	Renwick, Aspinwall & Tucker	32	1,800,000	Cauldwell-Wingate Co., G. C.
Kent av, ws, N 3d to N 4th, Bklyn	Factory	Havemeyer & Elder	Cass Gilbert	—	1,700,000	Turner Constn. Co., G. C.
99th to 110th, Madison to 5 avs	Hospital	Mt. Sinai Hospital	Arnold W Brunner	6	1,500,000	Not let.
East River, 51st to 52d sts	Brewery	F.&M. Schaefer Brew. Co.	Mortenson & Co.	—	1,500,000	Not let.
Bway, cor 27th st	Loft	230 5th Av. Corpn.	Schwartz & Gross	20	1,250,000	Owner builds.
Bway, 2420-34, 90th st	Apartments	Vincent Astor	Chas A. Platt	12	1,000,000	Marc Eidltz & Son, G. C.
5th av, nec 91st st	Dwelling	Otto Kahn	C. P. H. Gilbert	4	1,000,000	Thompson Starrett Co., G. C.
31st st, 406-26 W	Loft	406 West 31st St. Co. Inc.	Edw. L. Larkin	15	1,000,000	Owner builds.
Livingston pl, 12-16	Hospital	Beth Israel Hospital	Not selected	14	1,000,000	Not let.
Hanson & Ft Green pls, Bklyn	Clubhouse	Y. M. C. A.	Trowbridge & Ackerman	12	1,000,000	Whitney Co., G. C.
45th st, swc Vanderbilt av	Office	N. Y. C. & H. R. RR. Co.	Warren & Wetmore	19	900,000	Not let.
31st st, 36-46 E	Loft	Aeon Realty Co.	Walter Haefeli	20	850,000	Hasco Bldg. Co., G. C.
Morningside av, 114th to 115th	Cathedral	Notre Dame R. C. Ch.	Cross & Cross	1	800,000	Norcross Bros., G. C.
33d st, near 5th av	Loft	32d & 33d St. Corpn.	H. L. Meader	12	800,000	Chas. T. Wills, Inc., G. C.
Park av, 409-413	Apartment	Syndicate	Cross & Cross	13	800,000	Not let.
Madison av, nwc 44th st	Store	Everdell, Jr. & Wm Brown	La Farge & Morris & Clinton & Russell	10	750,000	Irons & Todd, G. C.
Whitehall st, 42-48	Office	So. Ferry Realty Co.	Starrett & Van Vleck	12	700,000	Thompson-Starrett Co., G. C.
Montague st to Clinton, Bklyn	Bank	Bklyn Trust Co.	York & Sawyer	3	600,000	Marc Eidltz & Son, G. C.
West End av, nec 84th st	Apartment	Paterno Constn. Co.	Schwartz & Gross	13	600,000	Owner builds.
Lexington av, swc 53d st	Clubhouse	Y. W. C. A.	Donn Barber	—	600,000	Not let.
41st st, 5-7 E	Loft	Oceanic Investing Co.	Townsend, Steidle & Haskell	10	500,000	Owner Builds.
Colonial pkway, swc 160th st	Apartment	Albert Schwarzler	Schwartz & Gross	12	500,000	Owner Builds.
40th st, 6-8-10 W	Office	Paul Starrett	Starrett & Van Vleck	20	\$500,000	Geo. A. Fuller Co., G. C.
5th av, 481-485	Office	Rogers Peet Co.	Townsend, Steidle & Haskell	12	500,000	Irons & Todd, G. C.
62d st, nwc Park av	Clubhouse	Colony Club	Delano & Aldrich	6	450,000	Not let.
30th st, 136 W	Prison	City of New York	Griffin & Wynkoop	16	450,000	Not let.
46th st, 15-17 W	Loft	Client of A. J. Robinson	John E Nitchie	9	450,000	Cauldwell-Wingate Co., G. C.
5th av, 415	Loft	Mrs. E. M. Anderson	Howells & Stokes	11	425,000	Altoria Rlty. & Constn. Co., G. C.
33d st, 30-38 E	Loft	Geo. A. Wheelock	M. E. Rountree	16	400,000	Not let.
3d st, 6 E	Clubhouse	Y. M. C. A.	Jackson & Rosencrans	7	400,000	Owner builds.
84th st, 114-18 E	Apartment	Samuel Herzog	Schwartz & Gross	9	400,000	Owner builds.
Park av, sec 84th st	Apartment	Charter Constn. Co.	Robt. T. Lyons	12	400,000	Owner builds.
23d st, W Sterns store	Loft, alt	Syndicate, A. B. Ashforth	Starrett & Van Vleck	—	400,000	Not let.
37th st, 134-142 W	Loft	Alan Realty Co.	Geo. & Edw. Blum	12	350,000	Owner builds.
88th st, 343-351 W	Apartment	Riverside Dr-88th St. Cpn.	Rouse & Goldstone	9	350,000	Not let.
Park av, sec 54th st	Apartment	Horatio Realty Co.	Schwartz & Gross	12	350,000	Owner builds.
Park av, nwc 93d st	Apartment	Bing & Bing	Robert T. Lyons	12	350,000	Owners build.
37th st, ss, 175 e 10th av	Factory	Elsie T. Underhill	Hill & Stout	12	345,000	The Whitney Co.
Washington av, 160th & 161st	Clubhouse	Y. M. C. A.	Louis E. Jallade	4	300,000	Not let.
31st st, 31-7 E	Store	Geo. Backer Constn. Co.	Wallis & Goodwillie	12	300,000	Owner builds.
38th st, 223-231 W	Loft	Andrew J. Kerwin	Wm H. Birkmire	12	300,000	Owner builds.
Madison av, nwc 25th st	Office	Robert Goelet Estate	Warren & Wetmore	12 or 16	300,000	Not let.
79th st, 156-60 E	Apartment	H. S. & S. O. Crystal, Inc.	G. & E. Blum	12	300,000	Owner builds.
Bway, nwc 24th st	Hotel	Francis S. Kinney Est.	Wm. F. Hemstreet	12	300,000	Not let.
City Hall Park (remodel)	Postoffice	U. S. Government	Oscar Wenderoth	6	300,000	Not let.
38th st, 344-348 W	Loft	Geo. Kern	Edward L. Larkin	13	275,000	Not let.
6th av, 782-86	Loft	784 6th Av. Co.	Albert J. Bodker	8	250,000	Brown Bros., G. C.
86th st, 309-11 W	Hotel	Waitt Investing Co.	Schwartz & Gross	12	250,000	Owner Builds.
16th st, sec 570 e Av C	Hospital	City of New York	Wm E. Austin	7	250,000	Ruggles-Robinson Co., G. C.
79th st, 7 E	Residence	Mrs. E. B. Fischer	H. Van Buren Magonigle	—	250,000	Not let.
30th st, 308-12 W	Hotel	Irvine Hotel for Women	Jackson, Rosencrans & Waterbury	12	250,000	Not let.
38th st, 57-61 W	Loft	Arthur Realty Co.	Rouse & Goldstone	12	250,000	Owner builds.
5th av, swc 37th st	Office	Robert W. Goelet	Warren & Wetmore	10	250,000	Geo. A. Fuller Co., G. C.
Bway, nwc 146th st	Apartment	Bway & 146th St. Corpn.	Schwartz & Gross	10	250,000	Not let.
62d st, 43-47 E	Apartment	Mordecai & Son	Rouse & Goldstone	9	250,000	Owner builds.
Riverside dr, sec 149th st	Apartment	West Side Constn Co.	Geo. F. Pelham	11	250,000	Owner builds.
39th st, 117-119 W	Station	N. Y. Edison Co.	Wm. Weissenberger, Jr.	6	250,000	Kennwell Contg. Co., foundations.
31st st, 32-34 E	Loft	Adroit Building Co.	Rouse & Goldstone	12	225,000	Owner builds.
181st st, nec Riverside dr	Apartment	Miami Realty Co.	Schwartz & Gross	6	210,000	Owner builds.
4th av, nwc 28th st	Loft	Robert Zobel	Frederick Zobel	12, 14 or 16	200,000	Owner builds.
Gouverneur slip, nec Front st	Hospital	Bellevue & Allied Hosps.	McKim, Mead & White	4	200,000	Not let.
55th st, 423-427 (add)	Loft	Standard Mail Order Co.	Henry E. Herts	12	200,000	Isaac A. Hooper, Inc., G. C.
S 5th st, nwc Berry st, Bklyn	Factory	F. Gretsck Mfg. Co.	William Higginson	7	200,000	Not let.
28th st, ss, 85 w 4th av	Loft	Boehm & Boehm	Chas B. Meyers	12	200,000	Owners build.
85th st, ss, 100 e West End av	Apartment	Woolsey Rlty Corpn.	Schwartz & Gross	9	200,000	Owner builds.
45th st, 35-39 W	Factory	Holland Holding Co.	Frederick Zobel	13	185,000	Not let.
72d, 42W; 72d, 118W; 73d, 126W. (3) Apart's	Loft	Edw. W. Browning	Buchman & Fox	13	180,000	Owner builds.
55th st, 441-443 W	Loft	Alida B. Emmet	Henry B. Herts	16	180,000	Isaac A. Hopper, Inc., G. C.
35th st, 35-39 W	Loft	Est. Wm. T. Bull	Warren & Wetmore	12	180,000	Owner builds.
151st st, ss, 150 w Bway	Apartment	City Constn. Corpn.	Samuel Sass	6	175,000	Owner builds.
36th st, 63-65 W	Loft	385 Park Av. Co.	Rouse & Goldstone	12	175,000	Owner builds.
45th st, 305-17 W	Apartment	Wm. Vincent Astor	Tracy & Swartwout	7	165,000	James McWalters, G. C.
Ft Washington av, sec 179th	Apartment	H. M. Constn. Co.	Chas B. Meyers	6	160,000	Owner builds.
Bway, sec 134th to 135th sts	Theatre	A. C. & H. M. Hall Co.	G. Ajello	2	150,000	Owner builds.
70th st, sec 5th av	Dwelling	Phillips Realty Co.	Thomas Hastings	4	150,000	Norcross Bros., G. C.
Brook av, swc 142d st	Police Station	City of New York	Thain, Hewlett & Reddy	4	150,000	Not let.
Amsterdam av, 113th to 114th	Chapel	Cathed'l St. John Divine	Cram, Goodhue & Ferguson	1	150,000	Jacob & Youngs, G. C.
84th st, 103-105 E	Apartment	Rudolph Gross	Sommerfeld & Steckler	9	150,000	Owner builds.
Madison av, nec 58th st	Office	Paul M. Herzog	Herbert M. Baer	3	150,000	Not let.
5th av, 882	Dwelling	Oliver G. Jennings	Walter B. Chambers	6	150,000	W. J. Taylor Co., mason.
36th st, 233-237 W	Loft	Holland Holding Co.	Frederick Zobel	12	150,000	Owner builds.
14th st, 255-257 W	Loft	James H. Cruikshank	Robert E. Moss	9	135,000	Not let.
Ft Washington av, nec 171st	Apartment	Tilman Constn. Co.	Neville & Bagge	6	125,000	Owner builds.
Stuyvesant & 9th sts	Schood (add)	Hebrew Technical School	Steinman, Rouse & Goldstone	6	125,000	Jacob A. Zimmerman, G. C.
30th st, 8-14 W	Loft	Runline Rlty. & Constn.	Thomas W. Lamb	12	125,000	Isaac A. Hopper, Inc., G. C.
59th st, 200-202 W, swc 7th av	Hotel	Theo. W. Meyer	Buchman & Fox	12	125,000	Not let.
Ft Washington av, sec 172d st	Apartment	Tilman Constn. Co.	Neville & Bagge	6	125,000	Owner builds.
123d st, 118-22 W	Apartment	Patrick McMorrow	Neville & Bagge	9	125,000	Owner builds.
159th st, nec Mott av	Apartment	Edw. S. Napolis	Edw. J. Byrne	6	125,000	Owner builds.
181st st, ns, 138 w Northern av	Apartment	Harvey Realty Co.	Schwartz & Gross	6	125,000	Owner builds.
20th st, 516-30 W	Garage	Katherine T. Moore	Paul C. Hunter	4	120,000	Not let.
Not selected	Apartment	Feminist Alliance	Heidelberg & Levy	10 or 12	100,000	Not let.
Sherman av, nec Academy st	Apartment	Jos. Ruppert Rlty. Corpn.	Moore & Landsiedel	5	100,000	Not let.
Bklyn av & President st, Bklyn	Hospital	Home St. Giles	Ludlow & Peabody	4	100,000	Not let.
5th av, 805-7, cor 62d st	Clubhouse	Knickerbocker Club	Delano & Aldrich	4	100,000	John Downey, G. C.
Ft Washington av, nwc 169th	Apartment	114th St. & 7th Av. Co.	Gronenberg & Leuchtag	6	100,000	Owner builds.
39th st, 23 W	Clubhouse	Engineers' Club	Feverly S. King	6 1/2	100,000	Richard Deeves & Son, G. C.
Jackson & Westchester avs	Theatre	Harthill Rlty. & Mtg. Co.	Paul B. La Velle	1	100,000	Not let.
90th st, swc Bway	Theatre	Robert Goelet	Thomas W. Lamb	—	100,000	Isaac A. Hopper, Inc., G. C.
Park av, es, bet 50th & 51st	Church	St. Bartholomew's P.E.Ch.	Bertram G. Goodhue	—	100,000	Not let.
56th st, 12-14 W	Clubhouse, alt	Calumet Club	McKim, Mead & White	—	100,000	Cauldwell-Wingate Co., G. C.
67th st, ns, 100 w C P W	(2) Apart's	Fullerton Weaver Rly Co.	Owner	9	100,000	Not let.
Cathedral pkv, nwc Lenox av	Dwelling	Mrs. Peter Cooper Hewitt	Warren & Wetmore	—	100,000	Not let.
Barrow st, 27-31	Settlement	Co-Operative Social Soc.	Delano & Aldrich	8	100,000	Not let.
58th st, 421-23 E	Hospital	Orthopaedic Dispensary	York & Sawyer	10	100,000	Marc Eidltz & Son, G. C.
97th st, nwc West End av	Apartment	Isaac Polstein	Schwartz & Gross	12	100,000	Owner builds.
39th st, 143-147 E	Apartment	J. J. Hearn Constn. Co.	Geo. F. Pelham	9	100,000	Owner builds.
34th st, 46-48 W	Hotel (add)	Greeley Sq. Hotel Co.	Warren & Wetmore	—	100,000	Not let.
65th st, 4 E	Dwelling	Mrs. Anna L Bliss	Thomas Nash	6	100,000	Jacob & Youngs, G. C.
61st st, 7-9 E	Dwelling	John T. Pratt	Chas. A. Platt	5	100,000	Not let.
Total of Estimated Costs Specified						\$94,455,000

Continued from page 71.

Richmond

PLANS FILED FOR NEW BUILDINGS

(The classifications have not been completed at this writing.)

1913		1914	
No.	Cost.	No.	Cost.
493	\$970,739	575	\$1,050,826
		493	970,739

Increase, 6 Months, 1914..... 82 \$80,087

William Street Subway Contract.

The Public Service Commission on July 9 adopted the form of contract for the construction of Section No. 2 of Route No. 48, being a part of the William street branch of the Seventh avenue subway in Manhattan, and transmitted it to the Interborough Rapid Transit Company for its criticisms or suggestions. Section No. 2 begins at a point in Beekman street about 62 feet west of the westerly building line of William street, and curves thence under private property into William street, and extends southerly under William street and Hanover square to Pearl street, where it will connect with Section No. 3 of the same line, which comprises the East River tunnel. As soon as the contract is returned by the Interborough Company it will be put in permanent form by the commission and bids will be advertised for.

Colgate & Co. Plan New Factory.

Colgate & Co., manufacturers of soap and perfumery, contemplate the erection of an extension to their plant at Jersey City, N. J. The proposed building will be used as a soap factory and warehouse and will be built in Greene street, between York and Grand streets. Reinforced concrete will be the material used in construction. The building will be eight stories in height and will cover a plot 100 by 200 feet. The project will include the laying of about 600 feet of single track for railroad sidings. Tentative sketches are now being made by the engineers of the company and it is expected that operations will be started as soon as plans can be completed.

New Brooklyn Bank Building.

Renwick, Aspinwall & Tucker, architects, 320 Fifth avenue, New York City, have completed plans for a new banking building, to be erected at the southwest corner of Smith and Livingston streets, Brooklyn. The structure will be for the Provident Loan Society of New York and will be built of granite, brick and terra cotta. It will be one story in height, covering a plot 44 by 60 feet. The estimated cost is \$85,000. The general contract has been awarded to C. T. Wills (Inc.), 286 Fifth avenue.

Building Gain.

The June report to Bradstreet's Journal covering 122 cities, published today, shows a tendency toward improvement in that earlier unfavorable monthly percentages of decrease were cut down. The total expenditures for these cities for June were \$71,573,386, as against \$73,209,830 in May and \$74,025,741 in June, 1913. There is shown a decrease of 3.3 per cent. from May and of 2.2 per cent. from June last year, with 66 out of 122 cities showing gains and 56 reporting loses. The six months' building aggregates show a decrease of 8.7 per cent. from the like period a year ago.

New Hotel for Asbury Park.

Preliminary plans have been started by E. C. Benner, architect, Appleby Building, Asbury Park, N. J., for a hotel which the Ocean Hotel Co., M. J. Prentice, 22 Ocean avenue, Asbury Park, contemplates building on Asbury avenue. The operation will cost in the neighborhood of \$300,000. The building will be of hollow tile and stucco on steel frame, six stories in height, 120 by 200 feet, with a three-story annex 50 by 50 feet for servants' quarters and garage. There will be 225 bedrooms, 70 with baths attached. It is not likely that work will be started during the present season.

Greenwich Y. M. C. A. Awarded.

Jacob A. Zimmermann, 18 East 41st street, New York City, has recently been awarded the general contract for the erection of the Greenwich, Conn., Y. M. C. A. Building. This structure, which will cost more than \$200,000 is the gift of the Nathaniel Witherell Estate. The plans and specifications were prepared by M. L. & H. G. Emery, architects, Bible House, New York City.

