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WEST SIDE WATER FRONT IMPROVEMENTS

What the Board of Estimate Hopes to Achieve for the District South of 60th Street—Explained by a Former Borough President.

By HON. CYRUS C. MILLER

IS anything more forlorn looking than a deserted house in which human beings have dwelt? This melancholy picture is intensified when a whole section of the city is changed from a place of trade, alive with the energy of a busy people, to the lifeless quiet of a deserted village. If anyone will walk through that part of the city, west of Broadway, between Chambers street and 23d street, he will wonder at the number of vacant buildings and the general air of desolation.

The reports of the Tax Department show that within the area mentioned a shrinkage of real estate values amounting to many millions of dollars has taken place within the past five years. Why is all this? There are some who will say that it is because trade has moved away. But why has trade moved away? It may be said it is because rapid transit lines have taken the people to other sections and trade has followed. This might be so with the retail trade, but not with the wholesale. There must be some other reason.

Like New Blood into a Withered Limb.

The conclusion is easy that the main reason is the lack of adequate freight handling facilities for the district. If the tracks of the New York Central Railroad and other roads coming into the city were carried down the West Side, so that a merchant in the district could send his truck load of goods down to the foot of the street, and deliver at a freight-receiving platform without delay, it would have an effect like bringing new blood into a withered limb, to restore it to its former strength.

On account of the agitation against the operation of the New York Central Railroad on grade below 60th street, and the necessity of better freight handling facilities for the city, the Board of Estimate and Apportionment early in 1910 entered into negotiations with the railroad for the following ends:

(1) The discontinuance of the occupation of public streets by the railroad tracks at grade.

(2) Such municipal improvements as can be effected as part of, or incident to, the proposed changes of location or grade of the railroad tracks.

(3) Enlarged and improved railroad facilities for the shippers of the city.

These negotiations were divided into two parts, from Spuyten Duyvil to 60th street, and from 60th street south. Necessarily, in an article so short as this, many details of the plan agreed upon by the railroad company and the committee of the Board of Estimate must be omitted.

Advantages Desired.

For the district south from 60th street to 30th street the committee endeavored to achieve:

(1) The removal of surface operation by the New York Central south of 60th street.

(2) That the convenience of shippers and of consumers and the needs of the commerce of the port must be served.

(3) That free access to and from the waterfront for surface traffic must be preserved.

A NUMBER of civic societies, including the West Side taxpayers' associations, are pressing for a settlement of the problems connected with the Hudson River water-front improvements and for the completion of the plans. The article herewith by a former Borough President, who was a member of the Board of Estimate's committee on terminals, discusses a section of the proposed plans in an interesting and informing manner. The section referred to is the lower West Side. Limitations of space prevent consideration of the plans in their entirety.

(4) That elasticity of the waterfront must be preserved in such a way as to permit the use of the upland in connection with the waterfront for the spread inland of waterfront terminal facilities in order that the most intensive use thereof may be realized.

(5) That as much of the waterfront must be liberated from railroad occupation for the purpose of marine commerce as is consistent with the efficient and economical transportation of railroad freight.

(6) That the appearance of the city waterfront must be preserved, and the convenience, comfort, and safety of its citizens safeguarded.

A Four-Track Subway.

The result of the negotiation was an agreement whereby the committee of the Board of Estimate recommended that the railroad company be permitted to construct, at its own expense, a four-track subway through what is now private property from 59th street to 44th street, the railroad right of way to leave the 60th street yards at the corner of Twelfth avenue and 59th street immediately west of the westerly corner of the Interborough's present power-house, to curve thence eastwardly through private property to a point sufficiently distant from the waterfront to permit of the construction of 1,200 foot piers with appropriate bulkhead space, to pass southwardly through private property at a grade identical with that of Twelfth avenue as it exists to-day, to a point on the southerly line of 44th street, at which point the railroad right of way will curve back to Twelfth avenue. Between 59th and 44th streets it is proposed that the railroad company construct at its own expense a roof over its entire right of way 100 feet in width which will constitute the surface of a new Twelfth avenue or marginal way between 59th and 44th streets. It is further proposed that the railroad company, entirely at its own expense, both as to construction cost and grade damages, change the grade of each side street between 59th and 43d streets to conform to the new grade of the new marginal way as laid out over the roof structure covering the railroad tracks.

South of 30th street the agreement was as follows:

The company consents to construct, at its own expense, a two-track subway southward from 30th street under the bed of Tenth avenue to ——— street, thence under the surface of the present Gansevoort Market site to the head of Washington street to Canal street; thence under Canal street to Varick street, at which point the subway will enter the company's new and extended St. John's Park yard.

The company requests the right to construct two tracks under the easterly side of Hudson street, from Canal street southward to Beach street, such occupation by the company, however, to be terminable at the option of the city at any time upon the adoption of plans for a passenger subway in Hudson street.

The company further requests the privilege of exercising an option to substitute for the subway through Canal street a continuation of the subway southward under Washington street to Barclay street, such election to be made at or before the final signing of the contracts to carry this settlement into effect.

Option to Purchase.

The agreement also provided for an option by the city up to November, 1913, to purchase from the company, at a price to be agreed upon, its perpetual and exclusive franchise for its tracks in the streets and avenues south of 30th street. So that the city, upon the exercise of the option, might construct or cause to be constructed proper and suitable rail facilities south of 30th street either to a point opposite St. John's Park or to Barclay street, including at least two main tracks, with provision for proper connection with freight stations which the railroad company may acquire or own; and also such industries, warehouses, etc., doing an amount of business which would justify a siding or private track, which facilities shall be open to the use of the New York Central and all other roads upon equal terms.

This option reserves to the city the power to extinguish all of the rights of the New York Central Company to its tracks in the streets and avenues south of 30th street, and to establish, if the means can be secured in the interim, a joint terminal freight railroad into which the Central will come as a customer upon terms equal to those offered to all other railroads. Such a railway, if it is this committee's conviction, can be established only in connection with tunnels or bridge to New Jersey to be constructed simultaneously.

Modern Freight Facilities Contemplated.

The improvement contemplates a modern railroad with sufficient tracks, terminals, warehouses, switches and other accommodations, from Spuyten Duyvil to Battery Park. It is not to be supposed that such a vast enterprise can be carried through without some valid objections being made to it. The most important one is the opposition of the citizens along Riverside Drive to the open freight yard from 135th street to 155th street. It is proposed to screen this from Riverside Drive by trees, so

that its view will not be a nuisance; but something further should be done to remedy this defect in the plan, if possible. This, and other objections, possibly may be eliminated upon further consideration of the matter.

It seems that the plan will give a monopoly to the New York Central Road for the section south of 30th street if the city does not take up its option. A comprehensive plan probably will be needed to supplement the present one, so as to provide accommodation for the New Jersey roads coming to the city. The plan proposed will permit this, but it would be better to have it include the New Jersey roads, south of 30th street, if possible at the same time that the plan for the New York Central is adopted. Also, the title of the lands claimed by the road should be investigated, if there is any doubt about them; and the railroad should pay for what it needs.

The tremendous gains to the city from

such an improvement are apparent at a glance. It would cost many millions of dollars, practically all of which is paid by the railroad, the city's share being met out of a sale and interchange of property with the railroad. In our endeavor to protect the dweller along Riverside Drive from the annoyance of a railroad, we must not forget the claim of the district south of 30th street, and of the whole city. Undoubtedly everything possible should be done to minimize the injury to Riverside Drive, but to prevent the development of the freight handling facilities of the whole lower West Side of the city is folly. The life and commercial supremacy of the city depend upon it. I hold no brief for the New York Central Railroad, except to say that I look upon it as upon all other railroads, as a public necessity. Whatever rights it has, should be protected by the city, while the city is enforcing its own rights. I take the point of view that a failure

to give the railroads whatever facilities are necessary for handling the freight of the city, is an injury to the city.

We take great pride, theoretically, in thinking that our city is the greatest port of the western world. Yet, whenever a proposition is broached to build facilities for our shipping and railroads, how small we think!

We hardly realize the vast volume of freight which will come to us from the Panama Canal, the Barge Canal and the Cape Cod Canal. Yet, what are we doing to receive and handle this freight in Manhattan?

The new extension of the subway through Seventh avenue will bring people to the district between Chambers street and 23d street, and all that is needed for bringing the old life and values back to it are adequate freight handling facilities.

The city must adopt this improvement if it is to remain the great port of the United States.

INCREASE IN EXEMPT PROPERTIES

Interesting Data and Figures Obtained From the Tax Department—
Exempt Realty for 1914 Has Assessed Valuation of \$1,873,895,243.

FOR 1914 the assessed valuation of properties exempted from taxation will total \$1,873,895,243, an increase of \$77,274,790 as compared with \$1,796,620,453 for last year. It is apportioned as follows: The United States Government, \$66,331,900 as compared with \$65,957,400 for 1913; State of New York, \$3,298,025 with \$3,955,075 for 1913; City of New York, \$1,423,034,740 with \$1,355,164,450 for 1913, and educational and charitable institutions, etc., exempted under the charter, \$381,230,578, as compared with \$371,543,528 for 1913.

For this year, the recent report of the Tax Department shows an increase of \$43,212,041 over the previous year, exclusive of exempt property. This increase may be considered the more remarkable when it is learned that \$77,274,790 worth of taxable realty was transferred into the exempt class and relieved from taxation. With nearly nineteen hundred millions of dollars of real estate untaxed, only one-fifth of this amount does not belong to the City, State and Nation. The total value of New York City real estate, according to the Tax Department, was for last year \$8,049,859,912, which with the exempt property, \$1,873,895,243, makes a grand total of \$9,923,755,155. Of this amount about 81.1% is taxable, about 15% exempt government holdings and about 3.9% educational, charitable, etc., institutions.

Some Interesting Figures.

In every instance but that of the United States Government, the figures since 1910 show a steady increase in the number and value of properties free from taxation. In 1910 the City of New York owned real estate assessed at \$964,309,185; in 1911, \$1,142,564,535; in 1912, \$1,666,856,790; in 1913, \$1,355,164,450 and this year, \$1,423,034,740, an increase of \$67,870,290 since 1913, and of \$458,725,555 since 1910.

The State of New York in 1910 owned real estate assessed at \$1,756,900; in 1911, \$3,248,775; in 1912, \$3,248,575; in 1913, \$3,955,075, and this year \$3,298,025, a decrease of \$657,050 when compared with last year, but an increase of \$1,541,125 over 1910.

The Federal Government in 1910 held real estate valued at \$70,582,300. In 1911 it rose to \$74,002,700; in 1912, \$75,941,300; in 1913 it dropped to \$65,957,400, and last year it amounted to \$66,331,900.

The value of properties owned by other owners, corporations and associations exempted by subdivisions 5, 7, 9, 10 and 11, Section 4, Tax Law, etc., which includes the holdings of churches, asylums, hospitals, settlement houses and other like institutions, amounted this year to \$381,230,578. The figures since 1910 show

\$322,365,754 for that year; \$356,392,869 for 1911; \$361,059,144 for 1912, and \$371,543,528 for 1913.

There are about fifty classifications of exempt properties. For 1914 the detailed report is not available at the present time because the complete report of the Tax Department is now in the hands of the printer and will probably be ready for public inspection by the end of August. The figures for 1913, however, were obtained and they indicate how the exempted properties are listed and classified and valued. The following summaries show how the various ownerships are subdivided:

United States Government.

Forts	\$13,591,000
Navy Yard	15,131,000
Post Office	16,057,100
Custom House	8,176,000
Public places	139,500
Lighthouses	686,800
Barge office	550,000
Army Building	810,000
Assay Office	2,500,000
Treasury Building	5,750,000
Appraiser's Stores	1,400,000
Land Under Water	106,000
Cemeteries	1,060,000
Total	\$65,957,400

The State of New York.

Armories	\$2,167,800
Rifle Range	129,800
State Lands	886,975
Quarantine	70,500
Land Under Water	700,000
Total	\$3,955,075

The City of New York.

Bath Houses	\$2,546,250
Recreation Piers	1,400,500
Board of Education	116,134,350
Fire Dept.	8,287,965
Street Cleaning Dept.	1,040,075
Dept. Water Supply, etc.	52,030,370
Dept. Docks and Ferries.	106,424,690
Dept. of Bridges	97,723,500
Dept. of Correction	26,398,000
Dept. of Public Charities.	28,280,350
Dept. of Parks	669,503,355
Armories	14,536,800
Dept. of Health	1,082,350
Public Libraries	24,113,300
Police Dept.	7,149,300
Sewerage System	70,660,925
Fire & Police Elec. System. .	1,385,000
Corporation Yards	578,600
Markets	6,669,300
Rapid Transit (Subway)	87,941,000
Public Bldgs. and Places.	31,278,470
Total	\$1,355,164,450

Other Owners Exempted.

Churches, Synagogues, Convents, Parochial Schools, Theological Seminaries, etc.	\$185,554,100
Asylums and Homes	30,542,260
Hospitals, infirmaries, dispensaries	35,060,205
Christian, social, moral and benevolent associations and societies, settlement and lodging houses and Salvation Army properties	34,280,225
Colleges, schools, academies, etc.	44,027,950
Cemeteries	27,656,420
Libraries, other than city	3,897,000
Parsonages	1,149,625
Agricultural societies	15,500
Pensioners	590,237
Clergy	338,500
Rapid Transit Subway—L. 1891., Ch. 4, Sec. 35.	8,431,506
Total	\$371,543,528

Location by Boroughs.

Manhattan	\$1,294,620,421
The Bronx	147,078,735
Brooklyn	287,718,401
Queens	49,770,270
Richmond	17,432,626
Total	\$1,796,620,453

Bay Ridge Notes.

"Bay Ridge is a home community," said Patrick J. Carley, the builder, who erected and sold about 100 dwellings in the section in the last three years, "on account of its location on high ground and its accessibility to the business centers of the city and the proximity to Coney Island.

"The prevailing type of building is the one and two-family dwelling on a lot 20 x 100. The demand for such residential buildings has been so steady that their presence in such great numbers throughout Bay Ridge is the great characteristic of that part of Brooklyn."

"Lower Bay Ridge," said John F. Burke, the broker, "has already been affected by the apartment house building movement noticeable in other sections of New York City. In the newer buildings erected the average room rent ranges from \$7 to \$8 for three to five room suites and they are in good demand."

—James Blackwell purchased Blackwell's Island in 1828 for \$32,500. Its assessed value is now \$11,000,000 and it belongs to the city.

INCONGRUOUS LAWS TO BE SUSPENDED

Pending Revision of Labor Laws—Real Estate Board Effects
An Agreement to This End With the State Authorities.

OWNERS of factory buildings in New York City and throughout the State will appreciate the importance of the announcement just made by the Real Estate Board of New York that such orders of the State Labor Department as, after proper consideration, are now agreed to be unreasonable requirements and likely to be amended, will not be issued or enforced by the department.

Some weeks ago the Real Estate Board, through Mr. George W. Olvany, analyzed the proposed recodification of the Labor Law and presented specific recommendations for amendments to the State Factory Investigating Commission. Such recommendations only were made as the board believes to be proper and reasonable, and this work was done in a spirit of co-operation with the Labor Department and State Factory Investigating Commission.

This matter has been further taken up with the officials, with the co-operation of Mr. Abram I. Elkus, Chief Counsel of the State Factory Investigating Commission. As a result it is practically agreed that the Labor Department between now and the convening of the next Legislature, will not issue or enforce orders covering such portions of the Labor Law as it is agreed are likely to be amended.

The suggestion is therefore made that if members of the Real Estate Board will present to the Board orders which seem to be too drastic, and these orders cover points of the Labor Law for which amendments are likely to be allowed, the matter will be presented to the Labor Department and such proper and reasonable relief as the conditions allow undoubtedly will be granted.

The Real Estate Board considers this the most gratifying recognition of the sort of constructive work it has been trying to do in the interest of sound business in New York City and also, of course, in the interests of its members. In this suggestion to real estate owners and its members, the Real Estate Board is not dealing in vague generalities, but feels reasonably sure that orders which the experience of the past few months have demonstrated to be unnecessarily severe, will receive serious consideration when the time for amendments comes, and that in the interval owners will not have to be harassed by the enforcement of such orders.

The Lesson of the Kaye Case.

As predicted in our last issue, the text of the decision of the Court of Appeals in *People v. Kaye*, the automatic sprinkler case, demonstrates that the interests of real estate have been reasonably safeguarded rather than ruthlessly sacrificed.

The crux of the case was whether or not the discretionary power vested in the Fire Commissioner to require the equipment of factory buildings with "such fire hose, fire extinguishers, buckets, axes, fire-hooks, fire-doors and other means of preventing and extinguishing fires," as he might direct, was sufficiently broad to include the requirement of automatic sprinklers. (See *Record and Guide*, Feb. 21, 1914.) Upon this point the Court was divided; Judges Cuddeback, Werner, Chase and Miller holding that the authorization was inclusive of sprinklers, while Judges Hogan and Collin and Chief Judge Bartlett held that it was not.

The case was argued before six judges by Assistant Corporation Counsel Alexander C. MacNulty for the Fire Commissioner and Carlisle Norwood for the defendant. Three decided in Mr. Kaye's favor and three against. When the case was called the seventh judge on the bench

was Judge Cardozo, who had a client directly interested and he therefore withdrew from the case. In the conferences and consultations over the case Judge Werner took Judge Cardozo's place and that together with the case on appeal and the briefs gave him his knowledge of the case. The vote, therefore, that decided the case was cast by a judge who did not hear the argument of counsel. The question of the reasonableness of an automatic sprinkler order is left open; that is, an order of the Fire Commissioner is not conclusive. He cannot order the installation of apparatus as he thinks best where it is clearly unnecessary.

"A Sprinkler for Every Boarding House?"

The opinion of the majority of the judges by no means conceded that the Fire Commissioner had the authority he claimed. To give the statute and ordinance the construction claimed for them would authorize the Fire Commissioner to require the installation of any means specified by him for extinguishing fires in the buildings specified in the section, including churches, stores, offices and boarding houses, and would confer upon the Fire Commissioner unlimited power as to the character or the means for preventing or extinguishing fires.

"He might," says Justice Cuddeback sarcastically, "require an automatic sprinkler system in every church, boarding-house and building described in the section."

"A Steam Fire Engine for Every Church?"

"He might in his discretion say certain churches and buildings should maintain fire steamers for the purpose of extinguishing fires—if the language used were to be given the broad construction claimed for it."

"He might today require the installation of an automatic sprinkler system at large expense, and one year later condemn it and order an improved system installed."

In writing for the majority, Cuddeback, J., held: "The words of section 762, which speak of certain kinds of fire extinguishing apparatus, are not exhaustive, and the comprehensive words 'other means of preventing and extinguishing fires' which follow, should be held to include other means of the same general character and purpose as those particularly enumerated. (1b.) Now, automatic sprinklers, though they may cost a little more than the articles specifically mentioned in the section, are of the same general character, and are intended for the same purpose as those articles."

"This liberal construction has been placed on section 762 in every case where it has come before the courts. It was held by the Appellate Term of the Supreme Court in New York (*Lantry v. Hoffman*, 55 Misc. Rep. 261—1907) that the section authorized the Fire Commissioner to require the installation of perforated pipes on and along the ceiling, located above the curb level in a position accessible for the use of the Fire Department. This decision was affirmed by the Appellate Division (124 App. Div. 937). In *Waldo v. Christman* (72 Misc. Rep. 349—1911) it was held that section 762 empowered the Fire Commissioner to require the installation of a separate and distinct system of automatic sprinklers of practically the same character as that required in this case.

"The question is asked, who, if section 762 in the Charter already included automatic sprinklers, was it deemed necessary to mention them particularly in section 775 of chapter 899, Laws of 1911? A consideration of the act will show that

the Legislature intended to confirm the construction which the court in the cases cited had theretofore put on section 762, and authorized the city to extend the requirements of the section to all buildings.

"A Tangle of Fire Laws."

"The act of 1911 added eleven sections (774-778c) to title 3, chapter 15, of the Charter. In these sections the Legislature brought together in one act many provisions of the Charter relating to the prevention of fire, couching them in general language, and, at times, extending their application. For example, section 762 of the Charter (L. 1897, ch. 378), required the owners and proprietors of some fifteen different kinds of buildings mentioned to 'provide such means of communicating alarms of fire, accident or danger, to the police and fire departments, respectively, as the Fire Commissioner or police board may direct.' Subdivision 3, section 775, added by the act of 1911, empowered the Fire Commissioner to require 'the installation, as prescribed by any law or ordinance, in any building, structure or inclosure of automatic or other fire-alarm system.'

"The only effect of this provision in subdivision 3 was to empower the city to require that all buildings, structures and inclosures, not merely those mentioned in section 762, be provided with fire-alarm systems. Space will not admit of further comparisons, but it will be found that other sub-divisions of section 775 empower the city to extend pre-existing requirements of the Charter, which were limited the same as those relating to fire-alarm systems, to all buildings, structures and inclosures. I believe it was the intention of the Legislature, in like manner, to authorize the extension of the provisions of section 762 relating to the installation of fire-extinguishing apparatus, as those provisions had been interpreted by the court, to all buildings, structures and inclosures."

Discretionary Powers.

But the feature of the decision that is most important to real estate owners and the proprietors of factories is that which relates to the discretionary powers of the Fire Commissioner. On the subject, Judge Cuddeback, for the court, stated:

"The defendant also argues that the order of the Fire Commissioner is invalid because the power exercised by him under the Charter is legislative in its nature, and legislative power cannot be delegated. The case falls within the line of decisions which hold that authority to determine what ought to be done to protect the public welfare in particular cases as necessity requires, may properly be reposed in public boards and officers. Boards of health and health officers are constituted on that theory, and on the same theory licenses to carry on different kinds of business are granted by designated boards and officers. There are many statutes whereby legislative power is thus delegated, and they have never been questioned. The presumption is that such boards and officers will discharge their duties honestly and in accordance with law."

Fire-orders Are Reviewable.

Concerning this vital question, the court held: "Where, however, no general rules are enacted, but a subordinate officer is empowered to investigate and determine the fact whether in any particular instance further fire protection is required, the reasonableness of the determination of such officer is open to review by the courts, and the person aggrieved is entitled to show that the order made was unreasonable, unnecessary and oppressive."