L. S. Bing, President

A. M. Bing, Treasure

Bing & Bing Construction Co., Inc.
GENERAL CONTRACTORS

119 West 40th Street, N. Y.

Telephone 6410 Bryant

All types of construction, including reinforced concrete

Edison Service at 18 East 41st Street

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The Central Station

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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.

BRONX—J. Harris Jones, 30 East 42d st, contemplates the erection of a brick and stone warehouse from Park av to Canal pl, between 138th and 139th sts. An architect will probably be selected about August 1.

VERNON, N. Y.—The Village of Vernon Board of Education, L. L. Clarke, president, contemplates the erection of a school to cost about \$25,000. No architect selected.

HARTWICK, N. Y.—The Synod of Hartwick Seminary, F. Wolford, D.D., president, contemplates the erection of a girls' dormitory to cost about \$10,000. No architect selected.

ALLEGHANY, N. Y.—The First National Bank of Alleghany, Frederick Smith, president, contemplates the erection of a bank building here. No architect selected.

BUFFALO, N. Y.—Dr. B. C. Johnson, 1404 Main st, Buffalo, contemplates the erection of a 2½-sty brick and frame residence at Eggartsville, near this city, for which no architect has been retained. Cost, about \$15,000.

WHITESVILLE, N. J.—The Board of Education of Neptune Township, John Dewis president, Henry D. Chamberlain, 92 Mount Tabor Way, Ocean Grove, N. J., chairman of building committee, contemplates the erection of a \$12,000 public school on the site of the present school. Several sketches have been submitted by local architects and it is expected that a selection will be made soon.

MECHANICSVILLE, N. Y.—Competitive sketches will be received until July 18 for the \$20,000 City Hall for the Village of Mechanicsville. The following architects are competing: John T. Simpson, 1224 Essex Building, Newark; Demers, Mosely & Campaigne, Ilium Building, Troy; Jared S. Ladow, Poughkeepsie; Fuller & Robinson Co., 95 State st, Albany; Wm. J. Beardsley, 49 Market st, Poughkeepsie, and James A. Galvin, 114 Remsen st, Cohoes, N. Y.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Chas. Felki, 507 Euclid av, Brooklyn, owner, is taking bids on general contract to erect a 3-sty tenement, 25x80 ft., in the south side of Taylor st, 200 ft. from Van Alst av, from plans by L. Dananher & Co., Fulton st, Jamaica, L. I., architects. Cost, about \$10,000.

DWELLINGS.

LONG BRANCH, N. J.—Leon Cubberly, 1 Madison av, Manhattan, architect, is taking bids on general contract to close July 14 for a hollow tile and stucco residence and garage, 34x36 ft., at the southwest corner of Atlantic av and Liberty st for Charles Hill, 311 Liberty st, Long Branch. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The American Dock Co., 17 State st, A. B. Pouch, president, is taking bids from a selected list of contractors, to close about July 27, for the 7-sty reinforced concrete storage warehouse in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, engineer. Mr. Moffit in charge. Cost, about \$175,000.

JERSEY CITY, N. J.—Plans are being refigured for the 2-sty brick and reinforced concrete packing plant for the Standard Provision Co., a subsidiary to Sulzberger & Sons Co., U. S. Yards, Chicago, Ill., and 45th st and 1st av, Manhattan. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. D. I. Davis & Co., 341 South Dearborn st, Chicago, Ill., engineers. Cost, about \$250,000.

MISCELLANEOUS.

MANHATTAN.—W. Weissenberger, Jr., 55 Duane st, architect, is taking bids on the general contract for a 5-sty converter station, 50x100 ft., at 117-119 West 39th st, for the New York Edison Co., 130 East 15th st. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about \$250,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, is preparing plans for the 11-sty apartment, 100x150 ft., at the southeast corner of Riverside Drive and 149th st for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president and builder, who will take bids on separate contracts about August 1. Cost, about \$250,000.

123D ST.—Otto Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement, 221-223 East 123d st, for A. E. Smith, 142 East 13th st, owner.

125TH ST.—T. J. Dunn, 953 Woodycrest av, has nearly completed plans for two apartments, 37x100 ft., at the southeast corner of 125th st and Claremont av, for N. A. McBride, 5 East 42d st, owner. Cost, about \$30,000.

FT. WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment southwest corner of Ft. Washington av and 170th st, for the 114th St. & 7th Av. Construction Co., 1884 7th av. Cost, about \$225,000.

SEAMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for the 5-sty apartment northwest corner of Seaman av and 207th st, for the Seaman Construction Co., 612 West 207th st. Cost, about \$50,000.

78TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment southeast corner of 78th st and West End av, for the 78th St. & West End Av. Realty Co., 56 West 45th st. Cost, about \$300,000.

185TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment northwest corner of 185th st and Audubon av, for Donald Robertson, 700 West 179th st. Cost, about \$50,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment, 56.6x86.5 ft., in the north side of 51st st, 143.6 ft. east of 9th av, for The 48th St. Co., 325 West 43d st. Cost, about \$65,000.

120TH ST.—George Mort, Pollard, 127 Madison av, has completed plans for altering the 3-sty tenement 181 East 120th st for Lizzie H. Armstrong, 27 West 81st st.

39TH ST.—Hoppin & Koen, 244 5th av, have prepared plans for alterations to two 4-sty tenements, 443-5 West 39th st, for Lucy L. B. Mott, Bellport, N. Y.

WASHINGTON PL.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for the 6-sty apartment, 44x84 ft., on the north side of Washington pl, 300 ft. west of 6th av, for the Crest Holding Co., 1200 Madison av. Cost, about \$50,000.

DWELLINGS.

65TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for alterations to the 5-sty residence, 25x100 ft., 9 East 65th st, for Edward W. Humphreys, 220 5th av. Architect will take bids on general contract about August 15. Cost, about \$5,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Peter P. Cappel, 44 Bowery, is taking bids for demolishing the buildings at 423-435 West 58th st and 420-426 East 59th st, for the 4 and 10-sty dispensary and hospital for the Orthopaedic Dispensary, 126 East 59th st, York & Sawyer, 50 East 41st st, architects. Henry C. Moyer, Jr., 101 Park av, consulting engineer. Marc Eidlitz & Son, 30 East 42d st, general contractor.

STORES, OFFICES AND LOFTS.

31ST ST.—Foundations are under way for the 20-sty store and loft building at 36-46 East 31st st for the Aeon Realty Co., Sumner Gerald, president, 60 Broadway. Walter Haefeli, 245 West 55th st, architect. Hasco Building Co., 245 West 55th st, general contractor. Sam Thomason, 1559 Undercliff av, has mason work; Knoburn Co., 359 14th st, Hoboken, kalamein; and Otis Elevator Co., 11th av and 26th st, elevators. Cost, about \$850,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
SEABURY PL.—Excavating is under way for three tenements, 41x88 ft., on the east side of Seabury pl, 100 ft. south of Boston rd, for the 173d St Improvement Co., Aaron Miller, president, 148 West 142d st. The Kreyborg Architectural Co., 1029 East 163d st, architect. Owner will build and take bids on subs about July 20. Cost, about \$120,000.

169TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 40x90 ft., and 40x88 ft., at the southwest corner of 169th st and Brook av, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st, owner and builder. Cost, about \$90,000.

MARMION AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty store and tenement, 40x105 ft., at the southeast corner of Marmion and Tremont avs, for the Bronx County Construction Co., 1029 Tremont av, Pauline Levy, president. Cost, about \$50,000. Owner will handle general contract.

181ST ST.—Foundations are under way for a tenement at the southeast corner of 181st st and Crotona av, for the Mason Building Co., A. Mungo, president, 391 East 149th st, Lucian Piscotta, 391 East 149th st, architect. A. Mungo, 391 East 149th st, general contractor. Muggler's Iron Works, Inc., 841 East 136th st, structural and ornamental iron work. Cost, about \$60,000.

LORILLARD PL.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty tenement, 56x88 ft., on the east side of Lorillard pl, 274 ft. south of 187th st, for the Russo Indice Co., 2400 Cambrelling av. Cost, about \$45,000.

VALENTINE AV.—Hoffman Building Co., George Hoffman, 1132 Clay av, president, contemplates the erection of two brick and stone apartments on the east side of Valentine av, 113 ft. south of 188th st, from plans by Harry T. Howell, 149th st and 3d av.

FOX ST.—C. B. Meyers, 1 Union sq, has been commissioner to prepare plans for a 5-sty apartment at the southeast corner of Fox st and Av St. John for the Normal Construction Co., John Brown president, 661 Tinton av.

SCHOOLS AND COLLEGES.

FOX ST.—The Board of Education of New York, 59th st and Park av, Thomas W. Churchill, president, contemplates the erection of an addition to P. S. 20 from plans by C. B. J. Snyder, 59th st and Park av. Cost, about \$106,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, are preparing plans for two 4-sty apartments, 47x100 ft., on the north side of Eastern Parkway, 142 ft. east of Hopkinson av, for the Bond Construction Corporation, M. Palley, president, 430 Hopkinson av, owner and builder. Cost, about \$70,000.

SACKMAN ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty tenements, 50x88 ft., in the east side of Sackman st, 150 ft. north of Livonia av, for Max Leber, 150 Hinsdale st, owner and builder. Cost, about \$50,000.

LINDEN AV.—William A. Kenny, 420 West 259th st, has completed plans for two 4-sty apartments, 42x99 ft., on the south side of Linden av, 100 ft. east of Nostrand av, for the L. A. Building Co., 1148 Tiffany st, owner and builder. Cost, about \$40,000.

PRESIDENT ST.—Laspia & Salvati, 525 Grand st, have completed plans for a 4-sty tenement, 40x79 ft., in the north side of President st, 80 ft. east of Brooklyn av, for A. H. Rosenberg, 1029 Prospect pl, owner and builder. Cost, about \$30,000.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 50x84 ft., on the east side of Miller av, 100 ft. south of Pitkin av, for the Dewey Realty Co., 2088 Douglass st, owner and builder. Cost, about \$58,000.

HINSDALE ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty tenements, 50x88 ft., in the east side of Hinsdale st, 50 ft. north of Livonia av, for the Hinsdale Building Co., 593 Powell st, owner and builder. Cost, about \$50,000.

OSBORNE ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 30x90 ft., at the northeast corner of Osborne st and Riverdale av, for Sydmund Koepfel, 330 Utica av, owner and builder. Cost, about \$20,000.

BEDFORD AV.—Henry V. Terboss, 26 Court st, owner, has completed plans for a 4-sty tenement, 48x90 ft., at the northwest corner of Bedford av and Canarsie lane, to cost about \$40,000.

39TH ST.—M. A. Cantor, 39 West 38th st, Manhattan, is preparing plans for an apartment, 50x100 ft., in the south side of 39th st, 50 ft. west of 6th av, for M. Kornblum, 1341 46th st, owner and builder, who will take bids soon on subs and materials. Cost, about \$24,000.

DWELLINGS.

CARROLL ST.—B. F. Hudson, 319 9th st, has completed plans for four 2½-sty brick residences, 20x40 ft., in the north side of Carroll st, 200 ft. east of Brooklyn av, for Edward T. Dickenson, 1139 East 19th st, owner and builder. Cost, about \$6,500.

MANHATTAN BEACH, L. I.—Paul J. Gallagher, 210 Corbin pl, has completed plans for a 2½-sty residence, 40x52 ft., at the northwest corner of Exeter st and Oriental boulevard for Mrs. F. D. O'Brien, 124 Exeter st, owner. Cost, about \$10,000. Architect will handle general contract.

22D ST.—B. F. Hudson, 319 9th st, is preparing plans for ten 2-sty frame and stucco residences, 19x36 ft., at the northwest corner of East 22d st and Av O, for M. Lucas, 2022 Av M, owner and builder, who will take bids on subs. Cost, about \$35,000.

67TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for five 2-sty brick residences at the northeast corner of 67th st and 20th av, for the Samusky Building Co., M. C. Schill, president, 1701 77th st, owner and builder. Cost, about \$3,500 each.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education July 7 for alterations, repairs, etc., at P. S. 31 and 33. Simon Russel, low bidder for P. S. 31 at \$3,173, and for P. S. 33 at \$3,673.

BROOKLYN.—The Board of Education opened bids July 7 for alterations and repairs to heating and ventilating apparatus. Philip & Paul, low bidders for P. S. 51 at \$4,838. E. Rutzler Co., for P. S. 92 at \$752; P. S. 103 at \$772; P. S. 150 at \$1,915, and M. T. H. S. at \$8,690.

STORES, OFFICES AND LOFTS.

SMITH ST.—Renwick, Aspinwall & Tucker, 320 5th av, Manhattan, have completed plans for the 1-sty bank building, 44x60 ft., at the southwest corner of Smith and Livingston sts, for the Provident Loan Society of New York, 346 4th av, Robert W. DeForest, president. C. T. Wills, Inc., 286 5th av, general contractor. Cost, about \$80,000.

THEATRES.

16TH AV.—James A. Boyle, 367 Fulton st, is preparing plans for a 1-sty moving picture theatre at the corner of 16th av and 43d st, for Fred Wilms, on premises, owner and lessee, who will take bids on general contract. Cost, about \$10,000.

HOWARD AV.—A. Allmendinger, 926 Broadway, is preparing plans for a 2-sty theatre, cafe and stores, 80x100 ft., at the southwest corner of Howard av and Monroe st for M. Minden, 926 Broadway, owner. Cost, about \$75,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS. QUEENS, L. I.—A. Allmendinger, 926 Broadway, Brooklyn, has completed plans for two 3-sty tenements, 30x64 ft., on the south side of Catalpa av, 91 ft., east of Seneca av, for Cornelius Werberg, 399 Fresh Pond rd, Ridgewood, L. I., owner and builder. Cost, about \$15,000.

15TH ST.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty tenement in the west side of East 15th st, 340 ft. north of Av J, for A. J. Raymond, 26 Court st, owner and builder. Cost, about \$30,000.

LONG ISLAND CITY.—A. J. Pipitone, 606 6th av, owner and builder, has completed plans for two 4-sty tenements, 25x70 ft., on the west side of 8th av, 200 ft. north of Broadway, to cost about \$17,000.

CHURCHES.

FOREST HILLS PARK, L. I.—William H. Gompert, Burrell Building, 33d st and Madison av, is preparing plans for a 3-sty Sunday school for the Dutch Reformed Church, Forest Hills Park, Rev. Dr. Cornish, pastor. Bids will be taken on general contract early in September.

DWELLINGS.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame residence, 14x41 ft., in the east side of Ferry st, 90 ft. south of Syosset st, for Edward Sutterlin, 15 Russell pl, Brooklyn. Cost, about \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for a 2-sty brick residence, 20x40 ft., in the south side of Linden st, 175 ft. east of Union st, for Louis De Loca, 146 North st, Richmond Hill. Cost, about \$6,000.

WOODHAVEN, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for a 2-sty frame residence, 16x55 ft., on the east side of Thrall pl, 100 ft. north of Fulton st, for Frank Gload, 21 Rugby rd, Brooklyn, owner. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education, July 6, for improving the sanitary conditions at P. S. 36. All bids were laid over.

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Suffolk.

PUBLIC BUILDINGS.

NORTHPORT, L. I.—Harry E. Donnell, 225 5th av, Manhattan, has been commissioned to prepare plans for a brick library here for the Board of Trustees of Northport, Geo. Babcock. Cost, about \$10,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing sketches for a 2½-sty frame and stucco residence at Lowerre Summit, to cost about \$9,000.

YONKERS, N. Y.—William F. Snyder, Getty sq, has completed plans for a 2-sty frame residence, 20x30 ft., at 255 Eldredge av for Jessie B. Fyfe, owner and builder. Cost, about \$3,500.

YONKERS, N. Y.—Herman Fritz, 229 Main st, Passaic, is preparing plans for a 2½-sty frame residence for Charles S. Reed, 293 North Broadway. Cost, about \$18,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.
BAYONNE, N. J.—Nathan Levy, at site, has received the general contract to erect a 3-sty flat, 25x73 ft., at the southeast corner of Broadway and 37th st for John M. Cherry, 28 Clifton pl, Jersey City, owner. Morris J. Scheffer, 67 West 46th st, Bayonne, architect. Cost, about \$14,000.

BRONX.—(Sub.)—The Empire Roofing Co., 138th st, near Park av, has received the roofing contract and the Guarantee Electric Co., 1630 Park av, the wiring for three 5-sty apartments with stores at the southwest corner of Hunts Point av, corner of Garrison av, for the Baromette Construction Co., Adelstein & Arvutine, 71 Nassau st. C. B. Meyers, 1 Union sq, architect. Owner will handle the general contract. The Mason Construction Co., 661 Tinton av, has mason work. Cost, about \$185,000. Work is up to the fourth tier.

BROOKLYN.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 5-sty apartment, 50x89 ft., in the east side of Hicks st, 50 ft. north of Cranberry st, for the Hicks Street Corporation, George Brown, president. F. J. Dassau, 1373 Broadway, architect. Cost, about \$36,000.

BROOKLYN.—Murray & Mauceri, 1081 Flushing av, have received the general contract to alter the bachelor apartments, 35 Schermerhorn st, for Ellen Samuel, care of architects, Slee & Bryson, 154 Montague st. Cost, about \$8,000.

BRONX.—Excavating is under way for the 5-sty tenement, east side of Hoe av, 100 ft. south of 172d st, for the Coryell Building Co., 1414 Vyse av. Robert E. LaVelle, 2801 Valentine av, architect. Owner will handle general contract. The Greenberg Construction Co., 326 East 159th st, has mason work. Gus Schlaier, 580 Jackson av, structural steel and ornamental iron, and Chas. Kiepper, 150th st and Harlem River, cut stone work. Cost, about \$50,000.