HOW THE LAW VIEWS THE FIXTURE PROBLEM

A Discussion of Recent Rulings and Their Application to the Respective Rights of Landlords and Tenants.

THE law of fixtures deals with property whose status as realty or personalty is indeterminate until proved by certain facts and by the application of certain rules of law. When the status is so determined, tangible property must be either realty or personalty. A fixture may be called an article of personal property affixed to real estate. While this may not be a standard definition, it will suit our purposes for the present, since there are as many definitions advanced by writers as there are opinions of judges as to what constitutes a fixture.

The general rule is that fixtures cease to be personal property and become part of the freehold when they are firmly attached to the real estate in such a way that they cannot be removed without causing material injury to the realty, where they are adapted to the uses and purposes of the real estate to which they are annexed, and where it was the intention of the parties that such annexation should be permanent. The law varies when the relationship arises between a grantor and a grantee or between these and third persons, likewise between a mortgagor and a mortgagee and third persons. But this discussion will concern only the relative positions of a landlord and a tenant.

The controversy arises between a lessor and a lessee who improves property by the installment of fixtures as to whether or not the said fixtures become the property of the landlord, or remain the belongings of the man who placed them there, and who retains the privilege of removing them before the expiration of the term.

What Is Your Intention?

The paramount test whether a given article be a part of the realty or remains personalty is the intention with which the annexation is made—that intention is the apparent or evident one which may be found in an express agreement, such as a stipulation in a lease, or it must be gathered from the circumstances of the particular case. Therein lies the bone of contention.

It is obvious that where an understanding is reached between the parties before the installment of the fixtures, there is little likelihood of litigation, whereas in the absence of such an agreement, difficulties are bound to arise when the tenant removes the fixtures as his own, and the courts have to establish their ownership.

To illustrate how intention may be inferred from the facts of the individual cases, take the case of *Ward vs. Kirkpatrick*, 85 N. Y., 413, in which it was held that where a builder contracted with a dealer for the installment of certain mirror frames, in the walls of a building in course of construction, the frames were part of the realty as permanently annexed. The frames were not brought in as articles of furniture but were necessary for the completion of the building. The facts showed that they were an essential part of the interior of the building, that they were of the material and construction to correspond with the fittings. While they might be removed, their removal would have left an unfinished wall.

It is from circumstances such as these, in the absence of an express agreement, that the intention to make them part of the realty is gathered. It was clearly the intention of both parties in this case that the mirror frames were to be permanently affixed and made part and parcel of the real estate. Thus, in *McCabe vs. Hanover*, 81 N. Y., 38, it was

held that where mirrors were brought into a house after completion, as mere furniture, while they were affixed firmly to the wall, they yet remained personalty. Even so, the tenant in removing them, although he has the right to do so, must not damage the freehold.

It is generally recognized by the courts of this State that a chattel installed by a tenant for the purposes of trade remains strictly his own. If a candy-store man sets in counters and shelves which are necessary for the carrying on of his business, these never lose their nature as personalty and can be removed at the will of the tenant. There is no question that articles placed in a building for ornamental purposes, although they are firmly affixed, as in the case of *McCabe vs. Hanover* above, do not lose their personal nature.

Gas Fixtures.

In a quite recent case, *Condit vs. Goodwin*, 44 Misc., 312, Justice Gildersleeve decided that where gas fixtures were installed in a building under an agreement between the landlord and the tenant, they were to be considered as personalty and they could not be touched by the foreclosure of a mortgage against the real estate. This illustrates how the careful precaution taken by the tenant who knew his business saved him considerable property. In the absence of an agreement the general opinion would have been that the gas fixtures became part of the realty, since being imbedded in the wall, they are usually considered part of the freehold.

Theatre Chairs.

It was held in the case of the *Metro-politan Concert Co. vs. Perry*, 9 N. Y. S., 342, that chairs in a theatre, secured by screws into its floor, were personal property, the reason being that it was clearly known to both parties that the chairs were trade fixtures and were not intended to be permanently annexed, and besides they could be removed without injury to the leased premises. For the same reasons the court held in *Havens vs. West Side Electric Co.*, 17 N. Y. Supp., 580, that machinery placed by an electric light company in a building erected by it in leased premises does not become part of the realty.

Household Goods.

In other cases it has been held that stoves, portable bathtubs, ranges, etc., are all domestic fixtures and may be removed. The courts have reached this conclusion for reasons based on public policy, which demands that justice be administered in those cases where it is clearly not the intention of the man who places fixtures in leased property for ornamental, domestic or trade purposes, to make such annexation of permanent duration.

Concerning Elevators.

But in *Jacob vs. Kellogg*, 56 Misc., 661, it was held that an elevator permanently installed in a building became the property of the landlord and could not be removed.

It is evident that the removal of an elevator necessitated considerable injury to the freehold, involving the cutting through of floors and walls and general damage to the premises, which could not be returned to the landlord in as good condition as when they were originally leased. An improvement requiring so much labor in construction evinces an intention of making it a permanent one, and so the court decided from the facts in the case.

Other cases have determined for the same reason that steam-heating plants permanently annexed to real estate become part of the real estate, as are vaults placed in a building. (*People vs. Wells*, 181 N. Y., 245.) In *McMillan vs. Seaman*, 101 App. Div., 436, it was held that all plumbing equipments were part of the realty in that they were so annexed that removal without tearing down walls was impossible and the tenant lost his right of removal.

The Intention Governs.

The most recent cases show that the intention of the parties is still the important factor in the consideration of "fixture" litigation and that the intention is evidenced by the circumstances of the particular cases. However, in a case where, in the absence of an agreement, fixtures would become the property of the landlord except for an express agreement, if the tenant accepts a new lease which does not mention his claim to the fixtures, and enters upon a new term, then the right of removal is lost, notwithstanding his active possession has been continued. The idea is that the premises in the new lease are demised as they are, to the tenant for a further period. If the tenant has reached no understanding with the landlord regarding the fixtures, his claim is lost and the ownership is vested in the landlord, who in the new lease is undisputed owner of all he demises. So held in *Loughran vs. Ross*.

Summing up in a few words the entire subject: In the absence of an express agreement trade fixtures are usually removable at any time prior to the expiration of the lease. If they are so annexed that their removal is impossible without injury to the inheritance, they lose their character as trade fixtures and become the property of the landlord.

Write Your Intention in the Lease.

In the absence of an express agreement, the circumstances of the case will determine whether or not it was the intention of the parties that the annexation be permanent. At this point, it may be said that all buildings erected upon land by a tenant are prima facie fixtures and become the property of the landlord, unless there is an agreement made vesting title in the building in the tenant.

The most advisable thing to do in all cases is to have a stipulation in the lease regarding the respective rights of landlords and tenants over fixtures and improvements. Then the courts will not have to determine what the intent was. It will be down in black and white!

New Jersey Road Building.

The science and development of the art of road building has been given another test in suburban New Jersey. The automobilist is no longer content with the ordinary macadam road that soon becomes bumpy and uneven. He demands a better made road and one that keeps its surface.

As a result of these demands the city of Elizabeth is investing thousands of dollars in its outlying districts to make this section one of the finest examples of permanent road building in the country. Tests have been made of the various forms of road composition with the result that several different kinds have been laid. The tests have now narrowed down to two accepted forms, brick and bitulithic pavement.

NEWARK'S TERMINAL WILL COST \$5,500,000

Street Car Systems Will Focus at Military Park—Every Section of the City Accessible From Heart of Municipality.

WHEN the project now in course of construction is finished, Newark's street railway problem will be solved. The city has been afforded an opportunity to promote its own growth and wider development without cost to itself. Since the founders of Newark laid out Broad and Market streets the bulk of traffic of the city has flowed to and through those thoroughfares with the resultant present overcrowded condition. Various methods of relieving the serious congestion have been suggested and tried but without any great degree of success.

The Public Service Corporation some time ago formulated a plan which was looked upon favorably by the city authorities. It provided for the construction of a new terminal station on Park place, between North Canal and East Park streets, with certain additional trackage facilities in nearby streets. This will make remedial rerouting of cars practicable and at the same time afford opportunity for nearly doubling the service.

\$5,500,000 Project.

The terminal project will involve an expenditure of more than \$1,000,000 for land and the further expenditure of about \$4,500,000, by the railroad, for construction. The terminal proper is being erected on an irregular shaped plot having a frontage of 180 feet on Park place, between Proctor's Theatre, and the American Insurance Company's building, and extends easterly to Mulberry street, with outlets in North Canal and East Park streets. The plot is intersected by Pine street. The building will be a combination three-level street railway terminal and office building and will provide quarters for the Public Service Corporation of New Jersey and its subsidiary railway, gas and electric companies, as well as for the accommodation of its patrons. The building will be eight stories in height and designed by George B. Post & Sons, engineers, 347 Fifth avenue, New York.

On the ground floor will be a concourse or station occupying about 25,000 square feet, an entrance lobby to upper floors and a large showroom for the use of the Public Service Gas Company and Public Service Electric Company. In one respect the new Newark terminal will be an improvement over most modern terminals. Here the main station is at the street level while in others it is generally below the street.

Passengers entering the concourse will deposit their cash fares or transfer tickets on the pay-as-you-enter principle and will then descend to a lower or ascend to a higher level, according to the lines they wish to take. In no case will the rise or descent exceed over fifteen or sixteen feet.

All conveniences for the traveling public will be provided in the concourse. It will have retiring rooms for women and a smoking room and lavatory for men, an information bureau, parcel checking room, news stand, confectionery and soda booth, bootblack's stand and station master's and starter's quarters. Entrances will be arranged independent of exits and separate stairways to the upper and lower levels are to be provided. Illuminated signs will point the way to all lines and incoming and outgoing traffic will be kept segregated. As a consequence crowding and confusion will be reduced to a minimum.

The second floor level will be reached from Mulberry street. This level will have two unloading platforms, about 200 feet in length. It is not the company's plan to operate all cars to and from the terminal. The interurban and many of the suburban cars will be diverted to the new station, thus relieving the present congestion.

The construction of the terminal is not contingent on the abandonment of the canal as a waterway, however, its location lends itself admirably to the utilization of the canal bed when the time comes to convert that unnecessary waterway into a really useful means of affording additional rapid transit facilities for Newark and the territory to the northwest. A connection could easily be made between the canal and the sub-surface loops of the terminal so that trains could be run into the latter, thus providing ideal station facilities for a high-speed line that would rapidly develop a section of the country now practically dormant.

Operation Began.

Active operations on the construction of this immense project were begun June 24, 1914. Thomas M. McCarter, president of the Public Service Railway, personally starting the steam-shovel which was used in excavating the site for the building. The contract for the foundations has been awarded to Hollbrook, Cabot & Rollins, 1 Madison avenue, New York City, and it is expected that they will be ready for the superstructure about March 1, 1915. These foundations and piers are to be located on bed rock and will reach a depth of 54 feet below grade.