MANHATTAN.—J. Kerner Contracting Co., 31 East 1st st, has received the general contract to alter the 5-sty tenement, 17 East 114th st, for A. Wightman, on premises. Otto Reissmann, 30 1st st, architect. Cost, about \$6,000.

BROOKLYN.—A. L. Fogell, 852 Eastern parkway, has received the general contract to erect a 4-sty apartment, 50x85 ft., on the south side of St. John's pl, 200 ft. east of Underhill av, for Leonara Schafer, 350 Fulton st. W. T. McCarthy, 16 Court st, architect. Cost, about \$40,000.

NEWARK, N. J.—John J. Thomas, 124 Watson av, has received the general contract to erect a 3-sty frame flat, 22x62 ft., at 292 North 4th st, for William J. Philburn, 11½ Warren pl, owner. Walter Pierson, 72 Trinity pl, Manhattan, architect. Cost, about \$8,000.

BANKS.

UPPER MONTCLAIR, N. J.—John Lowry, Jr., 235 5th av, Manhattan, has received the general contract to erect a 2-sty bank building opposite the Upper Montclair Station for the First National Bank of Montclair, 596 Valley rd. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

DWELLINGS.

ENGLEWOOD, N. J.—William J. Tillack, 13-21 Park Row, Manhattan, has received the general contract to erect a 2½-sty terra cotta and hollow brick residence on Woodlawn av, for Dr. Edward Fischer, 46 East 52d st, Manhattan, owner. Aymar Embury, 132 Madison av, Manhattan, architect.

MANHATTAN.—Thompson Starrett Co., 49 Wall st, has received the general contract to erect the 6-sty residence at 5th av, northeast corner of 91st st, for Otto H. Kahn, 52 William st. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about \$500,000.

FACTORIES AND WAREHOUSES.

SPRING VALLEY, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to make alterations and additions to the silk mill here for John Dunlop's Sons, this place, owners. Dwight Seabury, Pawtucket, R. I., architect. Cost, about \$7,000.

BROOKLYN.—The American Concrete Steel Co., 27 Clinton st, Newark, N. J., has received the general contract to erect the 4-sty reinforced concrete, brick and concrete factory, at Locust and Liberty sts, for the American Vitagraph Co., 116 Nassau st, Manhattan. W. L. Stoddard, 30 West 38th st, Manhattan, architect.

PORT JERVIS, N. Y.—The Katterman & Mitchell Co., 300 Straight st, Paterson, has awarded the general contract to the B. & W.

Concrete Company, Ordway Building, Newark, for the 2-sty concrete factory, 54x248 ft., in Barcelew st, between Church and Seward avs, from plans by John Westervelt, Citizens Trust Building, Paterson. Cost, about \$35,000.

HALLS AND CLUBS.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, has received the general contract to erect a 3-sty clubhouse 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. Fred Grad, American National Bank Building, architect.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 2 and 6-sty brick dormitory and gymnasium, at 9-11 Dominick st, for William S. Coffin, care of Edmund Coffin, 34 Pine st. Hill & Stout, 299 Madison av, architects. Cost, about \$80,000.

MUNICIPAL.

PORTCHESTER, N. Y.—Allison F. Coe, 125 Fairview av, has received the general contract to alter the 3-sty fire house in South Main st for the Village of Portchester, William Ryan, president. Diedrich H. Ponty, 62 Westchester av, architect. Cost, about \$10,000.

STABLES AND GARAGES.

MANHATTAN.—The Frymeyer & Hanna Co., 25 West 45th st, has received the general contract to erect a 2-sty brick and steel garage, 100x100 ft., at 127-133 West 99th st for M. Krause, president of the Eureka Auto Stations, St. Nicholas av and 122d st. Frank Straus, 25 West 42d st, architect. Cost, about \$25,000.

PEARL RIVER, N. Y.—J. B. Schultz, Orange av, Suffern, N. Y., has received the general contract to erect the 2½-sty stable, 168x34 ft., for the Lederle Anti-Toxine Laboratory, 170 William st, Manhattan, Frederick D. Bell, president. William E. Austin, 46 West 24th st, Manhattan, architect. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

UPPER MONTCLAIR, N. J.—John Picken, 750 Valley rd, has received the general contract to erect three stores, 20x70 ft. each, opposite the Upper Montclair Station, for the Realty Associates of Montclair, Lewis B. Hubbard, care of Taft Pierce Mfg. Co., Woolworth Building, Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

BROOKLYN.—Edward D. Broderick, 17 East 40th st, Manhattan, has received the general contract to alter the 7-sty office building, 22 Court st, for the Metropolitan Associate Corporation, 261 Broadway, Manhattan. Wm. E. Harmon, president. Benjamin W. Levitan, 20 West 31st st, Manhattan, architect. Cost, about \$20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
146TH ST, n w cor Broadway, 10-sty brick fireproof apartment house, 99x90; cost, \$250,000; owner, Broadway and 146th Street Corporation, Jos. Newmark, president, 501 West 157th st; architect, Schwartz & Gross, 347 5th av. Plan No. 241.

DWELLINGS.

91ST ST, 1 East, 5-sty brick fireproof residence, 130x100; cost, \$375,000; owner, Otto H. Kahn, 8 East 68th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 242.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, opp. East 54th st, 2-sty brick fireproof hospital, 108x82; cost, \$40,000; owner, City of New York; architects, Heidelberg & Levy, 12 West 31st st. Plan No. 239.

STORES AND DWELLINGS.

125TH ST and Claremont av, s e cor, two 3-sty brick stores and dwellings, 100x36; cost, \$35,000; owner, Nathaniel A. McBride, 5 East 42d st; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 240.

STORES AND TENEMENTS.

50TH ST, 127 East, 1-sty brick stores, 100x97; cost, \$10,000; owners, Akron Bldg. Co., Leo S. Bing, president, 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 238.

Bronx.

DWELLINGS.

239TH ST, s s, 30 w Byron av, 2-sty brick dwelling, 20x52, tin roof; cost, \$3,000; owners, U. S. Vault Light Co., Stephen Uphehl, 608 East 137th st, president; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 338.

230TH ST, n s, 205 e Barnes av, 2-sty brick dwelling, 21x55, slag roof; cost, \$4,000; owner, B. Luizzo, 467 East 183d st; architect, N. Serracino, 1170 Broadway. Plan No. 339.

McGRAW AV, s s, 257 e Pugsley av, 2-sty frame dwelling, 25x36, shingle roof; cost, \$4,500; owner, Lucy W. Hefter, 2164 Westchester av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 340.

256TH ST, n s, 25 e Park View pl, 2-sty brick dwelling, tin roof, 40x25; cost, \$3,000; owner and architect, W. S. Herreshoff, 253 West 256th st. Plan No. 344.

FACTORIES AND WAREHOUSES.

RANDALL AV, w s, opposite Edgewater rd, 1-sty steel storeroom, 60x131, iron roof; cost, \$4,000; owners, Rodgers & Haggerty, 152d st and Harlem River; architects, McClintic & Marshall, Pottstown, Pa. Plan No. 343.

STABLES AND GARAGES.

ARTHUR AV, w s, 1647 n 187th st, 1-sty frame stable, 24x71, slag roof; cost, \$500; owner, Frank Fiochio, 538 Morris av; architect, Arthur Arcander Co., 391 East 149th st. Plan No. 341.

STORES AND DWELLINGS.

FAILE ST, e s, 225 s Seneca av, 1-sty brick store and dwelling, slag roof, 25x65; cost, \$2,500; owner, Wm. Barresford, 1025 Fox st; architects, Toelberg & Son, 1167 Fox st. Plan No. 345.

STORES AND TENEMENTS.

249TH ST, n s, 100 e Carpenter av, 1-sty brick stores, 25x80, plastic slate roof; cost, \$1,500; owner, Isidor Newcorn, 2649 3d av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 342.

ROGERS PL, s e cor 163d st, 5-sty brick tenement, 72x90, slag roof; cost, \$65,000; owners, Rogers Place Realty Co., Robt. Podgur, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 337.

INTERVALE AV, s w cor 163d st, two 5-sty brick tenements, 72.1x90.0, 43.0x87.8, slag roof; cost, \$105,000; owners, Rogers Place Realty Co., Robert Podgur, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 336.

INTERVALE AV, w s, 293.82 n Westchester av, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 346.

UNIVERSITY AV, e s, 178.32 s Burnside av, two 5-sty brick tenements, slag roof, 43x96.4; cost, \$80,000; owner, University Bldg. Co., Wm. C. Bergen, 130 West 180th st, Pres.; architect, W. C. Martin, on premises. Plan No. 347.

Brooklyn.

DWELLINGS.

E 7TH ST, e s, 100 n Av C, ten 3-sty frame dwellings, 18x43.6, shingle roof, 1 family each; total cost, \$34,000; owner, Harry B Harkins, 221 Stratford rd; architect, Benj. Hudson, 319 9th st. Plan No. 4581.

E 10TH ST, w s, 124.8 s Caton av, ten 2-sty brick dwellings, 17.5x50, gravel roof, 1 family each; total cost, \$35,000; owner, Thos. Corrigan Co., 399 Coney Island av; architect, C. W. Hellbard, 2 East 10th st. Plan No. 4558.

71ST ST, s s, 80 w Narrows av, four 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, \$12,000; owner, Theo. Frost, 452 Senator st; architect, Arthur G. Carlson, 157 Rensen st. Plan No. 4584.

71ST, n s, 184.4 e Ft. Hamilton av, eight 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$36,000; owner, American Construction Co., 1365 Bay Ridge av; architect, F. W. Eisenla, 16 Court st. Plan No. 4586.

BARBEY ST, e s, 100 n Livonia av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$7,000; owner, Sparag Constn. Co., 661 Barbey st; architect, M. Rothstein, 627 Sutter av. Plan No. 4613.

BARBEY ST, e s, 80 n Livonia av, 2-sty brick dwelling, 17x42, gravel roof, 1 family; cost, \$2,800; owner, sparag Constn. Co., 661 Barbey st; architect, M. Rothstein, 627 Sutter av. Plan No. 4614.

AV M, s s, 40 w Mainfield pl, 2-sty frame dwelling, 22x40, — roof, 1 family; cost, \$4,500; owner, W. B. Bordfeld, 638 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4618.

NEWPORT AV, n w cor Hinsdale st, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$4,000; owner, Wm. Trieb, 534 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 4591.

NEWPORT AV, n s, 20 w Hinsdale st, seven 2-sty brick dwellings, 19.6x44, gravel roof, 2 families each; total cost, \$21,000; owner, Wm. Trieb, 534 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 4592.

RIDGE BLVD, w s, 224 s 91st st, six 2-sty brick dwellings, 19.8x39.5, slag roof, 1 family each; total cost, \$27,000; owner, M. L. Maxwell, 9124 Ridge blvd; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 4588.

RIDGE BLVD, s w cor 91st st, 2-sty brick dwelling, 22.4x60.1, slag roof, 1 family; cost, \$7,000; owner, M. L. Maxwell, 9124 Ridge blvd; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 4589.

E 22D ST, e s, 100 s, Av M, 2-sty frame dwelling, 22.6x34.7, shingle roof, 1 family; cost, \$5,000; owners, Steiner & Parkins, 5 Canarsie la; architects, Slee & Bryson, 154 Montague st. Plan No. 4646.

E 29TH ST, w s, 118.6 n Beverly rd, nine 2-sty brick dwellings, 13.2x49, slag roof, 1 family each; total cost, \$30,000; owners, Tilden Constn. Co., 2174 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4640.

E 29TH ST, w s, 237 n Beverly rd, ten 2-sty brick dwellings, 13.2x49, slag roof, 1 family each; total cost, \$40,000; owners, Tilden Constn. Co., 2174 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4641.

49TH ST, s s, 320 e 18th av, four 2-sty frame dwellings, 15x52, rubberoid roof, 2 families each; total cost, \$11,200; owners, Ulster Constn. Co., 200 East 7th st; architects, Slee & Bryson, 154 Montague st. Plan No. 4645.

BAY 50TH ST, n s, 300 e Harway av, 1-sty frame dwelling, 16x35, — roof, 1 family; cost, \$600; owner, Concetta Tripoldi, on premises; architect, Maurice P. O'Connor, 5 St. Brinden ter. Plan No. 4629.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x32, — roof, 2 families; cost, \$1,800; owner, Wm. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4627.

91ST ST, s s, 67.10 w 11th av; 1-sty frame dwelling, 14x25, shingle roof; 1 family; cost, \$500; owner, Andrew Forsick, 292 2d av, Manhattan; architect, Harry Rucker, 371 Fulton st. Plan No. 4655.

N J AV, w s, 20 n Fulton st, four 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$18,000; owner, Saml. P. Brothers, 96 New Jersey av; architect, P. Millman, 1780 Pitkin av. Plan No. 4654.

SCHENCK AV, e s, 165 n Vienna av, 2-sty frame dwelling, 20x55, slag roof, 2 families; cost, \$4,000; owner, Raffole Miransla, 37 Liberty av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4685.

PRESIDENT ST, s s, 223.6 w New York av, 2-sty brick dwelling, 23x69, slag roof, 2 fami-

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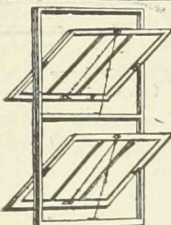
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lies; cost, \$5,500; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4721.

WEST 30TH ST, e s, 40 n Surf av, three 2-sty frame dwellings, 21x20, shingle roof, 2 families each; total cost, \$2,400; owner, Wm. Canning. Surf av & West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4731.

EAST 59TH ST, w s, 100 s Av M, ten 1-sty brick dwellings, 22x28, shingle roof, 1 family each; total cost, \$10,000; owner, Flatbush Development Co., 175 Remsen st; architect, M. D. Morrill, 1201 Pennsylvania av, Washington, D. C. Plan No. 4707.

62D ST, s s, 260 w 14th av, 1-sty frame dwelling, 19.11x24.11, tin roof, 1 family; cost, \$900; owner, Carmine Festo, 1354 62d st; architect, Angelo H. Martire, 6005 14th av. Plan No. 4722.

STUYVESANT AV, s e cor Decatur st, 3-sty brick dwelling, 62.6x82.6, — roof, 1 family; cost, \$35,000; owner, Otto Ludenberg, 114 Bainbridge st; architect, Kirby & Pettit, 103 Park av, New York. Plan No. 4706.

20TH AV, e s, 70 s 86th st, 2-sty brick dwelling, 22x42, gravel roof, 1 family; cost, \$3,800; owner, Mrs. Mary S. Waldron, 720 Riverside dr, New York; architect, Theo. Bennett, 3d av, cor 52d st. Plan No. 4729.

FACTORIES AND WAREHOUSES.
GARFIELD PL, s s, 346 w 5th av, 1-sty frame storage, 20x50, gravel roof; cost, \$400; owner, Victor Simonelli, 284 1st st; architect, W. J. Conway, 400 Union st. Plan No. 4678.

HOSPITALS AND ASYLUMS.
RAYMOND ST, n e cor DeKalb av, 5-sty brick hospital, 37.4x125.6, tile roof; cost, \$135,000; owner, Bklyn Hospital, 26 Bway, Manhattan; architect, Lord Hewlett & Tallant, 345 5th av. Plan No. 4696.

SCHOOLS AND COLLEGES.
WEST 1ST ST, w s, 485.9 s Sheephead Bay, 4-sty brick school, 60x112.4, slag roof; cost, \$180,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 4702.

STABLES AND GARAGES.
65TH ST, n s, 190 E 13th av, 1-sty frame stable, 20x14; tin roof; cost, \$400; owner, Salvatore Bora, 64th st & 13th av; architect, C. A. Olsen, 1314 70th st. Plan No. 4652.

HOWARD AV, e s, 150 S. Pitkin av, 1-sty brick garage, 25x60; slag roof; cost, \$1,500; owner, Adolph I. Rudolph, Howard av; architect, L. Danacher, 375 Fulton st, Queens. Plan No. 4661.

55TH ST, 1541, 1-sty frame garage, 12x20, shingle roof; cost, \$350; owner, Harry E. French, on premises; architect, same. Plan No. 4568.

AV J, 1714, 1-sty frame garage, 14x20, shingle roof; cost, \$750; owner, Wm. A. Corpeion, premises; architect, S. S. Cutting, 1721 Av J. Plan No. 4561.

STONE AV, e s, 70 n Liberty av, 1-sty brick garage, 20x100, — roof; cost, \$6,000; owner, Saml. Silverman, 257 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4595.

AV L, n s, 115 e Ocean Pkway, 1-sty brick garage, 36x43.6, slag roof; cost, \$2,500; owner, Geo. Kuchuber, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 4705.

15TH AV, 4612, 1-sty frame garage, 9.4x10, shingle roof; cost, \$500; owner, Rose Harris, on premises; architect, W. Eisenla, 16 Court st. Plan No. 4710.

STORES AND DWELLINGS.
CHURCH AV, n s, 50 e N. Y. av, 2-sty brick store and dwelling, 20x35, slag roof, 2 families; cost, \$6,000; owner, Leon Paschoff, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4609.

FULTON ST, nw cor N. J. av, 3-sty brick store and dwelling, 20x69, 2 families, slag roof; cost, \$8,000; owner, Saml. P. Brothers, 96 N. J. av; architect, P. Millman, 1789 Pitkin av. Plan No. 4653.

STORES, OFFICES AND LOFTS.
LIVINGSTON ST, sw cor Smith st, 1-sty brick office, 60x44.6; tile roof; cost, \$30,000; owner, Product Loan Society, 346 4th av, Manhattan; architects, Renwick, Aspinwall & Tucker, 346 4th av, Manhattan. Plan No. 4659.

STORES AND TENEMENTS.
COOPER ST, n s, 123 w Knickerbocker av, 3-sty brick tenement, 25x78, slag roof, 6 families; cost, \$7,500; owner, Meyer Silver, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4563.

RALPH AV, n e cor Park pl, 4-sty brick tenement, 55.7x90, slate roof, 23 families; cost, \$45,000; owner, Frank Berlenbach, 36 Suydam st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 4578.