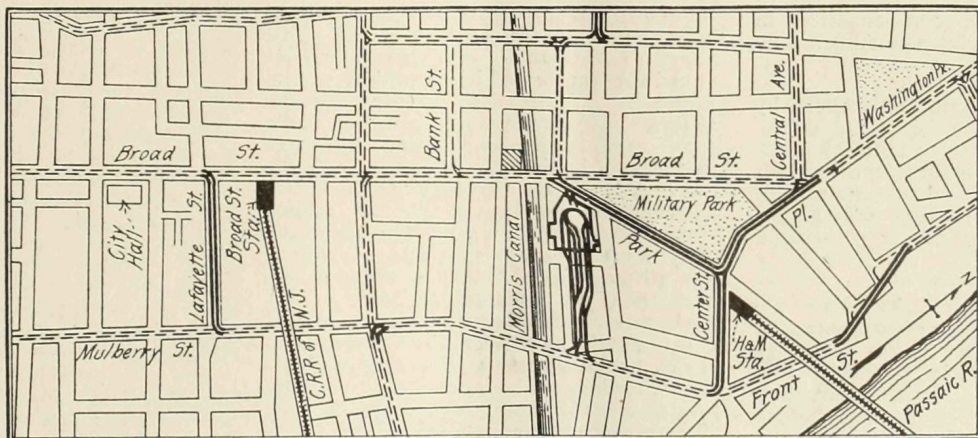
Train floor of the sub-surface level will be 18 feet below grade. The general contract for the construction of the superstructure has recently been awarded to Hedden Construction Co., 1 Madison ave., N. Y. C., and 763 Broad st., Newark.

Another contemplated improvement, the preliminary plans for which are well under way, is the proposed power station to be erected at Point-no-Point, on the Passaic River for Public Service Electric Co. This plant when completed will be the largest of its kind in the State of New Jersey and one of the largest steam plants in the country. The plant will be known as the Essex Plant of the Public Service Electric Co., and is designed to supply power for all traction lines in the county. The plant as designed will have a capacity of 150,000 kilowatts or the equivalent of 200,000 horse power. It is not intended, however, to build the plant to its maximum capacity at once. About \$2,000,000 is to be expended during the year for the first section of the work and the design is such that additional units may be added as the future business demands.



Geo. B. Post & Son, Consulting Engineers.
TERMINAL BUILDING, NEWARK, N. J.

The entire subsurface level will be devoted to handling the cars which enter the terminal through a subway from the west. Five tracks will be provided, two for unloading and three for loading. The cars will turn a loop after the passengers disembark and before taking on a new load. Each track will have its own platform and independent stairways. It is estimated that these facilities will pro-



SHOWING LOCATION OF NEW TERMINALS.

vide for the movement of from 175 to 200 cars an hour. The subway to and from the building extends underneath Park place, the apex of Military Park, Broad street, Cedar and Halsey streets to a point on private property between Halsey and Washington street, where the cars will reach the surface.

Another contemplated improvement, the preliminary plans for which are well under way, is the proposed power station to be erected at Point-no-Point, on the Passaic River for Public Service Electric Co. This plant when completed will be the largest of its kind in the State of New Jersey and one of the largest steam plants in the country. The plant will be known as the Essex Plant of the Public Service Electric Co., and is designed to supply power for all traction lines in the county. The plant as designed will have a capacity of 150,000 kilowatts or the equivalent of 200,000 horse power. It is not intended, however, to build the plant to its maximum capacity at once. About \$2,000,000 is to be expended during the year for the first section of the work and the design is such that additional units may be added as the future business demands.

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Building Construction and Building Management
in the Metropolitan District

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Throughout the long depression Flat-bush values continued firm. Brokers report many inquirers disappointed to find prices have not receded to the bargain level.

This is the ideal time to build for one's own occupancy. Years are likely to pass before materials of construction will be as low again. And if speculative builders can see their way clear to a market for their product, this is also the time for them to build, if they have the means.

The recession in residential construction in Manhattan and the Bronx is, of course, strengthening the technical position of the real estate market by steadily reducing the percentage of vacancies. There is some compensation in this for builders who have not been able to sell.

Wealth brought into existence by bountiful harvests is sure to be translated sooner or later into general prosperity. Even if a country's other resources in commerce and manufacturing be temporarily reduced they will be revived by the buying power generated from the crops.

Becoming alarmed at the large accumulation of unpaid assessments for public improvements authorized, the Board of Estimate made it plain awhile ago to the delinquent sections that they must discharge their obligations before they can have further improvements authorized.

On Thursday next the Board of Estimate will give a hearing on the proposed elevation of the Marginal Railroad in Brooklyn, an improvement that will greatly advance the real estate interests of the whole borough and should not be hindered by the temperamental objections of a few owners.

The Problems of City Government.

In the opinion of the Record and Guide, it will be the emphatic verdict of those taxpayers and brokers whose business brings them in closest touch with the administration of the local government that Mayor Mitchel and his associates are making good. In one salient respect the apprehensions which were aroused during the campaign among property owners have proved to be unfounded. The City Economy League refused to endorse Mr. Mitchel because it feared he would place an excessive burden of taxation upon real estate for the sake of carrying out an expensive policy of social reform. The indications all are that the fear upon which their action was based will prove to be unfounded. Of course it is too early to pass a final judgment on this matter, for the present administration has not prepared its first Budget, but up to date the administration has exhibited every disposition to consider the ability of the taxpayers to meet the cost of social improvements. The Board of Estimate has been economical and prudent in its special appropriations. The Mayor has ordered all heads of departments to make no increase in their estimates for the coming year not warranted by unavoidable necessities, and he states that certain estimates which he has already received show decreases from the totals of last year. Neither is the administration at the present time committed to any actions, except in the matter of education, which involves the imposition of additional burdens upon the already over-burdened taxpayers of New York.

On the other hand, there is every reason to believe that the Mayor and his associates are taking in all seriousness their pledges to make the conduct of the city's business more economical and efficient. They are going about the fulfillment of these pledges according to the most promising methods. They are not announcing in the newspapers drastic savings which, when the Budget comes to be made up, do not have any effect upon the estimates for the next year or the appropriations. They are studying carefully and comprehensively the existing machinery of administration with a view to its improvement and to devising a policy dealing with the social improvement problems, which will have to be computed in the near future. New York City is a corporation, organized for the purpose of conducting one of the largest and most complicated business enterprises in the world. Its existing organization and its methods of doing business have been pieced together in a haphazard manner, and have been determined largely by political rather than business motives. They cannot be radically improved, nor can any real economies be introduced without any elaborate study of the problem of administration as a whole.

Such a study the Mayor and his associates are undertaking, and as a result of the study certain preliminary results of value have already been reached. The Board of Estimate, for instance, has reduced the number of its committees, simplified its organization, adopted regular methods of procedure and has thus made itself capable of transacting a larger amount of business with more celerity and less friction. The Mayor has rightly reached the conclusion that he cannot properly meet his own general responsibility for the supervision and co-ordination of the city's business without the creation of an appropriate piece of administrative machinery. He proposed consequently to convert the Commissioners of Accounts into a general investigating, recording and planning body, which would serve him much as a group of staff officers serves the general of an army. He tried to secure the necessary legislation for this purpose and failed, but he has already accomplished a great deal without legislation to convert officers like the Commissioner of Accounts and the City Chamberlain into his aids in meeting the more general responsibilities of his office.

One of the most important problems which confronts the administration is

that of increasing the efficiency of the civil service, and this vital matter is receiving the most careful consideration. The object of the re-organization will not be to reduce salaries or to increase the hours of work, although some saving may be accomplished in these two directions. What Mr. Mitchel wants most of all to introduce into the service is an esprit de corps; and he is going about it in the right way. He proposes to standardize work and salaries to arrange for a regular system of promotion and to organize a system of employee's committees, through which grievances can be presented and perhaps within limits discipline enforced. He wants to make the city a model employer, and he hopes in this way to gain for the city the loyal co-operation of its departmental employees.

The general problems of the city government are receiving similarly scrupulous consideration. A comprehensive plan of port development is being prepared. That part which concerns the development of the South Brooklyn water-front has already been reported to the Board of Estimate and so will be carried out as soon as the city can obtain power from the Legislature to make the necessary contract for the operation of the Terminal Marginal Freight Railway with the trunk line railroads. During the coming winter a new plan for the improvement of Manhattan's water-front will be submitted; and this new plan, according to the Mayor's own statement, will deal not only with the difficulty arising out of the existing legal rights of the New York Central, but will include a plan of terminal facilities, whose rail terminals are situated on the New Jersey shore.

Finally, attention is being given to two matters of even greater importance for future welfare of New York City. An elaborate revision of the City's Charter is being prepared and will be submitted probably to the next Legislature. A standing committee of the Board of Estimate has been constituted for the purpose and it is to be assisted by other municipal officials and qualified citizens. When the revision is prepared it will be placed before the public for criticism and discussion. If it incurs much opposition the work of revision may be spread over a year or two. The Mayor recognizes that the present Charter is by no means an impossible instrument of government, and should not be changed until there is every assurance that it is being substantially improved. The opportunity and need of improvement is evident, but Mr. Mitchel intends to be very sure of his ground before committing his administration to any definite plan, in which he is most emphatically right.

But what is most important of all is the Mayor's recent announcement that plans are being prepared for a comprehensive system of industrial and technical education. New York exceeds all the cities of the union in the variety and volume of its manufacturing industry. Its prosperity depends upon its ability to furnish for its industries a supply of skilled workers. The methods whereby this result can be accomplished have already been worked out, notably in Munich, and the Mayor wants to have them adopted in this city. If he succeeds in doing so he will be accomplishing more for his native city than he can by the greatest successes in administrative reorganization. He will be doing better than contributing to the industrial efficiency of the city. He will be contributing still more effectually to the civic life. As the ablest and most successful advocate of vocational training says: "Man's strongest emotions are always those connected with the attainment of the practical ends of life; and if we foster such feelings in a pupil, we can win his confidence and make him take pride in his work; and when once this is accomplished, we can make of him not only an efficient hand worker but a good man and a useful citizen."

—A street lined with symmetrical trees is naturally beautiful, and without them it would be cheerless. If possible, save the trees on Eastern Parkway.

Would Tax Land Only.

Editor of the RECORD AND GUIDE:

A letter in your issue of July 4 contains some statements, not intentionally misleading, but arising, seemingly, out of misapprehension of the laws that govern real estate. It decries the Herick-Schaap bill as "iniquitous and absurd," and urges the "real estate interests" to continued aggressiveness against "demagogues attempting to ride into office," and quotes a letter from President Marcellus, of the Brooklyn Dime Savings Bank, which bewails the fact that this present generation is not satisfied with the methods of preceding generations.

Now, I own a home in Flatbush, which, before the 1907 panic, could have been sold for \$2,000 more than I can get for it today. I don't know whether I belong to the "real estate interests," but I am sure that these interests would not object if the \$2,000 decrease in my property would return to me. I can see that by taking the tax off my house and putting it on the land—and doing the same elsewhere—that general business conditions will so revive that my lost value will return again. And, as members of my immediate family have for years been depositors in the Dime Savings Bank, I cannot be charged with desiring that they lose their money when advocating what I believe both Mr. Finck and Mr. Marcellus would agree to if they understood the prerequisites always essential to make healthy real estate conditions.