SURF AV, s s, 40 e West 31st st, 1-sty frame store, 15.4x18.5, asbestos roof, 1st; cost, \$350; owner, Margt. A. Clemeny, 334 Sumner av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4564.

RALPH AV, e s, 55.7 n Park pl, three 4-sty brick stores and tenements, 50x89, slate roof, 22 families each; total cost, \$105,000; owner, Frank Berlenbach, 34 Suydam st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 4579.

CAMBRIDGE PL, w s, 285.4 s Gates av, two 4-sty brick tenements, 52.6x81, slag roof, 20 families each; total cost, \$7,000; owner, Morris Jarcho 2 West 11th st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 4593.

COLUMBIA ST, e s, 60 s Huntington st, 3-sty brick tenement, 30x52, slag roof, 3 families; cost, \$5,000; owner, Sadie Marcello, 232 Van Brunt st; architect, W. T. McCarroll, 16 Court st. Plan No. 4612.

SO. 4TH ST, s s, 95.10 E. Havemeyer st, 6-sty brick tenement, 38.4x94.6; slag roof, 28 families; cost, \$35,000; owner, P. Levy Const. Co., on premises; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 4674.

THEATRES.

SURF AV, s s, 40 e West 31st st, open-air theatre, 25x122, — roof; cost, \$2,000; owner, Margt. A. Clemeny, 334 Sumner av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4565.

16TH AV, e s, 50 n 43d st, 1-sty brick theatre, 42.8x100, slag roof; cost, \$7,500; owner, Fredk. Wilms, 672 President st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4708.

MISCELLANEOUS.

95TH ST, s s, 162 e 4th av, 3-sty brick convent, 38.4x57.6, — roof; cost, \$1,000; owners, Sisters of St. Dominick, on premises; architect, F. J. Berlenbach, 260 Graham av. Plan No. 4559.

RAYMOND ST, n e cor DeKalb av, 4-sty brick dormitory, 119x70, tile roof; cost, \$90,000; owner, Bklyn Hospital, 26 Bway, Manhattan; architect, Lord, Hewlett & Tallant, 345 5th av. Plan No. 4697.

METROPOLITAN AV, n s, 148.3 w Bedford av, 3-sty brick convent, 36x43.6, slag roof; cost, \$10,000; owner, Rev. A. J. Jarka, 184 Metropolitan av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 4704.

Queens.

DWELLINGS.

COLLEGE POINT.—12th st, w s, 150 n 7th av, 2-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, \$2,700; owner, J. Tracy, 21 12th st, College Point; architect, E. Leo McCracken, College Point. Plan No. 2244.

CORONA.—Steenwyck st, w s, 233 s Hayes av, 2-sty frame dwelling, 17x36, shingle roof, 1 family, steam heat; cost, \$1,800; owner, Louisa A. Helm, 122 44th st, Corona; architect, Wm. Helm, 13½ West Jackson av, Corona. Plan No. 2246.

CORONA.—Vine st, w s, 446 s Grand av, two 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$9,200; owner, J. Gallo, 14 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plans Nos. 2233-2234.

ELMHURST.—Hanover av, w s, 60 n Evergreen av, 2-sty frame dwelling, 32x32, tin roof, 2 families; cost, \$3,000; owner, Charles H. Schneider, 29 Albertus av, Elmhurst; architect, Edw. Schneider, same address. Plan No. 2239.

ELMHURST.—Meyer av, w s, 271 n Woodside av, 2½-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, \$3,000; owner, H. P. Voss, 1178 Clay av, Bronx; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 2242.

RICHMOND HILL.—Chestnut st, w s, 100 n Belmont av, 2-sty frame dwelling, 20x56, tin roof, 2 families, steam heat; cost, \$3,500; owner, W. C. Johnson, 936 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2236.

COLLEGE POINT.—13th st, e s, 100 n High st, 2-sty frame dwelling, 42x50, tin roof, 2 families; cost, \$6,800; owner, Wm. Mohrman, 6th st and 2d av, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 2233.

COLLEGE POINT.—13th st, 28, 2½-sty frame dwelling, 21x40, shingle roof, 2 families; cost, \$4,000; owner, P. Sperling, 26 13th st, College Point; architect, John G. Pfuhler, 14 12th st, College Point. Plan No. 2221.

CORONA.—Central av, s w s, 50 s Locust st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Pastore Grannunzia, 41 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2232.

EDGEWATER.—Lincoln av, n s, 1,572 w Wavecrest av, 1-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$3,000; owner, Mrs. Marie C. Connolly, 117 5th st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 2215.

FLUSHING.—14th st, e s, 350 n Myrtle av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$4,000; owner Edward Richardson, 45 Percy st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plans Nos. 2229-30.

FOREST HILLS.—Slocum Crescent, n s, 100 e Bow st, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, \$6,000; owner, Katherine Lines, 20 West 43d st, Manhattan; architect, G. Atterbury, 20 West 43d st, Manhattan. Plan No. 2227.

JAMAICA.—Bandamn av, s s, 25 e Henry st, 2½-sty frame dwelling, 20x44, slag roof, 2 families; cost, \$3,000; owner, Stanlius Koweki, 42 Henry st, Jamaica. Plan No. 2228.

MALBA.—Malba drive, w s, 400 n Summit pl, 2-sty frame dwelling, 61x34, shingle roof, 1 family, water heat; cost, \$12,000; owner, R. W. Sampson, Vanderbilt Hotel, Manhattan; architect, H. P. Knowles, 1170 Broadway, Manhattan. Plan No. 2225.

MASPETH.—Jefferson av, e s, 1,037 n Grand av, 1-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$1,200; owner, Geo. Mertz, 10 Charles st, Manhattan; architect, R. S. Baker, 375 Fulton st, Brooklyn. Plan No. 2224.

ARVERNE.—Remington av, w s, 360 s Amstel blvd, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat (4 houses); cost, \$8,000; owner, Mrs. E. Weissbroch, Arverne; architect, E. F. Cojean, Arverne. Plan Nos. 2263-64.

COLLEGE POINT.—College av, w s, 77 s Monument av, 2½-sty frame dwelling, 22x31, shingle roof, 1 family, steam heat; cost, \$3,300; owners, J. & A. Bauer, 31 11th st, College Point; architect, P. Schreiner, College Point. Plan No. 2269.

JAMAICA.—Victoria st, w s, 975 n Degraw av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$2,800; owner, James Canfield, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2258.

JAMAICA.—Clinton av, w s, 100 s Glenn av, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family; cost, \$9,000; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan Nos. 2254-55.

JAMAICA.—Max Weber av, e s, 309 n Fulton st, five 2-sty frame dwellings, 20x32, slag roof, 1 family; cost, \$12,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2253.

JAMAICA.—Mitchell av, n s, 375 w Jeffrey av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family, steam heat; cost, \$4,600; owners, Lashen Bros, George and Franklin sts, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plans Nos. 2256-2257.

RICHMOND HILL.—Sherry st, s s, 100 w Grant av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$8,800; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2259 to 2262.

CORONA.—44th st, e s, 260 n Jackson av, three 2½-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$10,500; owner, Frank Cerra, 86 Oak st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan Nos. 2290-91-92.

CORONA.—Queens st, w s, 125 s Jackson av, 2-sty frame dwelling, 22x50, tin roof, 2 families, water heat; cost, \$4,500; owner, Mrs. Welsh, 21 Orchard st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2295.

CORONA.—47th st, w s, 259 s Jackson av, two 2-sty brick dwellings, 40x34, tin roof, 1 family; cost, \$6,400; owner, T. Gage, 29 Park av, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2282.

ELMHURST.—Ivy st, s s, 275 n Toledo av, 2½-sty frame dwelling, 11x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. Simkin, East Grand av, Corona. Plan No. 2277.

FLUSHING.—28th st, n e cor Broadway, 2½-sty frame dwelling, 30x32, shingle roof, 1 family, water heat; cost, \$3,600; owner, N. Berth, Flushing; architect, Chas. Spaeth, Flushing. Plan No. 2302.

FOREST HILLS.—Slocum Crescent, s e s, 156 w Burns st, 2½-sty tile dwelling, 22x36, tin roof, 1 family, steam heat; cost, \$7,500; and Underwood st, s s, 140 w Burns st, 2½-sty tile dwelling, 27x36, tile roof, 1 family, steam heat; cost, \$7,500; owner and architect, Sage Foundation Home Co., Forest Hills. Plan Nos. 2286-87.

L. I. CITY.—Grace st, e s, 225 s Broadway, 2-sty frame dwelling, 20x40, tin roof, 2 families, water heat; cost, \$3,200; owner, Joseph Tary, 398 Flushing av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2294.

SPRINGFIELD.—Willow pl, w s, 155 n Broadway, 2½-sty brick rectory, 36x40, shingle roof, water heat; cost, \$9,000; owner, St. Mary's Magdalena Church, premises; architects, P. Tilton & Sons, 381 Fulton st, Brooklyn. Plan No. 2276.

WHITESTONE.—Bayview av, w s, 125 n 3d st, 2½-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$1,800; owner, Mrs. A. Reitz, 104 West 16th st, Manhattan; architect, S. S. Larman, Whitestone. Plan No. 2289.

WOODHAVEN.—Vendeveer av, n w cor Atlantic av, eleven 2-sty brick dwellings, 18x36, slag roof, 1 family; cost, \$84,000; owner, Innovation Homes Co., 1225 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 2278-79.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Ridge st, n e cor Sherman st, 1-sty brick factory, 50x100, slag roof; cost, \$10,000; owner, J. Kleine, 82-84 Broadway, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 2271.

STABLES AND GARAGES.

GLENDALE.—Fresh Pond rd, e s, 250 s Myrtle av, 1-sty frame garage, 38x20, slag roof; cost, \$400; owner, P. Hesper, premises. Plan No. 2245.

RICHMOND HILL.—Greenwood av, w s, 350 s Lexington st, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, Ella A. W. Brown, premises; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2237.

ROCKAWAY BEACH.—Lefferts av, s s, 101 e Ovean View av, 1-sty frame garage, 12x16, slag roof; cost, \$100; owner, J. M. Klatz, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2235.

WHITESTONE.—22d st, s w cor 8th av, 1-sty frame garage, 18x18, shingle roof; cost, \$400; owner, Chas. F. O'Donnell, premises. Plan No. 2243.

FLUSHING.—Amity st, e e cor Main st, 1-sty frame garage, 14x18, tin roof; cost, \$150; owner, P. Bach, premises. Plan No. 2231.

RICHMOND HILL.—Walnut st, w s, 150 n Fulton st, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, C. P. Stanson, premises. Plan No. 2226.

L. I. CITY.—10th av, w s, 382 n Jamaica av, 1-sty frame stable, 9x19, gravel roof; cost, \$150; owner, C. Swan, 365 10th av, L. I. City. Plan No. 2265.

RIDGEWOOD.—Seneca av, w s, 25 n Harman st, 1-sty brick garage, 25x100, slag roof; cost, \$3,000; owner, Thomas Erda, 537 Bleecker st, Brooklyn; architect, L. Berger & Co., Myrtle av and Cypress av, Ridgewood. Plan No. 2251.

JAMAICA.—Barrett st, e s, 220 n Hillside av, 1-sty frame garage, 30x15, shingle roof; cost, \$200; owner, Theo. Cummins, premises; architect, L. Olsen, 86 Horton av, Elmhurst. Plan No. 2293.

ROCKAWAY PARK.—Bayside drive, s s, 100 e 8th av, 1-sty frame garage, 15x20, shingle roof; cost, \$150; owner, D. Frey, premises. Plan No. 2283.

STORES AND DWELLINGS.

BAYSIDE.—10th st, s w cor Broadway, 1-sty frame store, 20x32, slag roof; cost, \$500; owner, Mary A. Smith, premises; architect, J. C. Cocker, 2017 5th av, Manhattan. Plan No. 2214.

JAMAICA.—Jamaica av, three 3-sty brick store and dwellings, 20x60, slag roof, 2 families; cost, \$15,000; owner, Charles Boos, Chichester av, Morris Park; architect, Henry Lunning, 68 Leggett pl, Woodhaven. Plan Nos. 2216-17-18.

CORONA.—Shell rd, s s, 75 w Evergreen av, 3-sty brick store and dwelling, 25x55, slag roof, 2 families; cost, \$7,000; owner, Chas. Maas, 62 W. Jackson av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2285.

STORES, OFFICES AND LOFTS.

FAR ROCKAWAY.—Beach Blvd, n s, 20 e 16th st, 1-sty frame office, 12x18, tin roof; cost, \$250; owner, Beachland Realty Co., premises. Plan No. 2250.

MIDDLE VILLAGE.—Wayne st, s w cor Hinman st, 1-sty frame store, 15x25, tin roof; cost, \$300; owners, Gelb, Diskell & Fishman, 56 Boerum st, Brooklyn. Plan No. 2281.

WOODHAVEN.—Jamaica av, s s, 332 w Fulton st, 1-sty brick office, 14x14, slag roof; cost, \$150; owner, J. Falkenberg, Woodhaven. Plan No. 2249.

CORONA.—Jackson av, s e cor Grant st, 1-sty frame office, 16x26, tin roof; cost, \$300; owner, New Dio Construction Co., 29 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan No. 2273.

RIDGEWOOD.—Myrtle av, s s, 96 w Madison st, 1-sty brick post office, 66x64, slag roof; cost, \$40,000; owner, Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn; architects, Shampan & Shampan, Brooklyn. Plan No. 2275.

STORES AND TENEMENTS.

EVERGREEN.—Stephen st, n s, 95 w Forest av, two 3-sty brick tenements, 31x78, slag roof, 6 families; cost, \$20,000; owner, Jacob Erbach, 970 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 2252.

L. I. CITY.—15th av, s w cor Grand av, four 3-sty brick store and tenements, 25x75, slag roof, 4 and 6 families; cost, \$38,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plans Nos. 2266-67-68.

RIDGEWOOD.—Catalpa av, s s, 91 e Seneca av, two 3-sty brick tenements, 30x64, slag roof, 6 families; cost, \$15,000; owner, Cornelius Werburg, 399 Fresh Pond rd, Brooklyn; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2247.

L. I. CITY.—5th av, w s, 100 n Jamaica av, two 4-sty brick tenements, 25x73, slag roof, 8 families; cost, \$22,000; owner, Wm. Z. Partello, 1175 Lawrence st, Bronx; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 2274.

MISCELLANEOUS.

FLUSHING.—Main st, 27, 1-sty frame shed, 30x35, tin roof; cost, \$350; owner, J. Reisenberger, premises. Plan No. 2241.

JAMAICA.—Hillside av, s w cor Jeffrey av, frame billboard, 155x8; cost, \$155; owner, O. J. Gude Co., 42d st, Manhattan. Plan No. 2240.

OZONE PARK.—Lawn av, w s, 200 n Jerome av, new brick foundation; cost, \$250; owner, T. Pagno, premises. Plan No. 2238.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 1-sty brick bakery, 25x34, slag roof; cost, \$700; owner, Rosa Wella, 3938 Broadway, Woodhaven; architect, Jos. Monda, 3938 Broadway, Woodhaven. Plan No. 2220.

L. I. CITY.—Boulevard, e s, 100 s Potter av, 1-sty frame shed, 24x24, tin roof; cost, \$250; owner, American Bridge Co., 30 Church st, Manhattan. Plan No. 2270.

COLLEGE POINT.—19th st, 1,200 s 3d av, greenhouse, 76x200, glass roof; cost, \$6,000; owner, Anton Schulthous, 316 19th st, College Point. Plan No. 2280.

CORONA.—48th st, w s, 137 n Jackson av, 1-sty frame barn, 19x16, tin roof; cost, \$200; owner, Rocco DeMiao, 120 48th st, Corona; architect, A. DeBlasi, Corona. Plan No. 2272.

Richmond.

DWELLINGS.

HOLTON ST., e s, 200 s Herbert av, Tottenville, 1½-sty frame dwelling, 20x22; cost, \$1,970; owner, Mrs. Emma Drumm, Richmond; builder, Geo. B. Carr, Huguenot Park. Plan No. 586.

JOHN ST., s s, 350 e Rossville av, Rossville, 1-sty frame bungalow, 24x24; cost, \$1,000; owner, Minnie Jellicks, Rossville; builder, Stanley Pollion, Rossville. Plan No. 584.

MINNA ST., 100 s Cornelia av, South Beach, 1½-sty frame dwelling, 32x44; cost, \$1,500; owner and builder, Peter J. Hagan, 41 Whitaker pl, Garrettsville, N. Y.; architect, Radford Architectural Co., 345 5th av. Plan No. 590.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Repairs to 12" Water Main Under River at the Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, July 27th, 1914, when they will be opened and read publicly. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made shall be required to furnish surety company bid in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, in accordance with the terms of specification No. 2003. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated Albany, N. Y., July 6th, 1914. J. H. B. HANIFY, Secretary, State Hospital Commission.

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Plans Filed, New Buildings, Richmond (Cont.).

SAND ST, e s, 300 s Ennis st, Port Richmond, 2-sty frame dwelling, 17x40; cost, \$1,800; owner, Victor Tybunski, on premises; architect, T. C. Larsen, Port Richmond; builder, John S. Lawson, Port Richmond. Plan No. 577.

SEAFOAM ST, w s, 100 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x27; cost, \$254; owner, F. A. Reddall, New Dorp; architect and builder, McCourt Bros., Inc., South Beach. Plan No. 601.

1ST ST, 100 e Maple av, Midland Beach, 1-sty frame bungalow, 12x29; cost, \$300; owner and builder, George Labach, 649 So. 14th st, Newark, N. J. Plan No. 593.

2D ST, n s, 160 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$350; owner, W. Kirk, 232 Leslie st, Newark, N. J.; builder, H. N. Hollister, Midland Beach. Plan No. 592.

2D ST, n s, 160 w Central av, New Dorp Manor, 2-sty frame dwelling, 21x25; cost, \$1,500; owner, Jas. McCaffrey, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 602.