Two prime factors give value to real estate. These are, presence of population, and production of wealth. If all the people of New York City would move away, an acre of Manhattan Island land would be of as little value as an acre of Sahara desert land; and if the people of New York City would cease to produce, exchange and distribute wealth, as they now do, there would be no wealth present to create the values upon which mortgages are based and from which rents are paid. These two propositions are incontrovertible. A sufficient demonstration of their correctness is the mere statement that as population and wealth increase in New York City, its land values go up. I am sure that Mr. Finck (the author of the letter above referred to) and Mr. Marcellus, and the "real estate interests," whoever they may be, desire that land values shall increase.

The problem then is, what shall we do to increase our population and our wealth production? First, abolish all personal and other taxes and place the entire tax burden on real estate; then, exempt all the improvements from taxation and collect our taxes from the land only according to its value. If I were to say that this would create a real estate boom in New York City, and increase the security of mortgages held by savings banks, insurance companies and trust companies, Mr. Finck might laugh—and Mr. Marcellus too—but that would be because they have not thought the question down to the bottom. If Mr. Finck had a horse earning for him \$2 a day net, and I would say to him, "If you will spend twenty-five cents a day more for oats for that horse, he will earn three dollars a day," would Mr. Finck laugh? Until I could prove that the extra oats created muscular fiber and increased his horse's drawing capacity he would; but when he found a practical demonstration of my proposition by seeing his horse raised from a \$2 to a \$3 a day class he would bemoan his previous blindness in trying to conserve his interest in his horse by feeding it too little oats. So it is with land. We feed it too little population and too little wealth production.

We recognize the economic fact that a tax on buildings deters improvements and so, to encourage buildings, we exempt from taxation such structures as churches, hospitals, schools, etc. We get more of these particular kinds of buildings because of the exemption. If we exempted from taxation hotels, depots, clubhouses, warehouses, manufactories, private residences, tenement houses, apartments and all sorts of buildings and improvements, we could certainly get and have more of them. And, as all these structures require labor for their erection,

the presence here of such labor would mean increase in population. If we encouraged our manufacturers, by relieving them of the tax on their buildings, we would have more manufactories—which would mean more population—and from these factories would come the great quantity of produced wealth, out of which real estate gets the most of the vast rent paid for its use.

The value of land in Greater New York has increased wonderfully since consolidation, but its value could easily be doubled in the next decade by encouraging improvements and general business through their exemption from taxation. Taking taxes off business would enable it to pay more rent than it does now.

JAMES P. KOHLER.

44 Court street, Brooklyn.

The West Side Improvements.

Editor of the RECORD AND GUIDE:

Commissioner Smith, of the Department of Docks and Ferries, before sailing for a two months' vacation in Switzerland, gave forth a reply to the communication which various real estate associations addressed to the Board of Estimate and Apportionment concerning the elimination of the New York Central's tracks as a nuisance, on the west side of the city. He states that this movement is one of "the things that have obstructed a common sense and efficient effort to dispose of this problem"; that it is criticising public work without informing itself as to all the material facts; that "very few of the agitators of this question appreciate the material and legal obstacles which require much time consuming preliminary work."

Permit me to say that in my opinion this criticism is rather unkind coming from city officials to the organizations which have interested themselves in improving the condition of public streets, parks and water-front on the West Side.

Was the fact that the railroad did not own more than one-third of its track, north of Riverside Park, brought out last year by the city officials or the Secretary of the League to end Death avenue? Was the fact that the railroad did not own even that much of its track, in Riverside Park, brought out last year by the city officials or by the counsel for the West Side Association?

It is because the associations appreciate the amount of these material and legal obstacles and also the failure of the city officials in the past to make the slightest preparation to meet the thoroughly schooled lawyers of the railroad in their contest for the eight miles of waterfront that these associations have signed this paper, urging the city authorities particularly that "the title of the city to lands along the waterfront be investigated."

What have the city officials done in this matter since printing the City Record of last July an opinion, fourteen columns in length, which purported to have been read at a public meeting, when not one word of it was read and not even the existence of such an opinion announced.

At the office of the Commissioner of Docks and Ferries the only information to be obtained, concerning the "document containing the plan for the common sense solution of the West Side problem" which, as he states, "is being continuously considered"—is that it refers to last year's report, signed by Messrs. Mitchell, McAneny and Prendergast.

How this plan can be still under consideration, after the opinion of the Corporation Counsel, above referred to, seems incomprehensible; the Corporation Counsel flatly contradicted the committee as two things of the title of the road bed north of 72d street. But even this opinion of the Corporation Counsel, in spite of its wealth of words, falls far short of a full and fair statement of the rights of the city and the citizens. Only one authority is deemed necessary to decide the rights of the city and the railroad over most of these eight miles of waterfront, and that is the case of Aldrich vs. N. Y. C. & H. R. R. Co., and this arose in Poughkeepsie and has no more to do with lands under water in the City of New York than it has to do with the mountains of the Moon.

In short, it is not these associations who are "troubling Israel," but the city officials who seem to fail to grasp the meaning of last year's experience and are again drifting into another attempt to solve this most difficult and important problem, in the same unprepared condition.

J. BLEECKER MILLER.

Secretary of League to End Death Ave.

Jerome Avenue Activity.

Editor of the RECORD AND GUIDE:

Jerome avenue, being a thoroughfare running directly north from Central Bridge in the Borough of the Bronx, and Seventh avenue on the south in the Borough of Manhattan, no doubt will together be an important business thoroughfare of Greater New York. Oscar Daniels, who has the contract for the first section of the Jerome avenue branch of the Lexington avenue subway, says the undertaking will be completed in less than eighteen months.

The right to operate elevated trains over the Jerome avenue line from the West Side elevated road has been given to the Interborough, so that when the extension is built, trains starting at the Battery may run through to Jerome avenue to Woodlawn road, and it will be the only rapid transit line in the metropolis where the train service will accommodate the traveling public to either the east or west of Manhattan from the Bronx without change of cars.

Illustrating the confidence of the local owners along the Jerome avenue section, several have refused flattering offers for their holdings. The writer, a local real estate broker, had an offer of \$35,000 refused for a corner of 52x100 feet, covered with an old two-story building. For another corner, 100x100 feet, an offer of \$40,000 was refused. The owner of a third corner, 50 feet by irregular, with an old building thereon, refused an offer of \$22,000. This shows you the confidence the owners have in their holdings along this thoroughfare.

Should a prospective builder or operator undertake to investigate conditions, he will note that there are few house vacancies or to-let signs to be seen. Buildings recently completed have been rented without any trouble to the builder, considering the double fare which the traveling public has to contend with for the present.

JOHN PFLUGER.

Rocking the Boat

Editor of the RECORD AND GUIDE:

Your comments on the anomalous position of the State Labor Department confirms the belief of unprejudiced persons that, however well intentioned, the State authorities have gone too far and have seriously confused matters. They are rocking the boat.

FAIR MINDED.

Title Company's Statement.

The New York Title Insurance Company has just issued its statement at the close of business on June 30. The undivided profits of the company are slightly less than they were last December, but this is accounted for by the payment since then of dividends amounting to \$25,000, and \$10,000 set aside as a reserve for possible losses. Instead of a reserve of but \$2,001 for taxes on December 31 last, there is now reserved for possible losses and taxes, \$15,917.57; and instead of \$295,000 of loans payable, the Company at present have no loan obligations. It is also interesting to note that the real estate item has remained practically the same, showing that the company has not had to take in any property under foreclosure.

—Prosperity is returning to Brooklyn and Queens boroughs in their building departments. Twenty-five million dollars' worth of work has been planned so far this year, compared with eighteen million last year. The conveyances recorded are not quite equal in number to last year's record, which is accounted for in part by the fact that a larger number of new houses than last year are intended for the occupancy of their owners and builders.

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Latest Brokerage Reports

BUILDING MANAGERS

Re-Elect J. E. Randall President—Will Go to Atlanta Next Year

Duluth, Minn.—Atlanta was chosen as the next convention city and last year's officers were re-elected at the Spalding Hotel Saturday morning at the closing business session of the greatest convention ever held by the National Association of Building Owners and Managers.

Throughout the convention, delegates from Atlanta, St. Louis and Omaha were vigorously campaigning among the other delegates, but the half carload of Georgia peaches sent up by Atlanta boosters—and lavish promises of Southern hospitality on the part of silver-tongued delegates—won.

On the first ballot Atlanta received 49 votes, St. Louis 26 and Omaha 15. The vote followed "impassioned" addresses

M. Ellis of Chicago, chairman of the membership committee, reported that 39 members have been added to the association in the last year. E. H. Doyle of Detroit, gave the report of the committee on plumbing, and H. G. Perring and T. E. Bainbridge of Chicago, told about the convention of the National Fire Prevention association at Chicago last spring and the work of the committee on advancement of local organization.

Income Tax Provision Scored.

Mr. Bainbridge also gave the report of the income tax committee, and declared that the "collection at the source" clause of the income tax law is working great hardship on owners of buildings. The association adopted a resolution urging an amendment to the national law, and offering the support of the association to the American Bankers Association which is making an attempt to have the clause changed.

As the law now is, tenants of buildings are instructed to withhold one per cent. of the yearly rental for income tax. The building owners want to make their own tax returns and settle for the taxes. They are willing that renters, however, should give information as to the amount of rent they pay. Mr. Bainbridge was reappointed chairman of the committee, which is to continue for another year.

Auction Business Enlarged.

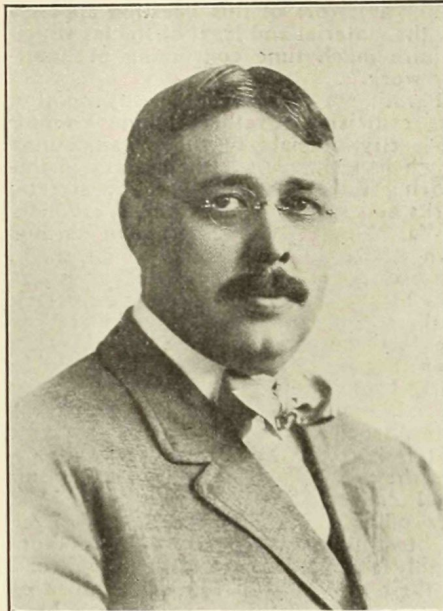
William P. Rae & Company, auctioneers and brokers, 180 Montague street, Brooklyn, make the announcement that they have bought the real estate auction and brokerage business of the late William H. Smith. The offices heretofore occupied by the late Mr. Smith, adjoining the Exchange Salesroom, 189 Montague street, together with 400 Nostrand avenue, will be continued by the Rae Company, as branch offices to 180 Montague street. The Rae Company has been identified since 1879 with Brooklyn and Queens realty and has been instrumental in the development of several tracts, including Hillcrest-Jamaica and Sea Gate. The company is considering having an auction sale of lots on the former property on Labor Day. Mr. Smith's widow retains an interest in the business.

New Mortgage Certificates.

Harry A. Kahler, president of the New York Mortgage & Security Company, announces the introduction of two new features in the issuance of first mortgage 5 per cent. certificates. One of these provisions represents the adoption in a modified form of the general principle of amortization followed by the several mortgage banks of Europe, while the other, giving to the mortgage certificate holders the right, after three years, on sixty days' notice, to call for payment from the deposited mortgages, is intended to provide a means for preventing the necessity, in any emergency thereafter, of selling a certificate in the open market.

Mr. Kahler, who is the president of the New York Title Insurance Company of 135 Broadway, as well as president of the New York Mortgage & Security Company, explained the new ideas adopted in the latest series of certificates as follows:

"In a new series of five per cent. guaranteed first mortgage certificates, the New York Mortgage & Security Company has added two features not heretofore embraced in such issues by the other well-known New York mortgage companies. Frequently it is impossible



PRESIDENT J. E. RANDALL.

by boosters for the three cities, in which Atlanta got first honors by a narrow margin. Atlanta's fight was conducted by Frederick House, secretary of the convention bureau of his city.

The re-election of the 1914 officers set a precedent for the association, and the recommendations of John C. Knight, chairman of the nominating committee, surprised a great many of the convention's "dopesters," who had expected a vigorous contest for new officers. After Mr. Knight's speech, however, members of the association were enthusiastic in applause and the old officers were retained by a hearty verbal vote.

Official Personnel

The list of officers is as follows: J. E. Randell, Chicago, president; Charles E. Doty, Cleveland, vice-president; C. A. Patterson, Chicago, secretary, and L. L. Banks, Pittsburgh, treasurer.

Tells of Association

Secretary C. A. Patterson made his annual report, in which he declared that the affairs of the association were in a highly satisfactory condition and that the organization is growing rapidly.

Seventy-five cities have local organizations of building owners and managers, Mr. Patterson said, and there are 272 members in the national association.

John C. Knight of New York, made the report for the publicity committee which does not favor an official publication for the association at this time. W.

for an investor to find a mortgage for an amount equal to the funds he may wish to invest. He is thus delayed in investing his money with consequent loss of interest, whereas he may at once purchase mortgage certificates for any amount that he requires, in multiples of \$100, and interest will begin immediately. The mortgages securing these certificates are deposited with the Columbia Trust Company, as trustee, for the certificate holders. The depository must always hold mortgages of a par value at least equal to the amount of mortgage certificates outstanding.

"Our certificates mature in ten years, but we do not intend that every loan shall provide sinking funds or serial payments sufficient to amortize all loans within so short a time. Our company obligates itself to require a provision for some annual reduction of principal in every mortgage in order that the margin of security may be constantly increased, or to cover unforeseen depreciation, if any should occur. Serial payment loans also actually encourage borrowers to pay off their mortgages, particularly small mortgages on homes.

"The second added provision giving the mortgage certificate holders the right, after three years, on sixty days' notice, to call for payment from the deposited mortgages, is intended to provide a means for preventing the necessity, in any emergency thereafter, of selling a certificate in the open market."

PLATE GLASS PREMIUMS.

The recent issuance of a new price list by the plate glass manufacturers, according to an article in the bulletin published by the Fidelity & Casualty Company, has prompted the representative companies transacting plate glass insurance to consider seriously the matter of establishing a new basis of premium charge. At a meeting of the Plate Glass Service and Information Bureau a committee was appointed to prepare a new manual which will be consistent with the present market price of plate glass.

The 1909 manual, now in universal use, provides as a basis from which the varying discounts are made a premium charge which is wholly inadequate, in view of the prices that the manufacturers are charging for glass. The rates with few exceptions were computed twenty-five years ago on the basis of the 1,885 manufacturers' list.

Three factors were used—2½ per cent. for sizes valued up to and including \$200; 3½ per cent. from \$201 to \$245; and 4½ per cent. above that amount. Since 1885 the list has been revised three times, in 1895, 1910, and lastly in 1914; and to illustrate the extreme variation in the cost of glass between 1885 and 1914, we quote the rates for a number of sizes most commonly used in store fronts, as they appear in the respective price lists:

	1885.	1895.	1910.	1914.
96 x 50.....	\$71.80	\$90.70	\$134.00	\$150.00
96 x 50.....	71.00	113.00	167.00	178.00
96 x 60.....	85.00	136.00	200.00	230.00
96 x 72.....	108.00	173.00	240.00	276.00
96 x 84.....	125.00	202.00	286.00	348.00
96 x 120.....	179.00	288.00	412.00	496.00
108 x 120.....	218.00	324.00	455.00	540.00
200 x 120.....	1,001.00	1,458.00	3,167.00	3,167.00
200 x 130.....	1,084.00	2,257.00	3,612.00	3,612.00

It will be noted that the first seven items show an increase of over 150 per cent., and the last two over 200 per cent.; and it can be seen readily that a premium manual in which rates are computed on the lower figures is hardly adequate where the cost of replacements must be controlled by the latest and highest figure. Therefore, it follows that the companies must take steps to secure a premium income which will offset the very considerable increase in the present-day cost of loss adjustment, and the most direct method is by the adoption of a new manual.

Plate Glass Men Meet.

At a meeting of the Plate Glass Underwriters' Association held at the office of the Fidelity & Casualty Company on Tuesday, July 21st, the commission situation in Greater New York was discussed. The association had disposed of the rate matter at a previous meeting, but there were several obstacles in the way of harmonizing the various compa-

nies on the subject of brokerage and agents' commission. The matter is still in status quo. The companies are required to file by August 1 a list of all brokers with whom there are special commission arrangements and a meeting of the association is to be called soon after in an effort to adjust the situation. The present rules of the association were reaffirmed at this meeting and will obtain until some action is taken at the next meeting. No new arrangements of any kind will be permitted until after August 18th, before which time it is hoped that the whole situation will be cleared up.

'Bus Franchise Controversy.

When the Board of Estimate holds its public hearing on the proposed extension of the auto 'bus line franchises, there will be a spirited protest registered by certain residents against the proposal to allow the coach companies to use up-town residential streets without the consent of the property owners.

William Wickham Hoffman, of Hoffman, Keogh & Jay, lawyers, with offices at 15 Broad street, who has been acting as attorney for several property owners of East 79th street, is planning to register vigorous objections as soon as he has the opportunity to appear before the Board of Estimate.

"The city proposes to allow 'bus lines to run through residential streets without consulting the owners of the properties along the way," said Mr. Hoffman. "In the case of elevated and trolley lines, however, the city protects the owners by requiring assents of one-half the value of the abutting property. It is a property right for an owner to have control of the street upon which his house is located, and when that right is taken away a consideration of definite value is removed.

"Another thing, East 79th street is one of the quietest residential streets in the city, in that section nearest Fifth avenue, and should be preserved as such. And where it approaches the East River it becomes a tenement district with the street filled with playing children. This means that there will be a decided increase in the accident risk. The same statement would apply to other residential streets."

OWNERSHIP OF CORTLANDT ST.

Was Originally in the Crown and Descended to the Public.

The ownership of the bed of Cortlandt street is in the City of New York, together with the right to regulate the use of streets for vault purposes, according to the decision handed down this week by the Appellate Division, First Department. The abutting owners have hitherto claimed to own to the middle line of the street. The case was entitled William W. Appleton et al, plaintiffs and respondents, vs. the City of New York, defendants and appellants. The case is considered of high importance to downtown real estate interests, and will be carried to the highest court.

The plaintiffs are the owners as tenants in common of premises situate on the northwesterly corner of Broadway and Cortlandt street, Borough of Manhattan, New York, known as No. 173 Broadway, and they claim to be the owners of the fee to the centre line of Cortlandt street adjacent thereto, subject to the public easements for street purposes. They concede that the city has the right to regulate their use of the street in front of their premises to the centre line for vaults or otherwise, but they contend that it has no right to compel them to pay for such use. The only theory on which the learned counsel for the respondent attempts to support the judgment is that his clients own the fee of the street to the centre line thereof.

The trial court found that plaintiffs own such fee, but that the construction of the vaults has not been authorized, and that they have no right to construct and maintain vaults under the street without obtaining a permit therefor. The counsel for the city contends that the court erred in finding that the city does not own the fee, and even though it does not, in deciding that plaintiffs own it;

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on July 28, 1914. Record and Guide Company, 119 W. 40th St.

and he also argued that the judgment cannot be sustained in any event, for he argued that if the fee be in the abutting owners, the city has a right to make a reasonable charge for permitting the construction of vaults, and that the amount exacted by the city ordinance is reasonable.

Went Back to the Crown.

The Appellate Division holds that as it was a rule of the Civil Law, which was in force during the Dutch occupation, that the sovereign acquired a fee to all lands laid out as public streets through grants made by it; that this rule, in the absence of proof to the contrary, continued after the English conquest, and was in force in the colonies in 1733, when Cortlandt street was originally laid out, and that title to the bed of Cortlandt street when it was originally laid and staked out, vested in the public.

"In view of such original public ownership of the street bed, and furthermore, as, under chapter 18 of the Colonial Law of 1691, the public was authorized to acquire a fee in lands to be taken for a public street, the public, especially by virtue of the proceedings taken under the Act of 1784, owned a fee in the widened strip of Cortlandt street.

"But even if plaintiffs owned half the street bed as widened, the city would have the right, under and by virtue of its police powers, to regulate the use of the street for vault purposes and to charge a reasonable fee to cover the cost of supervision, inspection, &c.

"The construction and maintenance of a vault without a permit from the municipal authorities is a public nuisance which may be abated."

Bright Outlook for Nostrand Avenue.

Nostrand avenue is looked upon by many as the seat of a future building campaign under subway stimulus. The section has no rapid transit. Said a Flatbush broker:

"By the new subway route it will be possible to go from the junction of Nostrand and Flatbush avenues in less than one-half the time now taken to any part of Manhattan. The gain is obvious and the building development will be enormous over a great territory. By the surface cars in Flatbush avenue and Nostrand avenue extension, beyond the present terminus of the proposed subway, the entire region to Bergen Beach and Sheepshead Bay will be brought in close touch with the metropolis, and building operations in Westminster Heights, Flatbush Gardens and other recent developments should be greatly stimulated."

The Science of Floor Filling.

Concrete floor wear and how to check it is explained in detail in a little booklet, entitled "Toch's Cement Filler and Cement Floor Paint," just issued by the house of R. I. W. It should be looked over by every architect, builder, owner and, in fact, every person utilizing concrete flooring or walks of any sort. They are sent gratuitously to every person writing for them by Toch Brothers, 320 Fifth avenue.

Following is what the publishers say in introducing the book: "In practice, the constant attribution to which cement floors are subjected causes the surface to crumble away into fine dust—a process technically known as 'dusting'—while changes of temperature, oils, acids, etc., all tend to cause the cement to disintegrate, and in some cases to crumble.

"The remedy is, obviously, to give the floor a protective coating with a suitable material that will fill up the pores, bind the surface so that it cannot 'dust,' and protect it against the action of oil, acids, water, etc.—a coating that can be easily and cheaply renewed, in the event of wear, so that, regardless of purely surface wear, the body of the floor will be practically everlasting.

"Prior to 1905 there was no commercial coating on the market for the protection of Portland cement construction. Our invention was the first in the field, and from that time to this it has not been superseded by anything more effective.

This material was patented on February 27, 1906 (U. S. Letters Patent No. 813-841), and is exceptionally rational. The fact that at this time there are a great many infringers tends to indicate that the material has appealed to the general public."

PRIVATE REALTY SALES.

Realty brokers generally are finding it difficult to interest prospective purchasers, because at this season of the year the sales branch of the market is normally at the lowest ebb. The heated term has rarely ever been conducive to activity, and this year it is no exception to the rule. The average buyer prefers to go out-of-town at the earliest opportunity rather than inspect properties while the temperature rises.