2D ST, n s, 150 w Oak st, Midland Beach, 1-sty frame bungalow, 14x34; cost, \$300; owner, Maggie Kelton, 614 Ocean av, Jersey City; builder, Chas. Kelton, 614 Ocean av, Jersey City. Plan No. 598.

7TH ST, w s, 303 n Midland av, Beach Park, 1-sty frame bungalow, 12x22; cost, \$275; owner, Mrs. M. De Serres, 510 Manhattan av; builder, Otto Kalsen, Midland Beach. Plan No. 578.

ATLANTIC AV, w s, 180 s Surf av, Rosebank, 2-sty brick dwelling, 25x50; cost, \$3,000; owner and builder, R. Capieto & F. Plastino, care architects, De Rose & Cavalieri, 2333 1st av, Manhattan. Plan No. 580.

BREHAUT AV, w s, 400 s Amboy rd, Tottenville, 2-sty frame dwelling, 30x26; cost, \$3,000; owner, S. Eilenberger, Tottenville; architect and builder, Depew & Jensen, Tottenville. Plan No. 576.

CASTLETON AV, n s, 100 w Broadway, Port Richmond, 2 1/2-sty frame dwelling, 20x45; cost, \$3,000; owner, W. F. Gordier, Port Richmond; architect and builder, John O. Johnson, Port Richmond. Plan No. 582.

EGBERT AV, s s, 350 e Manor rd, New Brighton, 2-sty frame dwelling, 26x28; cost, \$4,400; owner, W. Krone, 481 Forest av; architect, John P. From, Port Richmond; builder, Gus Erickson, Port Richmond. Plan No. 595.

HARRISON AV, n s, 55 e Elm st, Port Richmond, 2 1/2-sty frame dwelling, 20x45; cost, \$3,500; owner, Ben Gunderson, Port Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 591.

PUTNAM PL, s s, 220 e Lincoln av, Midland Beach, three 1-sty frame bungalows, 10x15; total cost, \$300; owner and builder, B. B. Babbitt, New Brighton. Plan No. 594.

ROMA AV, w s, 180 from Marine way, New Dorp, 1-sty frame bungalow, 16x20; cost, \$200; owner and builder, V. Julino, 924 Flushing av, Brooklyn. Plan No. 579.

WINAN AV, w s, 378 s Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, \$338; owner, D. Colton, Great Kills; builder, W. Peters, Great Kills. Plan No. 581.

CAMP MIDLAND, e of Boardwalk, Midland Beach, 1-sty frame bungalow, 12x14; cost, \$125; owner and builder, John L. Tate, Jr., 98 Lexington av, Jersey City. Plan No. 588.

CEDAR GROVE BEACH, 1-sty frame bungalow, 24x20; cost, \$300; owner, E. T. Enthorn, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 583.

STABLES AND GARAGES.
BROAD ST, 83, Stapleton, 1-sty brick garage, 19x22; cost, \$450; owner, M. L. Zeyhle, Stapleton; builder, Jas. Thompson, Stapleton. Plan No. 600.

COLLEGE AV, s s, 50 w New York pl, West-erleigh, 1-sty frame garage, 12x12; cost, \$300; owner, A. L. Prall, on premises; builder, John P. From, Port Richmond. Plan No. 597.

REAR OF 175 POST AV, New Brighton, 1-sty frame garage, 10x15; cost, \$100; owner, Gus Illers, West New Brighton; builder, C. Davis, Port Richmond. Plan No. 599.

MISCELLANEOUS.

VAN DUZER ST, w s, 540 n Boring pl, Stapleton, stone retain wall; cost, \$150; owner, Ludwig Raschle, Stapleton; builder, R. Langere, Rosebank. Plan No. 587.

BROADWAY, w s, 200 n James st, Tottenville, 1-sty hollow tile boiler house, 50x44; cost, \$1,000; owner, Atlantic T. C. Co., Tottenville; architect and builder, Thos. Cummings, Stapleton. Plan No. 603.

1ST AV, s s, 130 w Jersey st, New Brighton, frame retaining wall; cost, \$250; owner, Max Ginzburg, New Brighton; builder, J. Ball, Tompkinsville. Plan No. 596.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CARMINE ST, 63, partitions to 5-sty brick store and tenement; cost, \$50; owner, Chas. Decker Estate, 119 Nassau st; architect, J. P. Voelker, 979 3d av. Plan No. 2572.

CHAMBERS ST, 105-107, and 89-91 Reade st, reset doors to 5-sty brick stores, offices and lofts; cost, \$200; owner, Wm. H. Cary, 200 Fulton st, Brooklyn; architect, Ernest Greene, 5 Beekman st. Plan No. 2566.

DELANCEY ST, 120, extension to 5-sty brick stores and tenement; cost, \$300; owner, Katie Finkelstein, 325 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 2590.

DOWNING ST, 58, partitions to 3-sty brick tenement; cost, \$115; owner, Estate of Ebenezer Bailey, 395 Canal st; architect, J. Chas. Hankinson, 147 Watts st. Plan No. 2597.

FERRY ST, 30-38, fire escapes, fireproof doors to two 10-sty brick factories and lofts; cost, \$2,000; owner, Chas. A. Schieren Co., 30-38 Ferry st; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 2630.

HESTER ST, 167, partitions to 3-sty brick stores and dwelling; cost, \$800; owner, Adelina Anselmi, 167 Hester st; architect Jacob Fisher, 25 Av A. Plan No. 2604.

HOUSTON ST, 158-160 E., doorway, fireproof door to 4-sty brick store and tenement; cost, \$100; owner, Strong & Spitzer, 158 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2622.

LAFAYETTE ST, mason work, metal covering to 8-sty brick store and lofts; cost, \$1,000; owner, Frank J. Jones, 54 Bleeker st; architect, George Hof, Jr., 371 East 158th st. Plan No. 2583.

NEW ST, 56, stairway to 5-sty brick office building; cost, \$200; owner, Standard Oil Co. of New York, 26 Broadway; architect, C. A. Ellis, 26 Broadway. Plan No. 2608.

SUFFOLK ST, 171-173, connecting extension to three 1, 3 and 4-sty brick buildings; cost, \$15,000; owner, Louis Krollberg, 299 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 2580.

WALKER ST, 55, fire escapes to 5-sty brick store and factory; cost, \$500; owner, William H. White, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2594.

WALL ST, 3-5-7, removal of encroachment to 12-sty brick offices; cost, \$500; owner, Estate of W. Wheeler Smith, 7 Wall st; architect, Mason R. Strong, 7 Wall st. Plan No. 2605.

WATER ST, 153, new window and door to 5-sty brick lofts; cost, \$150; owner, John Carle, 153 Water st; architect, F. H. Bosworth, Jr., 1170 Broadway. Plan No. 2561.

7TH ST, 101 East, extension to 3-sty brick tenement; cost, \$800; owner, Bertha A. Turkel, 101 East 7th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 2633.

12TH ST, 348 West, alter foundry into 3-sty brick stable and apartments; cost, \$8,000; owner, Marie Tutman, 348 West 12th st; architects, Beineix & Lewis, 243 West 53d st. Plan No. 2564.

14TH ST, 328 West, partitions, dumbwaiter shaft, tile floor, windows to 4-sty brick rectory; cost, \$1,500; owner, St. Bernard's R. C. Church, 328 West 14th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2578.

14TH ST, 5 East, fireproof passageway to 4-sty brick offices and stores; cost, \$300; owner, William Baker, 5 East 14th st; architect, Cohen & Felsch, 329 4th av. Plan No. 2623.

18TH ST, 36 West, board partition to 12-sty brick stores and lofts; cost, \$25; owner, A. D. Juilliard, 70 Worth st; architect, Samuel W. Eckman, 11 Markwood rd, Forest Hills, Brooklyn. Plan No. 2575.

19TH ST, 39 East, pent house, sprinkler system, metal doors, fireproofing, sliding stairway to 8-sty brick loft and factory; cost, \$5,000; owner, Estate of Thos. Adams, Edw. W. Sheldon, 45 Wall st; architect, Jos. W. Davis, Jr., 48 St. Nicholas av. Plan No. 2606.

23D ST, 119-21 West, elevator shaft, fire doors to 10-sty brick store and lofts; cost, \$1,200; owner, Isaac H. Clothier, 8th & Walnut sts, Philadelphia, Pa.; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 2632.

23D ST, 55-59 West, removal of encroachment to 2 and 4-sty brick exhibition building; cost, \$400; owner, Eden Musee American Co., 50 West 23d st; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 2631.

24TH ST, 162 East, window opening to 2-sty brick stable; cost, \$200; owners, Fiss, Doerr & Carroll Horse Co., 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2574.

27TH ST, 154-156 West, mason work, cement sidewalk, iron steps to 7-sty brick stores and factory; cost, \$500; owner, David Steiner, 115 West 30th st; architect, John M. Francis, 111 Broadway. Plan No. 2570.

28TH ST, 42-44-46 East, converting hotel into 6-sty brick hotel and stores; cost, \$5,000; owner, Max Boehm, 99 Nassau st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2642.

29TH ST, 167 West, removal of encroachment to 3-sty brick store and dwelling; cost, \$250; owner, Louis Chardon, 277 President st, Brooklyn; architect, W. J. Conway, 499 Union st, Brooklyn. Plan No. 2568.

29TH ST, 42 West, removal of encroachment to 3-sty brick store and lofts; cost, \$250; owner, Frank G. Riderbock, 157-159 West 36th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2603.

29TH ST, 102 West, mason work to 5-sty brick tenement; cost, \$250; owner, James Slater, 1123 Broadway; architect, James W. Cole, 403 West 51st. Plan No. 2589.

29TH ST, 104-112 West, removal of encroachments, store front, galv. iron cornice to five 3-sty brick stores, offices and dwellings; cost, \$1,000; owner, Albert E. Reinthal, 10 West 93d st; architect, Christian H. Lang, 131 West 58th st. Plan No. 2618.

30TH ST, 114 West, 1-sty addition, elevator, stairs, fire escape to 2-sty brick garage; cost, \$8,000; owner, J. J. Oakley Rhineland, 27 William st; architect, Taylor & Levi, 105 West 40th st. Plan No. 2617.

32D ST, 43-45-47 West, store, front, floor beams, mason work, resetting of columns, cornices and steps to 12-sty brick apartment hotel; cost, \$1,000; owner, Grunert Realty Corporation, 172 9th av; architects, Townsend, Steidle & Haskell, Inc., 1328 Broadway. Plan No. 2635.

33D ST, 25 West, vault, light, steps to 8-sty brick stores and offices; cost, \$350; owner, William Waldorf Astor, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2612.

33D ST, 1-19 West, vault, lights, steps to 10 and 15-sty brick hotel; cost, \$13,000; owner, William Waldorf Astor, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2613.

33D ST, 33 West, removal of encroachment to 3-sty brick dwelling; cost, \$285; owner Godt-fue Waldaum, 258 Broadway; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2595.

33D ST, 32-36 West, removal of encroachment to 6-sty brick store and lofts; cost, \$1,000; owner, Emily B. Hopkins, 1 East 56th st; architect, Oliver Ravekes, 24 West Houston st. Plan No. 2573.

34TH ST, 208 West, doorway to 4-sty brick residence; cost, \$45; owner, Hartford Realty Co., 47 Cedar st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2625.

34TH ST, 455 West, 1-sty addition to 3-sty brick dwelling; cost, \$2,500; owner, Dr. Robt. Stanley Bickley, 455 West 34th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2619.

35TH ST, 314-316 East, converting storage house into one-car garage; cost, \$500; owner, West Farms Presbyterian Church, Irving M. Shaw, 310 East 23d st; architect, W. W. Knowles, 37 West 39th st. Plan No. 2627.

39TH ST, 239-241 West, extension, elevator to 11-sty brick factory; cost, \$10,000; owner, McGraw Realty Co., 239 West 39th st, Jas. H. McGraw, president; architects, Jackson, Rosenkrans & Waterbury, 1328 Broadway. Plan No. 2598.

47TH ST, 3 East, and 48TH ST, 4 East, 1-sty extension to two 4-sty brick store buildings; cost, \$5,000; owner, Robert Goelet, 9 West 17th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2577.

57TH ST, 514-516 West, enlargement of window openings, fireproof door to 8-sty brick lofts; cost, \$1,000; owner, Gustav Schock, 514-522 West 57th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2638.

59TH ST, 238-240 East, partition, skylight to 2-sty brick school; cost, \$50; owner, Bloomingdale Bros., 3d av and 59th st; architect, John V. Van Pelt, 381 4th av. Plan No. 2629.

60TH ST, 141 West, new store front to 5-sty brick tenement; cost, \$30; owner, Dorothea E. Egner & Alexander List, 670 9th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 2565.

63D ST, 146-150 West, fireproof walls and doors to 3-sty brick garage and repair shop; cost, \$300; owner, Amos R. E. Pinchot, 60 Broadway; architect, Geo. Keister, 56 W. 45th st. Plan No. 2614.

67TH ST, 162-172 West, doorway to 8-sty brick apartment; cost, \$150; owner, West Side Construction Co., 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 2593.

70TH ST, 340 East, store front, partition, tile floor, plumbing to 4-sty brick stores and dwellings; cost, \$1,100; owner, Mary McCormick, 219 East 50th st; architect, John W. Thompson, 201 Prince st. Plan No. 2581.

72D ST, 503-509, sidewalk vault to 8-sty brick lofts; cost, \$1,750; owner, Godfrey Knoche, 516 East 72d st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 2634.

75TH ST, 21 West, elevator shaft to 4-sty brick dwelling; cost, \$1,200; owner, Emil Berolz-heimer, 21 West 75th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2592.

76TH ST, 182 West, stairway to 5-sty brick stores and tenement; cost, \$70; owner, Henry Lange, 335 Amsterdam av; architect, Leo Tyrola, 101 West 88th st. Plan No. 2588.

77TH ST, 174 East, masonry to 5-sty brick stores and tenement; cost, \$25; owner, Louis R. Ransom, 279 Pearl st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 2559.

80TH ST, 100 West, fireproof block partitions and arch to 10-sty brick hotel; cost, \$6,000; owner, Orleans Real Estate Co., W. J. Clarke, president, 100 West 80th st; architect, Chas. H. Fox, 542 West 112th st. Plan No. 2571.

80TH ST, 200-2 East, brick flue to 5-sty brick store and tenement; cost, \$50; owner, William Auf der Heyde, 200-2 East 80th st; architect, E. Joseph Harrison, 230 Grand st. Plan No. 2641.

86TH ST, 1244 East, masonry and new window to 6-sty brick apartment; cost, \$224; owner, The Rhineland Real Estate Co., 31 Nassau st; architect, H. B. Von Wiedenfeld, 1499 3d av. Plan No. 2563.

94TH ST, 142-144 West, doorway openings, partitions to 4-sty brick dwelling; cost, \$150; owner, Girard Romaine, 68 Broad st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2643.

106TH ST, 160-162 East, partitions, plumbing to 5-sty brick tenement; cost, \$1,500; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2610.

115TH ST, 191 East, cast iron flue to 5-sty brick stores and tenement; cost, \$250; owner, Estate of Simon Fox, 11 East 125th st; architect, Otto Reissmann, 30 First st. Plan No. 2621.

120TH ST, 614 West, bathroom to 5-sty brick college; cost, \$200; owner, Barnard College, Geo. A. Plimpton, Broadway and 119th st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 2628.

150TH ST, 601 West, store front to 6-sty brick stores and apartments; cost, \$150; owner, Bernard Buxbaum, 402 West 150th st; architect, Nathan Makstein, 7 East 14th st. Plan No. 2591.

154TH ST, 300 West, store front to 5-sty brick tenement; cost, \$500; owner, Chas. J. Smith, 1314 2d av; architect, John H. Knubel, 305 West 43d st. Plan No. 2611.

AV C, 104, store front, partition to 5-sty brick store and tenement; cost, \$150; owner, Jos. Herring, 104 Av C; architect, Henry Hurwitz, 270 Grand st. Plan No. 2576.

AMSTERDAM AV, 422, store front to 5-sty brick stores and dwelling; cost, \$150; owner, John Michaels, 422 Amsterdam av; architect, William G. Clark, 438 West 40th st. Plan No. 2599.

BENNETT AV, 212, sidewalk vault to 6-sty brick apartment house; cost, \$75; owner, McNulty Bros., Inc., 549 West 52d st; architects, Gilbert & Burnham, 80 Maiden lane. Plan No. 2615.

BENNETT AV, 300, sidewalk vault to 6-sty brick apartment house; cost, \$75; owner, McNulty Bros., Inc., 549 West 52d st; architect, Gilbert & Burnham, 80 Maiden Lane. Plan No. 2616.

BROADWAY, 1293-1311, tank and steel supports to 7-sty brick department store; cost, \$1,250; owner, Herald Square Realty Co., 30 East 42d st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2596.

BROADWAY, 2628-30, mason work, partitions, skylights to 3-sty brick stores, dance halls; cost, \$500; owner, William F. Loew, 2630 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2607.

BROADWAY, 752-754, steel tank supports, mason work to 12-sty brick loft and offices; cost, \$1,800; owner, Sinclair Realty Co., 752-54 Broadway; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2636.

BROADWAY, 680, masonry and steel to 4-sty brick bank and lofts; cost, \$350; owner, East River National Bank, 680 Broadway; architect, Joseph W. Davis, Jr., 16 East 47th st. Plan No. 2562.

BROADWAY, 2881-2885, n w cor 112th st, masonry to 7-sty brick stores and tenement; cost, \$300; owners, F. Augustus Schermerhorn & Ellen S. Auchmuty, 101 University pl; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 2560.

BROADWAY, 2621-23, store front, galvanized iron cornice, sheet iron doors to 7-sty brick store and tenement; cost, \$500; owner, Gustave Stillebauer, 243 West 99th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2584.

BROADWAY, 135, tank and steel supports to 14-sty brick office building; cost, \$1,000; owner, N. Y. Title Insurance Co., 135 Broadway; architect, Wm. T. Donnelly, 808 East 18th st, Brooklyn. No. 2587.