The autumn apartment renting season is not far off, however, and is viewed with optimism by brokers specializing in that department of the business. They are preparing for the inrush of clients who will seek new homes for the winter season. Nearly all the offices are busy making the preliminary arrangements for the handling of an increased business.

There is no doubt that a preference is shown for apartments over private dwellings during the winter season by those who can well afford either. Recent buying and building activity on Park avenue, West End avenue and other parts of the West Side indicate the demand and the trend.

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

The number of sales south of 59th street was 9, as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregated 8, as compared with 16 last week and 15 a year ago.

The total number of conveyances in Manhattan was 125, as against 162 last week, 20 having stated considerations totaling \$553,000. Mortgages recorded this week number 57, involving \$711,130 as against 23 last week, aggregating \$2,351,559.

From the Bronx 10 sales at private contract were recorded, as against 10 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,120,394, compared with \$438,125 last week, making a total since January 1 of \$24,612,053. The figures for the corresponding week last year were \$1,149,931, and the total from January 1, 1913, to July 26, 1913, was \$36,366,196.

\$600,000 Mid-town Deal.

The Marmac Construction Company, Hubert B. McLellan, president, sold to Louis Auerbach through M. & L. Hess, Inc., and Philip Jeselson, the twelve-story, loft building, 241-245 West 37th street, on plot 75x98.9. It was completed a year ago and is fully rented to publishers and printers, among the tenants being E. P. Dutton & Co., the Pictorial Review, G. Shirmer, and Gibbs & Van Vleck. The property has been held at \$450,000. In part payment was given 24 West 31st street, a four-story building on lot 25x98.9; 20 East 13th street, a four-story building on lot 21x80, and 155 Sixth avenue, a three-story building, on lot 20x60. The transaction involves about \$600,000.

McKinley Square Casino Sold.

The Brown-Weiss Realties purchased from the McKinley Square Casino Co., William H. Weissager, president, the three-story building, on plot 98.11x109, at 773 to 781 East 169th street, just east of Boston road, together with the three buildings abutting, at 1283 to 1287 Union avenue, known as the McKinley Square Casino.

In part payment the Brown-Weiss company gave the Temple theatre and office building at Camden, N. J., located in Market street, on plot 90x175.

The Casino is under a long term lease to Alfred Furst, which he secured last March.

Sisters May Buy in Bronx.

It was reported that an order of Catholic sisters was negotiating to purchase the holdings of the late George F. Robinson, at the north junction of Featherbed lane and Macombs road. It comprises about eighteen lots, 260x160x186. If the deal is closed, it is said that the plot will be improved with several buildings to be used by the order.

475 Brooklyn Lots Sold.

Henry R. Nostrand has sold for the Assets Realization Co., 475 lots located on Twenty-second avenue, Avenue P, King's Highway, Stillwell avenue, 75th, 76th, 77th, 78th, West 10th, 11th, 12th and 13th streets, Brooklyn. The property was formerly known as the Morrisey Farm and is assessed at \$254,600.

Skin and Cancer Hospital Enlarges.

The New York Skin and Cancer Hospital has purchased through Horace S. Ely & Co., the four-story house at 336 Second avenue, on lot 22x100, adjoining its present building. It will be used to enlarge the dispensary work.

Manhattan—South of 59th Street.

BROOME ST.—Bloch Brothers sold to Louis Spektorsky the 6-sty tenement on lot 22x87.6, at 291 Broome st, southwest corner of Eldridge st.

CATHARINE ST.—G. Carlucci & Co. have sold for Lowenfeld & Prager the 2 and 3-sty tenement at 57 and 59 Catharine st, northeast corner of Monroe st, on plot 48x100, to Rev. Father Iannuzzi of St. Joaquin's Church.

CHERRY ST.—D. and W. Mullins have sold for the Elliott estate, 181 Cherry st, a 4-sty tenement, on lot 22x60, to Abraham Golden.

11TH ST.—Pepe & Bro. have sold for Sofa V. S. Lester, 271 West 11th st, a 4-sty building on lot 26x102 to James A. Lowe, of North Branch, N. J.

15TH ST.—Duross Co. and Thomas Watson & Son have sold for William E. Good 134 West 15th st, a 5-sty flat, 25x103. The property was held at \$35,000.

28TH ST.—Heil & Stern sold for I. Randolph Jacobs and Everett Jacobs, 129 West 28th st, a 3-sty loft building, on lot 25x98.9, to Leo J. Kreshover. The building is leased for a long term to the Growers' Cut Flower Co.

Manhattan—North of 59th Street.

99TH ST.—J. Van Vechten Olcott, et al, have sold 227 East 99th st, a 6-sty new-law tenement, on plot 37.6x100.

117TH ST.—Harold E. Witteman bought from Margaretta La Falce the 6-sty tenement on plot 30x100.11, at 509 East 117th st.

122D ST.—Ennis & Sinnott have sold, through Benjamin Nauheim, the 5-sty flat at 124 West 122d st, on lot 20x100.

134TH ST.—H. B. Davis sold, through Lauter & Blackner, the 5-sty flat, at 72 West 134th st, on lot 25x100, to the Milton Building Co., which gave in exchange Bronx property at 1810-1812 Cedar st.

142D ST.—Ennis & Sinnott have resold through W. J. Huston & Son, 202 West 142d st, a 3-sty dwelling, on lot 16.9x99.11.

204TH ST.—Charles Hensle sold to Frederick Plump, the 5-sty apartment house, 608 West 204th st, on plot 45x100. In exchange was given the northwest corner of 8th av and 146th st reported sold last week.

MADISON AV.—William S. Lalor sold for the estate of Nathaniel Wise 1230 Madison av, a 3-sty dwelling, on lot 18.9x75, to Joseph McNamara.

PARK AV.—Milton C. Henley is reported to have sold 1070 Park av, a 5-sty flat, 25.2x82.2.

Bronx.

KELLY ST.—Abraham Schneider sold to A. L. Ernst the northeast corner of Kelly and 167th sts, a vacant lot, 23.6x99.4. The new owner will improve the site with a 2-sty taxpayer.

WHITTIER PL.—Joseph S. Munday has purchased a plot 100x132 on the northeast corner of Whittier pl and Dayton st from the Aetna Realty Co. The buyer will improve the site with 2-family houses.

156TH ST.—The Benenson Realty Co. has resold 834-836 East 156th st, a 6-sty apartment house on plot 50x91, which it acquired last week in an exchange for New Rochelle property.

HOE AV.—Louis Schloss and David Leitner have sold the southeast corner of Hoe av and 173d st, a 5-sty apartment house, with stores, on plot 75x100.

HUGHES AV.—P. H. McElroy bought from Isaac Haft the two 5-sty apartment houses on plot 125x125, at the northeast corner of Hughes and Lee avs.

LUDLOW AV.—Mrs. G. Schwartz has sold to the Schill Construction Co. a plot 50x100 on Ludlow av, Unionport.

PROSPECT AV.—Morris Berkowitz purchased through H. J. Radin the northeast corner of Prospect av and 183d st, a 5-sty apartment house, on plot 50x100.

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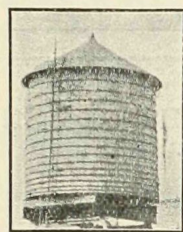
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SOUTHERN BOULEVARD.—Alexander Selkin has sold for William H. May 2431 Southern boulevard a 3-family house, on lot 18.6x89, near 187th st.

Brooklyn.

HALL ST.—H. W. Rozell & Son sold 120 Hall st, a two-family house for Mrs. Martinus; also for M. Farrell, the three-family house at 137 North Elliott pl.

HIMROD ST.—James M. Hawley sold 217 Himrod st for Mr. Liebergott to Christian Schmalz; also for William Griener to John Radke 92 Stanhope st and for Jerome De Paus 1208 Greene av to Capt. Gotthart.

WHITTIER PL.—Baker & Grover have sold for the Etna Realty Co. to Joseph S. Mundy the plot, 100x132, at the northeast corner of Whittier pl and Dayton st.

6TH ST.—M. A. Fountain bought from the S. K. Realty Co., through the Jerome Realty Corporation, the 4-sty flat, 316 6th st.

15TH ST.—James B. Thomas sold to Julia Klemt the 4-sty apartment house, 70x100, in the north side of 15th st, 310 ft. west of 4th av, South Brooklyn. In part payment the purchaser gave a plot with a frontage of 125 ft. in the east side of William st, 175 ft. south of Beebe av, Long Island City, together with a plot with a frontage of 125 ft. in 13th av, 300 ft. south of Wilson av, Astoria. The plots will be improved with 4-sty apartments.

45TH ST.—I. Salzberg has sold for the estate of Mildred Livingston 1115 45th st, a 2-family house, on lot 23x100, to Max Weisholz.

55TH ST.—Frank A. Seaver sold the 1-family house at 158 55th st for John Wohltjen to American Machine and Foundry Co.

70TH ST.—The Meister & Bache Realty Co. resold 18½ lots in the south side of 70th and 71st sts, in the Homewood section, and resold 8641 Bay 13th st, Bath Beach, a 2-family dwelling, 20x108.

79TH ST.—The Dowling-Miller Co. sold 1028 79th st for Mrs. V. Gibson, and 442 75th st for H. Geruld.

BEDFORD AV.—The Ford Motor Co. of Detroit bought through William D. Bloodgood & Co., the plot, 4x100, at the northwest corner of Sterling pl and Bedford av and the adjoining 6-sty building, on plot 36x100. A 6-sty sales-room and service building will be erected.

BEDFORD AV.—Dr. Elias Peter Hicks sold to Charles M. Williamson 2455 and 2461 Bedford av and 371 East 31st st, three 2-family houses. Mr. Williamson gave in part payment his farm at Martinsville, N. J., of 111 acres, and all implements and live stock.

BROADWAY.—Isaac Haft bought from Samuel Pein the five 4-sty buildings at the southwest corner of Broadway and Bartlett st, on plot 102x153.

CLINTON AV.—Harry L. Batterman sold 404 Clinton av to Mrs. Josephine M. L. Fleet a 4-sty dwelling and garage, on plot 27.6x180.

NEWKIRK AV.—Arthur H. Strong sold 1919 Newkirk av, Flatbush, a detached dwelling, on plot 40x120, with garage, to C. Frank Reed.

FORBELL AV.—Frank Jewell sold for Mrs. Helen de Groot Davis the 2-sty dwelling, 20x100, at 94 Forbell av.

ROCKAWAY AV.—Joseph P. Day has sold 668 Rockaway av, a 4-sty tenement, on a lot 20x100. The property was held at \$12,000.

VAN SICLEN AV.—J. Rothenberg sold the plot, 150x100, at the corner of Van Siclen and Liberty avs, to the Diaz Building Co., for improvement with four 4-sty flats; and to B. Ruderman, 48 Lewis av, a 3-sty flat.

5TH AV.—T. Kavanagh bought through John F. Burke the 3-sty building, 3911 5th av, on lot 20x100.

6TH AV.—Iba Brothers, Inc., have sold the 4-sty apartment house at 4906 6th av, on plot 40x100.

MAPLETON PARK.—Alco Building Co. has sold dwellings at 2079 66th st to J. W. Lehrfeld; 6120 19th av to A. Pariser; 2036 66th st to A. Miller Speiser; 2072 66th st to William Macrae, Jr.; 2070 66th st to Mrs. William Michelson; 1962 65th st to Martin L. Sugarman, and 2081 66th st to Julius Lichterman.