BROADWAY, 4344, converting stable and wagon shed into 1-sty frame garage; cost, \$773; owner, Elizabeth A. Daly, 652 West 185th st; architect, Andrew S. Littlejohn, 4295 Broadway. Plan No. 2640.

COLUMBUS AV, 484-486, new partition and doorways to 5-sty brick stores and tenement; cost, \$200; owner, Joseph P. Kennelly, 101 East 83d st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2567.

GRACE AV, 14-16, mason work, steel girder, beams to 2-sty brick market; cost, \$1,575; owner, the City of New York; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 2602.

LENOX AV, 104, store front to 6-sty brick stores and dwelling; cost, \$50; owner, Joseph Blau, 132 West 119th st; architect, Gronenberg & Leuchtag, 303 5th av. Plan No. 2624.

MADISON AV, 296-298, plate glass windows to 12-sty brick office building; cost, \$600; owner, Jas. C. Colgate, 36 Wall st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 2645.

MADISON AV, 159, store front to 5-sty brick stores and tenement; cost, \$50; owner, Jacob Lishinsky, 110 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2609.

PARK AV, 933, store fronts, iron gratings to 5-sty brick tenement and stores; cost, \$500; owner, Edw. X. McLaughlin, 2 Rector st; architect, Gross & Kleinburger, Bible House, Astor pl. Plan No. 2579.

ST. NICHOLAS AV, 1405, store front to 6-sty brick stores and tenement; cost, \$500; owner, Bernhard Buxbaum, 151st st and Amsterdam av; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 2601.

3D AV, 1537, store front, galvanized iron cornice, sheet iron doors to 5-sty brick store and tenement; cost, \$300; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2586.

3D AV, 1535, store front, galvanized iron cornice to 5-sty brick store and tenement; cost, \$300; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2585.

3D AV, 1770-1784, 1-sty extension to 2-sty brick office building; cost, \$4,000; owner, Interborough Rapid Transit Co., T. P. Shonts, Pres., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 2637.

5TH AV, 665, terra cotta block partition to 12-sty brick lofts; cost, \$450; owner, Edward Holbrook, Alfred B. Ashford, Inc., 10 East 33d st; architect, John H. Friend, 148 Alexander av. Plan No. 2620.

5TH AV, 111, fireproof partitions, fireproofing to 13-sty brick office building; cost, \$8,000; owner, Estate of Henrietta Constable, John H. McCracken, 32 Waverly pl; architect, I. E. Ditmars, 111 5th av. Plan No. 2626.

5TH AV, 331, beams, flooring, metal ceiling to 5-sty brick store and offices; cost, \$200; owner, Dr. Adolphus S. Knopf, 16 West 95th st; architects, Martin & Martin, 331 5th av. Plan No. 2644.

6TH AV, 913, removal of encroachment to 4-sty brick tenement and store; cost, \$100; owner, Cortlandt F. Bishop, 15 East 67th st; architect, John J. Dinneen, 913 6th av. Plan No. 2639.

8TH AV, 991-993, store fronts, iron channels and plates to 4-sty brick hotel and stores; cost, \$1,000; owner, Eugene Schlieb, 1-3-5 Columbus Circle; architect, Chas. Dingledein, Jr., 535 East 138th st. Plan No. 2582.

8TH AV, 2179, store fronts, partitions, mason work to 5-sty brick stores and dwelling; cost, \$1,200; owner, Nicholas Yrunzfelder, 1058 Washington av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 2569.

9TH AV, 290, partitions, plumbing to 5-sty brick stores and tenement; cost, \$200; owner, Herman Bornemann, 78 Shipman st, Newark, N. J.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2600.

Bronx.

HOFFMAN ST, n e cor 184th st, new show windows to 3-sty frame stores and dwelling; cost, \$500; owner, Wm. J. Mooney, 571 East 114th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 369.

ALEXANDER AV, 368 and 370, new fronts, new partitions, &c, to 3-sty brick stores and dwelling; cost, \$1,500; owner, Wm. Wreensche, on premises architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 368.

BAINBRIDGE AV, s w cor, opposite 204th st, new columns, girders and partitions to 1-sty frame church; cost, \$2,000; owner, Church of the Holy Nativity, Rev. Horace Clute, on premises, pastor; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 376.

BARNES AV, n w cor 217th st, new foundation to 2-sty frame store and dwelling; cost, \$350; owner, Mrs. Elizabeth Schmid, on premises; architect, Henry Schneider, on premises. Plan No. 364.

BROOK AV, s w cor 144th st, new vault to 3-sty brick factory; cost, \$250; owner, Silk Finishing Co., on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 377.

CHATTERTON AV, n s, 104.9 e Zerega av, new brick front to 1-sty brick boiler house; cost, \$450; owners, Black Rock Realty Co., John Bamby, 2604 3d av, president; architects, Seifert & Webb, 104 West 42d st. Plan No. 367.

CLINTON AV, 1954-6, 1-sty brick extension, 37.9x34.10 to 3-sty brick stores and tenement; cost, \$2,000; owner, Henry Wendt, 99 Nassau st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 371.

FOREST AV, e s, 20 s 161st, change from peak to flat roof, new toilet to 3-sty and attic frame store and dwelling; cost, \$1,500; owner, Mary E. Heisler, 960 67th st, Bay Ridge; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 374.

RIVERDALE AV, w s, 600 n Randolph lane, new beams, columns, new floors to 2-sty stone stable and carriage house; cost, \$3,500; owners, Sisters of Charity, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 373.

ST. ANN'S AV, 626, 2-sty frame extension, 22.1x15, to, and add 1-sty to 1-sty frame dwelling; cost, \$1,000; owner, A. Schnaitacher, 55 Grand st; architect, Thos. J. White, 445 East 179th st. Plan No. 365.

WASHINGTON AV, 1572, new store front, new beams, etc, to 5-sty brick store and tenement; cost, \$2,000; owner, Solomon Domberger, on premises; architect, S. W. Katz, 505 5th av. Plan No. 372.

WEBSTER AV, 3164-66, 1-sty extension, 16.6x 22.6, to 1-sty frame shop; cost, \$25; owner and architect, Oswald Benedix, 3166 Webster av. Plan No. 370.

ZEREGA AV, n e cor Chatterton av, new foundation, new front, new partitions to 3-sty frame factory; cost, \$3,500; owners, Black Rock Realty Co., John Bamby, 2604 3d av, president; architects, Seifert & Webb, 104 West 42d st. Plan No. 366.

Brooklyn.

CLINTON ST, 527, extensions to 1-sty church; cost, \$1,200; owner, Finnish Seamans Mission Church on premises; architect, W. H. Wirth, 358 17th st. Plan No. 4691.

DECATUR ST, 1296, move 2-sty frame dwelling; cost, \$1,000; owner, Meyer Silver, 239 Cooper st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4576.

ESSEX ST, 982, extension to 2-sty dwelling; cost, \$400; owner, Joseph Gordon, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4651.

FLOYD ST, 244, extension to 3-sty tenement; cost, \$800; owner, Hyman Meyerson, on premises; architect, H. J. Dangler, 215 Montague st. Plan No. 4636.

FULTON ST, 1508, extension to 1-sty theatre; cost, \$3,000; owner, Coster Stamatis, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4639.

HANCOCK ST, 171, interior alterations to 4-sty apartments; cost, \$1,500; owner, M. B. Fodick, 388 Monroe st; architect, Glucroft & Glucroft, 971 Bway. Plan No. 4700.

HERKIMER ST, 519, plumbing to 2-sty dwelling; cost, \$350; owner, Louisa C. Freitag, 504 Hart st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4603.

MELROSE ST, 112, interior alts to 3-sty tenement; cost, \$250; owner, Domino Cicio, on premises; architect, Carmella Gallo, 60 Graham av. Plan No. 4676.

MONA ST, 240, interior alterations to 2-sty tenement; cost, \$150; owner, David Kesper, 2170 Pitkin av; architect, Max Cohn, 510 Linwood st. Plan No. 4631.

MONROE PL, 2, extension to 2-sty church; cost, \$4500; owner, Bklyn. Soc. New Church, on premises; architect, Wilson H. Harrington, 5105 9th st. Plan No. 4657.

PACIFIC ST, 89, interior alts to 3-sty tenement; cost, \$2,000; owner Church of Virgin Mary, 89 Pacific st; architect, Otto Reissman, 30 1st st. Plan No. 4656.

PROSPECT PL, 1679, store to 2-sty dwelling; cost, \$750; owner, Mendel Langson, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4608.

SEIGEL ST, 15, exterior alterations to 4-sty tenement; cost, \$300; owner, Louis Weinreb, on premises; architect, Jacob Sutroth, 934 Myrtle av. Plan No. 4649.

STERLING PL, 482, interior alterations to 2-sty dwelling; cost, \$200; owner, Fred Ochese, on premises; architect, Chas. M. Straub, 142 4th av, Manhattan. Plan No. 4566.

WARREN ST, 405, interior alterations to 3-sty tenement and 2-sty dwelling; cost, \$600; owner, Simon Haber & ano, 474 Bedford av; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4695.

WOODHULL ST, 76, interior alterations to 4-sty tenement; cost, \$300; owner, Vincenzo Ajello, 168 Degraw st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4730.

NORTH 7TH ST, raise 3-sty dwelling; cost, \$2,000; owner, Rosa Dallo, 257 North 5th st; architect, Max Cohn, 280 Bedford av. Plan No. 4573.

EAST 10TH ST, 1326, interior alts to 2-sty dwelling; cost, \$2,000; owner, Saml. Cohen, 1663 Coney Island av; architect, L. Dananher, 375 Fulton st, Queens. Plan No. 4660.

60TH ST, 1218, raise 2-sty stable; cost, \$300; owner, Louise Mocarilli, on premises; architect, Harry Olsen, 1633 31st st. Plan No. 4555.

BUSHWICK AV, 492, interior alterations to 3-sty dwelling; cost, \$500; owner, Wm. G. Hawes, 490 Bushwick av; architect, L. Allmendinger, 926 Broadway. Plan No. 4647.

EASTERN PARKWAY, 1174, exterior alterations to 2-sty dwelling; cost, \$600; owner, Simon Shapiro, 430 Stone av; architect, S. Millman, 1780 Pitkin av. Plan No. 4557.

FLATBUSH AV, 359, store front to 3-sty brick hotel; cost, \$1,200; owner, Walter H. Miller, 987 East 8th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 4619.

GREENPOINT AV, 221, interior alterations to 2-sty shop; cost, \$200; owner, H. C. Stowe, on premises; architect, Jas McKillop, Jr., 154 India st. Plan No. 4616.

JOHNSTON AV, 75, exterior alts to 3-sty dwelling; cost, \$200; owner, Mrs. Margaret J. Casey, on premises; architect, W. J. Ryan, 162 Ryerson st. Plan No. 4686.

JOHNSON AV, 334, exterior alts to 2-sty slaughter house; cost, \$2,500; owner, Robert Plant, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4684.

KINGS HIGHWAY, 1309, extension to 1-sty store; cost, \$400; owner, Direct Realty Co., 70th st and Bowery, Manhattan; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4644.

KNICKERBOCKER AV, 390, interior alterations to 3-sty dwelling; cost, \$2,000; owner, H. Levy, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4549.

MANHATTAN AV, 129, interior alterations to two 3-sty tenements; cost, \$4,000; owner, Max J. Annenberg, 966 Greene av; architects, Cannella & Gallo, 60 Graham av. Plan No. 4571.

MANHATTAN AV, 857, store front to 3-sty office; cost, \$400; owner, Lastoro F. S. Chace, 31 Wales st, Dorchester, Mass; architect, Geo. M. Pollard, 127 Madison av, Manhattan. Plan No. 4725.

NEPTUNE AV, 873, plumbing to 1-sty dwelling; cost, \$300; owner, Brooklyn Gas Co., on premises; architect, C. O. Faber, on premises. Plan No. 4562.

PENNSYLVANIA AV, 345, interior alterations to 2-sty dwelling; cost, \$800; owner, Saml. Popink, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4624.

PITKIN AV, 1776, exterior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Meyer Fouschbaum, 1559 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4623.

PARK AV, 812, interior alterations to 3-sty tenement; cost, \$200; owner, Herman Moscovitz, 812 Park av; architect, Max L. Epstein, 371 So. 5th st. Plan No. 4693.

SNEDIKER AV, 324, exterior alterations to 2-sty dwelling; cost, \$800; owner, Sam Robb, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 4556.

SHORE RD, 9711, interior alterations to 2-sty dwelling; cost, \$1,500; owner, John P. Mueller, 220 81st st; architect, Francis W. Stork, 7416 3d av. Plan No. 4717.

THATFORD AV, 132, interior alterations to 3-sty tenement; cost, \$350; owner, M. Hoffman, 381 Barby st; architect, Ernest Dennis, 241 Schenck av. Plan No. 4650.

7TH AV, 5701, extension to 3-sty dwelling; cost, \$1,000; owner, John Schomacher, 24 Devon terrace, Kearney, N. J.; architect, F. W. Eisenla, 16 Court st. Plan No. 4587.

13TH AV, 4319, interior alterations to 3-sty tenement; cost, \$800; owner, Ignatz Rusmak, 1035 41st st; architect, F. W. Eisenla, 16 Court st. Plan No. 4712.

Queens.

ARVERNE.—Vernam av, w s, 325 n L. I. R., interior alterations to dwelling, new plumbing; cost, \$200; owner, M. Ottens, premises. Plan No. 1473.

COLLEGE POINT.—12th st, w s, 100 s 1st av, plumbing in dwelling; cost, \$150; owner, Jos. Bux, premises. Plan No. 1496.

COLLEGE POINT.—2d av, s e cor 11th st, interior alterations to dwelling, new plumbing; cost, \$800; owner, Jane Reilly, premises. Plan No. 1495.

CORONA.—Mills st, s e cor Park av, new foundation to bakery; cost, \$500; owner, E. Schmidt, premises. Plan No. 1501.

CORONA.—Main st, s s, 106 w Grand av, 1-sty frame extension, 12x12x12, rear dwelling, tin roof; cost, \$200; owner, J. Neubach, premises. Plan No. 1497.

CORONA.—Jackson av, s s, 40 e 47th st, new store front; cost, \$100; owner, New Dio Construction Co., Jackson av, Corona. Plan No. 1483.

CORONA.—Junction av, w s, 400 n Flushing av, 1-sty frame extension, 14x52, rear dwelling, tin roof; cost, \$700; owner, J. Stoetsky, premises. Plan No. 1486.

CORONA.—Morton pl, n s, 100 e Jefferson st, new foundation to dwelling; cost, \$300; owner, C. Quierelli, premises. Plan No. 1487.

Plans Filed—Alterations—Queens (Continued.)

FLUSHING.—Broadway, s s, 100 w Union st, interior alterations to lodge room; cost, \$100; owner, Cornocopia Lodge, premises. Plan No. 1477.

FOREST HILLS.—Windsor pl, n w cor Austin st, repair stable after fire damage; cost, \$200; owner, Cord Meyer Co., Forest Hills. Plan No. 1469.

JAMAICA.—Fulton st, 389, electric sign on store; cost, \$100; owner, M. Greenberg, premises. Plan No. 1490.

L. I. CITY.—Star av, s e cor Young st, 1-sty frame extension, 100x100x62, side foundry, slag roof; cost, \$4,500; owner, M. J. Reilly, premises; architects, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 1507.

L. I. CITY.—Hunterspoint av, n s, 190 e Greenpoint av, interior alterations to dwelling; cost, \$150; owner, D. Doras, premises. Plan No. 1504.

L. I. CITY.—Hancock st, 300, new foundation to dwelling; cost, \$300; owner, Wm P. Miller, premises. Plan No. 1488.

L. I. CITY.—Jackson av, 193, erect fire-escapes on factory; cost, \$200; owner, Neptune Meter Co., premises. Plan No. 1514.

RICHMOND HILL.—Liberty av, n s, 116 e Spruce st, new porch on dwelling; cost, \$100; owner, C. Lidon, premises. Plan No. 1484.

RIDGEWOOD.—Woodward av, 711, interior alterations to tenement; cost, \$1,500; owner, J. G. Jung, 2059 Gates av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1502.

RIDGEWOOD.—Onderdonk av, 475, interior alterations to dwelling; cost, \$150; owner, J. Eppig Estate, premises. Plan No. 1499.

ROCKAWAY BEACH.—Boulevard, s e cor Central av, plumbing in dwelling; cost, \$75; owner, J. Grizell, premises. Plan No. 1513.

ROCKAWAY BEACH.—83d st, e s, 408 n Boulevard, 2-sty frame extension, 23x16, rear stable, tin roof, interior repairs; cost, \$2,000; owner, Mrs. Eliz. Albert, 105 No. Carlton av, Rockaway Beach; architect, J. E. Smith, Fairview av, Rockaway Beach. Plan No. 1467.

ROCKAWAY BEACH.—Wainwright pl, n e cor Private walk, new plumbing in pavilion; cost, \$150; owner, Rockaway Witching Waves Co., premises. Plan No. 1478.

ST. ALBANS.—Carter av, w s, 230 n Central av, 2-sty frame extension, 13x23, rear dwelling, tin roof; cost, \$700; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 1479.

SPRINGFIELD.—L. I. R. R., n s, 65 e Farmers av, repair side of shed; cost, \$500; owner, Conrad Toyslud, premises. Plan No. 1508.

WHITESTONE.—18th st, n s, 200 w 11th av, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, \$285; owner, P. Palmeri, premises. Plan No. 1503.

Richmond.

HARBOR VIEW COURT, e s, 150 n Castleton av, Tompkinsville, new partitions, etc., to frame dwelling; cost, \$425; owner and builder, Jas. Kieffer, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 271.

LORETTO ST & SURF AV, s w cor, Tottenville, rearrange partitions to frame dwelling; cost, \$150; owner, John A. Burt, 2 Hudson st, Manhattan; builder, Mitro Comm. Co., Inc., New Brighton. Plan No. 277.

RICHMOND TERRACE, n s, and Sharp av, Port Richmond, 1-sty addition and new roof to concrete block garage; cost, \$500; owner, J. Donovan, on premises; builder, T. C. Larsen, Port Richmond. Plan No. 276.

ST. MARKS PL, e s, 200 n Curtis pl, New Brighton, masonry, plastering, etc., to brick dwelling; cost, \$383; owner, Dr. D. L. Bardwell, New Brighton; builder, Jas. P. Thompson, Stapleton. Plan No. 275.

VAN DUZER ST, 125 s Simonson st, Stapleton, small extension, partitions, etc., to frame dwelling; cost, \$425; owner, G. Consolazio, Stapleton; builder, P. Hamm, Stapleton. Plan No. 270.

ARTHUR AV, 10, Arrochar, concrete floor and new roof to frame stable; cost, \$125; owner and builder, C. Perrella, 1311 Pugsley av, Bronx. Plan No. 264.

BEMENT AV, w s, 250 s Henderson av, West New Brighton, new floor and railing to frame dwelling; cost, \$150; owner, Fred Smith, West New Brighton; builder, Thos. Hutton, New Brighton. Plan No. 267.

CRESCENT BEACH, 100 s Crescent av, Great Kills, new stairs and roof to frame dwelling; cost, \$250; owner, A. Thainer, 96 Cliff st; builder, A. Lundgren, Great Kills. Plan No. 266.

CASTLETON AV, n s, 50 n Kissel av, New Brighton, rebuild retaining wall; cost, \$725; owner, City of New York, Borough Hall; builder, C. Vanderbilt, West Brighton. Plan No. 272.

OSGOOD AV, w s, 115 s Van Duzer st, Stapleton, fireproof stairway, T. C. partitions, Kal. doors to brick P. S. 32; cost, \$2,800; owner, City of New York; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 268.

RICHMOND AV, e s, 25 n Ann st, Port Richmond, new store front, masonry, metal ceilings to frame store; cost, \$1,000; owner, Geo. Thompson, New Brighton; builder, Frank B. Sterner & Co., West Brighton. Plan No. 273.

ST. MARY'S AV, Rosebank, rearrange partitions, new stairs and fixtures to brick tenement; cost, \$1,000; owner, A. Vitacco, Rosebank; architect, M. W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 269.

WILLARD AV, 209, Westerleigh, enlarge front porch and concrete to frame garage; cost, \$249; owner, D. E. Wells, Westerleigh; builder, C. W. Dymott, Westerleigh. Plan No. 274.

CEDAR GROVE BEACH, 1,300 s Cedar Grove av, New Dorp, comp. roofing, partitions, etc., to frame bungalow; cost, \$200; owner and builder, G. W. Suydam, Great Kills, Plan No. 265.

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 27. The location is given, but not the owner's address:

NEWARK.—Harry Rosenberg, 129 Somerset st, 3-sty frame alteration, \$500; Morris Furst, 506 Hunterdon st, 3-sty frame alteration, \$400; Nicholas Phillips, 605 No. 7th st, 3-sty frame, \$5,000; David Steinberg, 802-804 So. 14th st, two 3-sty frame, \$11,000; Mr. Polakoff, 35 No. 9th st, 4-sty brick, \$16,000; John Forster, 170 Spruce st, 3-sty frame alteration, \$500; Otto Kern, 302 Camden st, 3-sty frame alteration, \$500; Samuel Donaldson, 202 Leslie st, 3-sty frame, \$6,000; Pasquale Pariso, 298 Van Buren st, 4-sty brick, \$17,000; William Philburn, 292 No. 4th st, 3-sty frame, \$8,000; Morris Sharf, 29-31 Dassing av and 38 West Side av, two 3-sty frame, \$12,000.

NEWARK.—Paulo Altieri, 39 Sheffield st, 3-sty frame alteration, \$800; Schapiro & Goldring, 263 Ferry st, 4-sty brick, \$15,000; A. & T. Parrillo, 62 Prospect st, 3-sty frame alteration, \$1,000; Prosperity B. & L. Ass'n, 342-344 North 5th st, two 5-sty frame alteration, \$800; Felice Onofrio, 80 Hayes st, 3-sty frame alteration, \$100; Mathias Hiltgen, 748 South 19th st, 3-sty brick, \$7,000; Morris Schreiber, 88 Wallace st, 3-sty frame alteration, \$800.

PASSAIC.—Cohen & Saloway, 37-39 Lucille pl, 3-sty brick, \$9,000; Jacob Meyers, 80 Jefferson st, 3-sty brick, \$10,000; Rubin Garber, 134 9th st, 3-sty brick, \$6,000; Abraham Krulowitz, 194 Myrtle av, 3-sty frame alteration, \$400.

PASSAIC.—Eva Marcus, 8 Hope av, 2-sty brick alteration, \$4,000.

MONTCLAIR.—Fairchild-Baldwin Co., northeast corner Union st and Fullerton av, 3-sty brick, \$50,000.

KEARNY.—Jonas Flicker, northeast corner Kearny av and Halstead st, 3-sty frame, \$10,000.

JERSEY CITY.—John Muller, 771 West Side av, 3-sty frame alteration, \$2,000.

JERSEY CITY.—William Kurfels, 191 Wayne st, 4-sty frame alteration, \$400; John H. Mahlenbrook, 52-56 Tennele av, 4-sty brick, \$50,000.

WEST NEW YORK.—Henry Caede, Hudson av and 21st st, 4-sty brick alteration, \$500.

IRVINGTON.—Jos. Megal and Isaac Bernstein, 58 Grove st, 3-sty frame, \$6,000; Frank Olenik, east side Harper av, 194 e of Stuyvesant av, two 2-sty frame, \$8,000.

BAYONNE.—Harry Halperin, s w cor Av E and East 29th st, 3-sty frame, \$4,000.

MORRISTOWN.—James J. Lyons, north side North Park pl, 150 e of Speedwell av, 3-sty brick, \$9,000.

ORANGE.—John J. Kelly, 37 Park pl, 4-sty brick, \$28,000.

WEEHAWKEN.—Schille Ermeti, 470 and 476 Park av, two 5-sty brick, \$40,000.

ELIZABETH.—Cohen Bros., 508 and 512 Geneva st, two 3-sty frame, \$12,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for two 2-sty frame flats, 30x90 ft., at Hillside av and Runyon st, for Abraham Levy, 641 South Belmont av, owner and builder. Cost, about \$10,000.

CHURCHES.

RIDGEWOOD, N. J.—Raphael Hume, 331 Madison av, Manhattan, has been commissioned to prepare plans for a chapel for the West Side Collegiate congregation.

DWELLINGS.

BOGOTA, N. J.—H. Fritz, 229 Main st, Passaic, N. J., has completed plans for five 2½-sty frame residences for H. J. Dinnebeil, this place, owner. Cost, about \$5,000 each.

HALLS AND CLUBS.

CARTERET, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, are preparing plans for a brick lodge building for the Knights of Columbus, to cost about \$20,000.

HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—Foundations are under way for the 3-sty addition to the hospital, Willow av and 4th st, for St. Mary's Hospital of Hoboken, Willow av. James Britz, 1170 Broadway, Manhattan, architect. James Whalen, 1024 Garden st, contractor for foundations; Fagan Iron Works, 14th st, Jersey City, N. J., structural steel. Cost, about \$200,000.

SCHOOLS AND COLLEGES.

BRADLEY BEACH, N. J.—The Board of Education of Neptune Township, John Dewis, president, Main st and Mattison av, contemplates the erection of a 2-sty hollow tile, stucco and steel addition to the public school here. Local architects have submitted competitive plans and it is expected that an architect will soon be selected.

JERSEY CITY, N. J.—John T. Rowland, Jr., 9 Sip av, will soon be ready to take bids for the 3-sty brick parochial school at 2d and Erie sts for St. Mary's R. C. Church, Rev. Father B. Henry Terwoert, 246 2d st, owner. Cost, about \$100,000.

JERSEY CITY, N. J.—John T. Rowland, 98 Sip av, is preparing preliminary plans for a brick high school at the corner of Harrison and Crescent avs, for the Board of Education of Jersey City, City Hall. Nothing definite has been decided.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 4-sty addition to the tele-

phone building 63 Bloomfield av for the New York Telephone Co., 15 Dey st, Union N. Bethell, president. E. E. Paul Co., 101 Park av, general contractor. Cost, about \$80,000.

Other Cities.

HALLS AND CLUBS.

SCHENECTADY, N. Y.—M. L. & H. G. Emery, 42 North Pearl st, Albany, and Bible House, Manhattan, have completed plans for a 3-sty brick and stone Y. W. C. A. building at 12-14 State st for the Y. W. C. A., Miss Eleanor Allen, 14 State st. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has completed preliminary plans and will take bids about July 15, for a 3-sty addition to the hospital at Reade pl and Prospect st, for the Vassar Bros. Hospital, Henry Booth, president, on premises. Cost, about \$35,000.

MUNICIPAL WORK.

LACKAWANNA, N. Y.—The city of Lackawanna, Board of Councilmen, contemplate the construction of a municipal water system to cost about \$250,000. It is undecided when action will be taken. Maxwell Briggs, city engineer.

PUBLIC BUILDINGS.

ITHACA, N. Y.—Sketches have been approved for the 2-sty brick armory, 200x400 ft., on the Cornell University Campus for Cornell University, E. L. Williams, treasurer, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

GLENS FALLS, N. Y.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, have been commissioned to prepare plans for a 12-room school for the Board of Education of Glens Falls, Dr. Fred G. Fielding, president, 72 Ridge st. Cost, about \$60,000.

DUNKIRK, N. Y.—Freeburg & Fidler, Chadakoin Block, Jamestown, are preparing plans for a 2-sty brick school in the 4th ward for the City of Dunkirk Board of Education, D. Scannel, president, City Hall. Cost, about \$40,000.

HARRIMAN, N. Y.—W. I. Dally, this place, is preparing preliminary plans for a 2-sty brick grade school for the Board of Education of Harriman, I. D. Smith, president. Cost, about \$40,000. A meeting will probably be held this month to vote on same.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—George R. Freeman, 54 Market st, has completed plans for a 4-sty brick office building at 64 Market st, for Dr. J. E. Patterson, 66 Market st, owner and builder. Cost, about \$10,000.

PERSONAL AND TRADE NOTES.

HERTS BROS., interior decorators, have moved their offices and show rooms from 34 West 38th st to 20 West 57th st.

O'ROURKE ENGINEERING CONSTRUCTION CO. has moved its offices from 345 5th av to the Whitehall Building, 17 Battery pl.

ELECTRICAL EXPOSITION.—From August 15 to September 6 an exposition of electrical appliances will be held at Frankfurt-on-Main.

THE JOHN A. HENDRICK CO., iron and steel construction, has moved its offices from 116 Nassau st to 507 5th av. Telephone 2292 Murray Hill.

JANEWAY & CO., New Brunswick, N. J., one of the oldest wall paper manufacturing concerns in the United States, contemplate closing their factory and retiring from business.

DANIEL F. FULTON, recently appointed city engineer of Yonkers, is a native of that city, and has had a long experience as an engineer on many important projects. As city engineer he becomes a member of the Board of Estimate and Apportionment and the Board of Contract and Supply.

JOHN H. GREGORY, of Hering & Gregory, consulting engineers, 170 Broadway, and C. E. Gregory, chief engineer of sewers, Borough of Manhattan, sailed for Europe Saturday, July 4. While abroad they will make a study of European methods of sewage and refuse disposal, construction of water purification plants, etc.

ANDREW J. POST, of Post & McCord, has been appointed to represent the Merchants' Association upon an Advisory Committee formed by the New York State Factory Investigating Commission to assist it in the reconditioning of the State Labor Law. The commission is now engaged in holding hearings in the principal cities of the State.

EFFICIENCY in cement manufacture is demonstrated in the works of the Vulcanite Portland Cement Company at Vulcanite, Warren County, N. J., where there is a total annual output of 1,799,750 barrels. Great care is exercised in maintaining a uniform standard of excellence, not only in burning, but in chemical laboratories, where tests are constantly being made. The management of the plant is under the direct charge of W. R. Dunn, general superintendent, and his assistant, Warren S. Hartwell, who is also chemical director. Albert Moyer is the local sales representative at 206 Fifth avenue.

GEORGE G. BRADLEY, who has been for the last six years treasurer of the Alfred E. Norton Co., which firm has erected the steel work for some of the largest skyscrapers in New York, has been appointed attorney examiner for the Inter-State Commerce Commission at Washington, D. C. Mr. Bradley was educated at Amherst College and then studied law. He is a member of the Bar of New York and New Jersey, is first vice-president of the Credit Association of the Building Trades of New York, president of the 65 Houston Street Realty Co., vice-president of the Electric Fireproof Co., treasurer of the Jackson Square Realty Co., treasurer of the Associated Garage Co. He resides in Montclair, N. J.

OBITUARY

JAMES RODERICK LODER, president of the Sickles-Loder Hardware Co., died of a complication of diseases, at his home, 77 Gifford av., Jersey City, Friday, July 3. He was born in Belvidere, N. J., June 30, 1853. He is survived by his widow and one daughter.

JOHN MURRAY, pioneer sand dealer and one of the largest property owners of Port Washington, Long Island, died at his home of apoplexy Sunday, July 5. Mr. Murray organized the Phoenix Sand and Gravel Co. at Port Washington in 1860. He had lived in Port Washington for fifty years and had a town house at 15 East 28th st., Manhattan. He was a member of the Tammany Hall Central Committee. He is survived by one daughter, Mrs. Peter C. Gallagher.

GEORGE N. GARDINER, senior member of the firm of George N. Gardiner & Son and president of the Gardiner Paint Company, died at his home, at Ardsley-on-Hudson, Monday, July 6. He was seventy-one years old. Mr. Gardiner, who was a brother of Colonel Asa Bird Gardiner, was an old time New York merchant, and was a veteran of the Twenty-second regiment, a member of the Society of the War of 1812, the Sons of the Revolution, the Brooklyn and other clubs. He is survived by his widow, three daughters and two sons.

FRANCIS BONTECOU, formerly a widely known lumber merchant in New York City, died of apoplexy at the home of his daughter, Mrs. Eugene W. Varion, 2709 Bainbridge av., the Bronx, Wednesday, July 8. He was ninety-five years old, being born in Coeymans, N. Y., in 1819. He was formerly in business in West st., under the name of Wills, Bontecou & Co., lumber merchants. He is survived by his widow, one son and two daughters.

EDWIN BAILEY, prominent in Long Island Democratic circles and a member of the firm of E. Bailey & Son, manufacturers of lumber and trim, at Patchogue, L. I., was killed as the result of an automobile accident on the road north of Medford, L. I., Wednesday, July 8. Mr. Bailey, with Theodore Brooks of Patchogue, and who was also killed, were returning from Port Jefferson when their car plunged down a nine foot embankment and turned turtle, killing both men. Mr. Bailey was born in Patchogue in 1860 and he entered his father's business when he became of age, a business which has since grown to be one of the largest of its kind on Long Island. Mr. Bailey had a long experience in Democratic politics in Suffolk County. He was elected trustee of the town of Brookhaven in 1896 and was the president of the village of Patchogue for four years. In 1902 he was elected State Senator from Suffolk County, but retired after a single term. He was transfer tax appraiser for a time under Comptroller Glynn and was appointed a deputy in charge of inland waters by the State Conservation Commission. Later he was made superintendent of marine fisheries. He is survived by his widow and three daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st., Utica, N. Y.

EXECUTIVE BOARD of the International Association of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

BUILDING CONSTRUCTION EMPLOYERS' ASSOCIATION has recently been organized at Portchester, N. Y. The association was organized for the purpose of amicably settling all differences which may arise at any time between employers and employees and the promotion of good fellowship among its members. The following officers were elected to serve during the ensuing year: President, J. Fred Dold; vice-presidents, William Hamilton, Henry S. Townsend and Charles Marshall; secretary, Robert J. Armstrong; treasurer, Neil Brown. William Batten, William Bailie and Henry Walsh were elected trustees. Meetings will be held on the second Tuesday of each month in the Centennial Building, Portchester, N. Y.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of \$250, one of \$150, one of \$50 and five of \$10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st., New York City. Trade and Technical Society Events

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.

ENGINEERING CONGRESS.—Among the general subjects to be treated before the International Engineering Congress, 1915, probably the one having the broadest interest is that of materials of engineering construction, which enters into all phases of engineering activity. The list of topics which will be treated in this section is as follows: (1) Timber; (2) Preservative Treatment of Timber; (3) Substitutes for Timber in Engineering Construction; (4) Brick in Engineering Structures; (5) Clay Products in Engineering Structures; (6) Probable and

Presumptive Life of Concrete Structures Made from Modern Cements; (7) Aggregates for Concrete; (8) Slag Cement; (9) Waterproof Concrete; (10) Cements Containing Additions of Finely Ground Foreign Material; (11) Economics of the World's Supply of Iron; (12) The Life of Iron and Steel Structures; (13) The Employment of Special Steel in Engineering Construction; (14) The Place of Copper in the Present Engineering Field, and the Economics of the World's Supply Thereof; (15) Alloys and Their Uses in Engineering Construction; (16) Aluminum in Engineering Construction; (17) The Influence of the Testing of Materials Upon Advances in the Designing of Engineering Structures and Machines; (18) Cement Testing; (19) Testing of Metals; (20) Testing Full-Sized Members; (21) Proof Testing of Structures. The papers to be presented from the United States have already been arranged for from the recognized leading authorities on the various topics. Arrangements for the papers from foreign authors are being rapidly concluded, and the aggregation of papers which will be presented will constitute a broad review of the field and be of the highest value.

RECENT INCORPORATIONS.

C. B. JORDAN & CO. have been incorporated with \$50,000 capital stock to do a realty business. The directors are C. Chambers, D. R. and C. B. Jordan, 383 Clinton st., Brooklyn.

PEERLESS HOTEL has filed incorporation papers with a capitalization of \$50,000. The directors are P. R. Cadow, H. W. Hayes and F. Davis, 704 East 134th st.

OLD DOMINION REALTY CORPN. has filed papers with \$25,000 capital stock, with G. W. Power, R. B. and C. G. Allen, 29 West 34th st., as directors.

HOBARD REALTY CO. has been chartered to do business with \$10,000 capital stock with the following directors: E. Herbert, David and J. J. Goldstein, 366 Broadway.

KELMSCOTT CO. is a \$5,000 realty company chartered to do business with A. M. Rosenthal, L. Lauterstein and E. H. Keller, 43 Exchange pl., as directors.

JAMES H. STANSBURY, INC., Hempstead, realty; \$100,000; J. C. Mary and J. H. Stansbury, 49 Bergen av., Jamaica.

BOILEAU REALTY CORPN., Buffalo; \$1,000,000; H. L. Jauch, G. A. Orr, O. B. Augspurger.

REDA RIBBON MILLS, Matteawan; \$100,000; H. B. L., M. D. Adler, 303 West 122d st., New York City.

ALADA REALTY CO.; \$10,000; W. E. Bishop, A. Collard, T. J. Evers, 496 2d st., Brooklyn.

HOBARD REALTY CO.; \$10,000; E. Herbert, David and J. J. Goldstein, 366 Broadway.

SWITKES & FIENSTEIN, wood work, store, office; \$5,000; S. Lehrer, I. Fienstein, J. Switkes, 149 East 118th st.

WARWICK QUARRY CO.; \$5,000; C. S. Taber, H. Maher, A. M. Englehardt, 755 Fulton st., Brooklyn.

SARAH A. BRADY has filed incorporation papers to do a realty and construction business with \$74,000 capital stock. The directors are William Hollinger, Henry G. Wenzel, Jr., Arthur W. Dalton, and one other, all of 46 Cedar st. Palmer & Serles, 46 Cedar st., attorneys.

GEO. J. SCHNATZ IRON WORKS has been chartered to do an architectural, structural, ornamental iron, steel works and supplies business with offices in Manhattan. The incorporators are Geo. J. Schnatz, Frederick Schnatz and Henry Schnatz, all of 38 Old Broadway. Joab H. Banton, 1 Liberty st., attorney.

ESTATE OF JACOB DOLL has been incorporated to do a realty and construction business with \$100,000 capital stock with offices in The Bronx. Jacob Doll, Jr., Otto Doll, 143 West 77th st., and George Doll, 6 West 77th st., are the directors. The attorneys are Wentworth, Lowenstein & Stern, 60 Wall st.

GREAT OAK REALTY CO. has filed incorporation papers with \$50,000 capitalization to do a realty and construction business. A. Welles Stump and Mr. Diamond, both of 233 Broadway, and L. M. Bacon, 35 West 39th st., directors. A. Welles Stump, 233 Broadway, attorney.

JAMES CUNNION & SON, roofing, sheet metal work, ventilation systems, have filed incorporation papers to do business with \$10,000 capital stock with offices in Manhattan. The directors are Frank P. Cunnion and Arthur Cunnion, 407 East 125th st., and Lewis V. Hulse, 525 Garden st., Hoboken, N. J. Jas. H. Tully, 271 Broadway, attorney.

GRETSCH BUILDING NUMBER THREE is the name of a \$75,000 corporation chartered with offices in Brooklyn to do a realty and construction business. The directors are Walter and Fred Gretsches, 104 South 4th st., and Louis Gretsches, 177 Remsen st., all of Brooklyn. K. C. & M. V. McDonald, 189 Montague st., Brooklyn, attorneys.

CORRIGAN & RIGER has filed incorporation papers with \$10,000 capital stock with offices in Manhattan to do a realty and construction business. The incorporators are Isidor Riger, 1411 Wilkins av., Ellis Riger, 57 East 111th st., and John H. Corrigan, 19th st. and Av. M., Brooklyn. The attorney is Louis Rosenberg, 116 Nassau st.

PINE PRODUCTS CO. is a \$100,000 corporation chartered to do a timber, lumber, oil, etc., business with offices in Manhattan. The papers were filed by Harry E. Wilcox, 129 West 50th st., Leonard J. Nightingale, 928 College av., Thomas J. Murtha, 1437 Prospect av., as directors. C. W. Gregg, Grand Central Terminal, attorney.

POMPEI CONSTRUCTION CO. has been chartered with offices in The Bronx to do a contracting and building business with \$10,000 capital stock. The directors are Charles L. Bowen, 2248 Webster av., Vincent Robino, 135 Sullivan st., and Stephen Galassi, 2552 Prospect av., Grant Hoerner, 27 Cedar st., attorney.

MAPLETON ASSOCIATES has been incorporated to do business as builders and contractors with offices in Brooklyn with \$10,000 capital stock. Moses A. Lewis, 1330 53d st., Bertha King, 1951 Madison av., and Samuel Freedman, 55 Liberty st., are the incorporators. Samuel Freedman, 55 Liberty st., attorney.

ADAM HAPPEL has filed papers with \$10,000 capital stock to do a structural iron, steel and metal work, realty, construction and brokerage business with offices in Manhattan. The directors are C. Royall Frazer, Earl A. Garr and Wm. M. G. Watson, all of 41 Park Row. Phillips & Avery, 41 Park Row, attorneys.

VICTORIAL LAND CO. is a \$10,000 company chartered to do a realty and construction business with offices in Brooklyn. The directors are Samuel Hess and Sarah Hess, both of 89 Linden av., and Aaron Benjamin, 1464 Eastern parkway, all of Brooklyn. Cook & Benjamin, 189 Montague st., Brooklyn, attorneys.

Handicapping Building Operations.

Under the Tenement House law no one is allowed to build a tenement containing a room which has less than 70 square feet of floor space and no room may be less than 7 feet wide. Therefore, while it is unlawful to construct a room 6 feet 10 inches by 11 feet, it is lawful to construct a room 7 by 10 feet, which is smaller.

This may seem like a harmless feature of the law, but it is a very serious matter in Brooklyn, where the normal width of lots is only 20 feet. There are thousands of these lots for which three-family houses would be a most logical improvement, but they are practically unusable and unsalable because of the expense and difficulty of complying with this law.

The present law forces the construction of large tenements. It creates congested conditions, and yet from the standpoint of good government and good morals, the fewer families under one roof the better.

This destruction of property values cannot be continued much longer with impunity. The city will soon find that notwithstanding its new subways, its borrowing capacity will disappear and many public improvements will be delayed for years.—Judson G. Wall.

Want An Express Station at 59th Street.

Resolutions passed by the Citizens' East Side Improvement Association, of New York, at the meeting held June 22:

Resolved, That recognizing the justice of this important locality's claim for the best of transit facilities, the Citizens' East Side Improvement Association, heartily concurs in the demand for an express station at 59th street and Lexington avenue, on the Interborough route; wherefore, it calls upon the Public Service Commission to give consideration to the absolute need of an express station at that point.

Resolved, That, this association endorses, unreservedly, Bridge Commissioner Kracke's plan to take for a bridge plaza, the block between 59th and 60th streets, Second and Third avenues, and it urges upon the Board of Estimate to put an end to the long pending uncertainty in this matter, and to the consequent injustice to all property thereby affected.

Proposed Memorial to Alfred Noble.

A committee appointed at a recent meeting of the Board of Direction of the American Society of Civil Engineers, consisting of Messrs. T. Kennard Thomson, chairman; Charles Warren Hunt and J. H. Edwards has reported that, in the opinion of the committee, a memorial to Alfred Noble is desirable, and should be undertaken by this society, and should be on no small scale. The committee suggests that the civil engineers of the world be asked to subscribe to the funds for this purpose, and that the memorial take the form of an appropriate bronze statue to be erected in some suitable place.

First Subway in South America.

The first section of a new subway, said to be the first in South America, has just been completed at Buenos Aires, and opened to public service. This subway is double-tracked and equipped with cars of the most modern construction. The stations are distinguished by varying color schemes, as are those now in use in the Washington street subway in Boston.

BUILDING MATERIALS AND SUPPLIES

HOW PRICE CUTTING AFFECTED THE COMMODITY MARKET AND VALUE OF CONSTRUCTION DURING FIRST HALF OF YEAR.

Prospective Operations Total
\$94,450,000. — Plan Filings.]

PUBLICATION this week of the results in the half year's building construction field and of statistics showing the volume of important operations scheduled to come out between now and January first, give the first intimation to building material interests in the metropolitan district of the trend of the market, both on current demand and future inquiry. Incidentally it explains why quotations on futures are stiffer while present lists are shaded.

The mere fact that in Greater New York alone prospective building operations, for which plans have been filed and finances arranged, in excess of \$100,000 in value each, run to \$94,450,000 on July 11, as compared with \$61,300,000 on January 1; \$61,000,000 on July 1, 1913; \$56,000,000 on January 1, 1913; \$54,000,000 on July 1, 1912, and \$64,000,000 on January 1, 1912, gave a stimulus to material inquiry that was unexpected at this time.

If there are any who doubt the improvement in building that has been reported from time to time in these columns, verification may be found in the statistics for the half year just closed, showing what New York has been doing in construction work. In that time there were 6,098 new building plans filed, as against 5,963 for the same period last year, a gain of 135. The value, while \$6,907,747 less than in the corresponding period last year, may be accounted for by great cuts in material prices and by the absence of many large operations.

Value of operations, generally speaking, are of less importance in comparing statistics of this sort than volume, because the latter illustrates general employment, while the former might indicate sporadic building activity. For instance, there might be a \$13,000,000 building operation filed and in progress, but it would not mean as much for general building activity and demand for materials as 130 buildings each valued at \$100,000.

Statements from the larger East Jersey communities regarding building operations for the first half just closed show practically the same ratio between volume and value as New York. Incomplete figures show a slight improvement in number, but with lower values. May

IRON AND STEEL.

Freer Railroad Buying Encourages Building Orders.

IF the railroads continue to come into the market for steel as they have been doing with slowly increasing freedom during the recent past, there is reason to believe that building orders will begin to come out with less reservation than has been the wont of specifiers since the first of the year. Some steel mills are reported as having shown some improvement in current business taken and there are instances where increased capacity has been employed. Equipment orders are not yet as encouraging as mill men wish, but this kind of business always follows that for plates and rails. Then follows bridge material, in which classification building orders are placed.

Fabricators in the local district are still grappling hard for new business, but there is a larger inquiry and more figuring is going on. Here and there are found instances where operations are being deferred, but for the most part the tendency is to place business at present prices for deferred delivery where possible. The steel interests are less inclined to take this sort of business, however, than they were a month ago. Current or thirty-day deliveries from stock are moving out at current quotations and some late summer deliveries have been arranged on the basis of 1.26 to 1.31c, but when it comes to third-quarter business greater reluctance is being shown.

June fabricating orders are expected to show a moderate total as compared with other months this year, despite low prices and concessions, but the reasons when sifted, may be found in the fact that fabricators, like many other distributors of building materials, have not been able to take as much paper in lieu of cash for work done as some building operators would have liked them to take. It has been ex-

developed in Newark, Jersey City, East Orange, Bayonne, Elizabeth, Paterson and Hoboken \$2,113,000 in building construction. That was the total cost of the 264 buildings reported as having had plans filed in that time. During June the filings showed 309 buildings contemplated with a value of \$194,908,000. In the first half of the year plan filings for East Jersey showed a total of 2,117, with a value of \$16,936,000, as against 1,877 in the corresponding period last year, with a value of \$21,003,000.

These statistics clearly show the effects of price cutting and proves that building construction costs have been lower during the half just closed than they were during the corresponding period last year. The commodities that have been cut the lowest are common brick, now off about \$1.50 a thousand over normal wholesale quotations, Portland cement, brands of which are being shaded ten cents on the barrel, spruce, pine, hemlock have dropped a dollar to three dollars over lists ruling a year or two ago; and structural steel from ten to fifteen cents below normal quotations; glass, hardware, hardwood, roofing material and supplies, all are far below prices ruling in 1913. It is the answer to laid-off mill and yard hands, extended credit and ruinous competition. Mills have stocks that they are willing to sacrifice and the foregoing statistics show that those who have had money to build with during the last six months have had a golden opportunity.

But the pendulum has swung over about as far as it can go and the rebound gives promise of being long, steady and persistent. During the summer quotations will probably remain low, but on fall construction there undoubtedly will be a firmer tone at least.

Plan filings in the five boroughs for the week ending Friday, 3 p. m., compared with those reported last week, follow:

	Week Ending		July 10	
	No.	Value	No.	Value
Manhattan	7	\$184,450	5	\$610,000
Bronx	14	409,000	14	323,000
Brooklyn	124	624,000	126	1,045,750
Queens	152	545,545	102	438,605
Richmond	26	33,495	30	29,752
Total	323	\$1,796,490	277	\$2,447,107

tremely difficult to get this sort of paper discounted to meet payrolls and overhead charges and contractors have held that with quotations as low as they have been ruling they could not be expected to carry securities in their safe and organizations on their bank accounts pending the filling of the building with tenants. Hence much business has been turned down.

LUMBER.

Spruce Improving—Demand for Lath Moderate—General Conditions Firm.

SPRUCE had a better June than May. The prospects earlier in the year were so unpromising that many of the Eastern mills began to look about for easy outlets, for even if the price was not higher, it was felt that the buyers in the territory usually supplied by the Eastern spruce mills would be unable to absorb the full product of these mills.

Mills on the Canadian side particularly have been canvassing the foreign field thoroughly, with the result that much Canadian spruce has found a market in Great Britain, and much more will go to the West Indies. This line of action has resulted in reducing the volume of stock to be dumped upon this market, and as a result there is a distinctly better tone, though the market is not quotably higher.

Good random cargoes from the East are quoted at a range of \$22 to \$24, and the smaller dimension stuff, particularly the 2x4 random, brings \$21 to \$23. West Virginia spruce is still dull and druggy, though the gains in actual selling prices quoted one month ago have been maintained. Sales are not being made yet at the full West Virginia list, but the market is clearly back to within \$1 to \$1.50 of the full list on all items, and in view of the fact that concessions from the list two months ago ranged from \$2 to \$3 the situation today is considered quite hopeful.

SUPPLIES.

Hardware Trade Slightly Better—Confidence Still Weak.

HARDWARE and similar building supplies have entered the second half of the year with a little more firmness as to prices, but confidence is still shaky. The result is that buying is of the hand-to-mouth order, as far as building requirements are concerned. Discounts are still liberal for cash business, but the general rule is for long-term credits, which is not an especially good sign, as far as prospective stability is concerned, according to well informed interests in the trade.

Radiator concerns continue actively in the pig-iron market and equipment interests, like architectural ironworks, fire-escapes manufacturers, etc., are keen competitors for business and are shading quotations extremely low. They are cautious buyers of raw materials, too.

Window glass continues to show some improvement, although trade is spotty. There is a big gain for a week or two and then comes a discouraging slump. It is quoted here at 90 and 20 per cent. discount on single thick and 90 and 25 per cent. discount on double thick from jobbers' list.

COMMON BRICK.

Holiday and Rain Checks Unloading Movement in City—Bear Influences.

COMMON brick still remains under bear influences as far as movement is concerned here, although there is said to be an improvement in inquiry that will result in firmer tone in the not distant future if it continues.

Official transactions for Hudson River brick covering the week ending Thursday, July 9, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		
	Left over, July 3—11.	Arrived.
Friday, July 3	11	12
Saturday, July 4	5	3
Monday, July 6	9	8
Tuesday, July 7	3	4
Wednesday, July 8	5	4
Thursday, July 9	5	7
Total	38	38

Reported en route, Friday, July 10—7.
Condition of market, weak. Prices: Hudson, \$5.25 and \$5.75, special grades higher; Raritan, \$5.50 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Firmer. Left over Friday a. m., July 10—11.

HUDSON RIVER BRICK UNLOADED. (Current and last week compared.)			
June 26	1,682,500	July 3	1,128,500
June 27	987,000	July 4	Holiday
June 29	1,922,500	July 6	1,751,500
June 30	1,985,000	July 7	345,500
July 1	1,621,000	July 8	1,966,000
July 2	1,515,500	July 9	1,135,000
Total	9,714,000	Total	6,326,500

1913.		
	Left over, Friday A. M., July 4—56.	Arrived.
Friday, July 4	6	1
Saturday, July 5	1	2
Monday, July 7	8	10
Tuesday, July 8	2	3
Wednesday, July 9	4	6
Thursday, July 10	8	8
Total	29	30

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday a. m., July 11—55.

OFFICIAL SUMMARY

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 9, 1914	766
Total No. bargeloads sold Jan. 1 to July 9, 1914	755
Total No. bargeloads left over July 10, 1914	11
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to July 10, 1913	972
Total No. bargeloads sold Jan. 1 to July 10, 1913	917
Total No. bargeloads left over July 11, 1913	55

USES OF LUMBER.

U. S. Consumes Forty-Five Billion Feet of Lumber a Year.

ABOUT forty-five billion feet of lumber of all kinds is the annual production in the United States, according to statistics compiled by the Forest Service, which show for the first time precisely how the lumber products in the country are utilized. Of this nearly 25 billion feet, board measure, are further manufactured, the other portion remaining for rough construction lumber and for similar purposes. This is exclusive of material which reaches its final use in the form of fuel, railroad ties, posts, poles, pulpwood, cooperage, wood distillates, and the barks and extracts demanded by the tanning industry.

Nearly or quite 100 different woods are used in this country under their own names, while an unknown number find their way to shops and factories without being identified or separately listed, except under general names. Yellow pine comes first with more than 8 billion feet, followed by white pine with 3 billion, and Douglas fir with a little more than 2 billion.

Fifty-five principal industries use wood as raw material. More than one-half of the total consumption consists of planing mill flooring, siding, ceiling and finishing. The next industry, in point of quantity of wood used, is the manufacture of boxes and crates. Nearly four times as much wood is demanded by makers of boxes and crates as by the builders of steam and electric cars, which come next, and five-fold the amount that goes into furniture, which in turn leads vehicle manufacture. Vehicles demand surprisingly large supplies of wood and much of it must be of a high class in order to meet requirements for frames, gears and bodies.