Queens.

ARVERNE.—The Lewis H. May Co. has sold for the Arverne-By-the-Sea Co., Wm. Amerman, president, the Union Church property, on the south side of Ocean av, on a plot 75x125, to Rev. Dr. Adolph Spiegel. It will be occupied by the Congregation Sharey Zedak.

EDGEEMERE.—A. E. & D. A. Karelson sold to the South Jersey Land Co. 50 lots in Florence pl, running north from the Boulevard.

EDGEEMERE.—The Meister & Bache Realty Co. sold bungalows at Beach 43d st, Edgemere, L. I., to Katherine Gerber, to Mortimes Rosshelm, to J. A. Mack, and two lots in Beach 43d st, 1,240 ft south of Far Rockaway boulevard, to Fred J. Bell; also to Nathan Jaffee, 5 lots in Beach 43d st, 1,300 ft from Far Rockaway boulevard, and to Louis Gordan, 10 lots, 1,100 ft. from Far Rockaway Boulevard.

FLUSHING.—Prof. William Thorne purchased the 3-sty dwelling at 20 Stanford av, on plot 100x125.

GARWOOD, N. J.—New York Suburban Land Co. sold at Garwood a triangular plot of 14,000 sq. ft. and lot 20x100 to Theodore Becker; 40x100 on South av to M. J. Daniel; 60x100 on Myrtle av to Joseph T. Griffin; 80x150 on 3d av to Walter H. Harding; 40x100 and 40x150 on Locust av to D. M. and I. Winslow; 60x100 on Pine av to L. Corby; 50x100 on Spruce av to Mrs. A. Howell; 60x100 on Willow av to Herbert T. Anderson, and 60x150 on 3d av to Walter S. Milne; also sold at Westfield, N. J., 60x100 on

Trenton av to Alfred Mitchell; 80x100 on Newark av to Richard A. Eakins; 40x100 on Crawford av to Albert R. Acker, and 40x100 in Hudson pl to Miss Jeanette Forbes.

ROSEDALE.—New York Suburban Land Co. sold at Rosedale 40x100 on Union av to Charles F. Rowland; 80x100 on Park av to H. E. Lyman; 60x100 on President av to Frank T. Arnold; 80x100 on Park av to E. L. Mayer; 40x100 on President av to Francis D. Bryan; 40x100 on Park boulevard to William Keenan; and 40x100 in Dale pl to B. Rogers.

SECOND WARD.—Cross & Brown Co. has sold for Julien Haberer the northeast corner of Roosevelt av and 18th st.

WOODLAND AV.—Philip Opper sold to the National Web Co. the factory at the southwest corner of Woodland and Linden avs, on plot 100x104.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for William D. Goud the residence and garage at 40 Van Ness pl, on plot 75x100, to John H. Steenberg of Perth Amboy, N. J.; and for Francis H. Robinson to Kelly & McLaughlin, manufacturers of patent and enameled leathers, the 3-sty building on plot 100x132x150x173, at 58-62 Searing st, adjoining their present plant.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Maria L. Marley to M. C. Cohen, 2½-sty residence on plot 117x136, at 45 Milford av.

NEWARK, N. J.—M. Copland Cohen and Isaac D. Miller sold for Edward Blau to Max Biddleman three apartment houses at the southwest corner of Littleton and South Orange avs. The buyer gave in part payment 261 and 261½ Springfield av, two buildings, on plot 50x100.

Rural and Suburban.

CEDAR KNOLLS, N. Y.—J. F. Donnell has sold for the First Mortgage and Real Estate Co. a plot of 13,000 sq. ft. on Pondfield rd at Cedar Knolls, overlooking the golf links, for about \$4,400.

GREENACRES, N. Y.—Scarsdale Estates sold to J. A. Sherer a plot, 100x150 in Brayton pl.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold at Hempstead to Thomas J. Quinn 60x100; to C. W. Neu, Milton Bradley and Howard Cohen each 40x100, on Homan boulevard, and to A. M. McDermott 40x100 in Miller st; and at Oceanside to S. M. Passmore 40x100 on Perkins av.

MONTCLAIR, N. J.—Mrs. Florence Lang sold a plot fronting 200 ft. on North Fullerton av, adjoining Rand Park, to Dennis Fallon, for improvement with two residences.

MONTCLAIR, N. J.—The Crestmont Realty Co. bought a plot of land on Watchung av, adjoining Edgemont Park, through F. M. Crawley & Brothers. Six dwellings will be erected.

MT. VERNON, N. Y.—M. J. Sullivan sold the Kelly house, 122 Summit av, on plot 120x175, with garage.

MT. VERNON, N. Y.—The Anderson Realty Co. sold in 265 Summit av, to Robert B. Scott; also 125 South 2d av, to Rebecca I. Lannan.

MORRISTOWN, N. J.—The Noble estate property, of seven acres, at Early st and Atno av, Morristown, N. J., will be bought as the site for the proposed high school. The decision carries with it an appropriation of \$168,000 for the erection and furnishing of the building.

NORTH YONKERS, N. Y.—The Riverview Building Co., sold in the River View colony, the 2½-sty dwelling, on plot 50x125, at 37 Morsemere pl.

RIDGEWOOD, N. J.—S. S. Walstrom-Gordon & Forman have sold for Mrs. Margaret A. Gibbs her dwelling 71 South Irving st to James S. Anderson.

RIVERDALE, N. J.—Mrs. B. Richardson, of East Orange, N. J., has purchased from Mrs. Natalie A. Blauvelt, through Louis Schlesinger, Inc., a six-acre farm on the Newark and Pompton turnpike, Riverdale, which will be converted into a poultry farm.

WESTCHESTER.—The Gedney Farm Co. sold to Emerson W. Adams two plots, each about one-third acre, near the Gedney Farm Hotel.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Kate O'Connell a plot in Westmoreland with 80 ft. frontage on the east side of Bayview av, 431 ft. north of Broadway.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Harry Wulle a plot with 80 ft. frontage on the north side of Broadway, corner of Bayview av.

YONKERS, N. Y.—The Westchester Land Exchange, Robert E. Farley, president, has sold to Margaret Donovan two lots at Nepperhan Heights.

LEASES.

\$500,000 Fourth Avenue Lease.

A. Wimpfheimer & Brother, dealers in velvets, silks, etc., now at 131 Spring street, have leased from the de Forest Estate Corporation the store, basement, first and second lofts in the 456-460 Fourth avenue; also the store, basement, first and second lofts in the building adjoining at 450-454 Fourth avenue, comprising in all about 54,000 square feet. The rental is about \$50,000 per annum. Carstein & Linnekin, Inc., were the brokers.

Co-operative Concern in 22d Street.

The Five and Ten Cent Exchange, leased from Louis Stern, through Geo.

R. Read & Co. and William A. White & Sons, the fifth floor of 11-19 West 19th street through to 10-16 West 20th street, comprising about 22,500 square feet of floor space. The organization intends to buy, for the account of its members, all kinds of five and ten cent merchandise at greater than the usual discounts. A number of store owners are said to be behind the movement.

Scandinavian Society Moves.

Unger & Watson leased the five-story building at 691 Lexington avenue and the vacant lot at 136 East 57th street to the Scandinavian Home Association, who have occupied premises 527-9 Lexington avenue. The new quarters form an "L" around the corner of 57th street and Lexington avenue. A five-story structure will probably be erected on the vacant lot, as an addition to the Lexington avenue building.

Manhattan.

IRVING BACHRACH leased to Frederick Hachemeister for 5 years the dwelling 19 East 94th st.

GEORGE BOCKHAUS CO. leased for the Austin estate, to the Standard Ice Cream Co., portion of the plot 409-421 East 121st st, with buildings for 10 years; also for the same estate 419 East 121st st, to Harlem Express Co. for 10 years.

EDWARD W. BROWNING has leased space in 110-112 West 40th st to the Pacific Lamp Co.

CLARK ESTATE leased 135 West 73d st to George F. Shradly; and 53 West 65th st to Dr. William V. P. Garretson.

LEROY COVENTRY leased the dwelling 32 West 94th st to R. P. Stanley.

CORN & CO. have leased for Colony Construction Co., 10,500 sq. ft. in 63-67 West 38th st, and 62-64 West 39th st to Hollow & Perlow; for A. R. Keller a loft in 41-43 West 25th st to Garfinkel & Hendler; in conjunction with Fredk. Fox & Co., for Adrem Construction Co., 11,200 sq. ft. in 35-39 West 35th st. to Pinas & Kimmel and N. Y. Dress & Costume Co., and for Lloyd Realty Co., store and basement at 169 Broadway to Philip Liberman.

CROSS & BROWN CO. has leased for the Seach Realty Co. to Horwitz & Levy the 6th floor at 38-42 East 32d st; and for the Mitchell Lewis Motor Co. to Kelly-Field Co. the 2d floor at 1851-5 Broadway.

GAINES & DRENNAN, INC., has leased the 11th loft in 118-20 East 25th st to J. R. Keim & Co. of Philadelphia, Pa.; also space in 7-9 West 22d st to The Ritter Dental Manufacturing Co.

DUFF & CONGER leased for Louise Beringer to Dr. P. A. Levene, the dwelling, 108 East 74th st; also for Charles Gulden, two apartments in 1142 Madison av to Edwin Prince, and apartments in 1219 Madison av, for Carlisle Norwood, to Jacob Blumenthal and Charles A. Schermerhorn.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 128 East 60th st to Irving McKesson for E. de Forest Simmons, agent; also apartments in 150 East 72d st for the E. A. L. Apartment Management Co. to W. M. Hoes; in 122 East 82d st to Miss Flora L. Stewart; and in 178 East 70th st to Guy H. Scull.

FREDERICK FOX & CO. leased for the Adrem Construction Co. from the plans, the 3d and 4th lofts in 35-39 West 35th st to the New York Dress & Costume Co. and Pinas & Kimmel; also for the estate of Julius S. Stern, the 4th loft in 35 West 22d st to Levine & Pavsner; for the Eugatnom Realty & Construction Co., the 7th loft in 143-145 West 20th st to Isadore Safferson; and for David L. Newberg, the 7th loft at 5-7 West 4th st to Samuel Levy.

ESTATE OF RANDOLPH GUGGENHEIMER has leased in 40-46 West 20th st the 4th story to Rosenman Brothers, manufacturers of spool silks and threads, and the 8th story to Sacks Bros. and Jalkut, manufacturers of infants' wear.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD leased the westerly store in 149 West 4th st, to John Palma.

M. & L. HESS, INC., have leased for E. T. Underhill from the plans, the store, basement, 1st and 2d lofts in the 12-sty building in course of construction at 438-48 West 37th st, to Baer Bros. for 10 years at an aggregate rental of about \$200,000.

HOUGHTON CO. leased the 4-sty dwelling, 120 West 82d st, for Isaac Rodman to Eliz. Wolff for 3 years.

H. W. KRUMWIEDE, JR., and William Bettman leased for L. Schaefer 242 West 136th st; also for the estate of E. C. Morse, 224 West 132d st; for the estate of Joseph Bacharach, 156 West 121st st; for C. F. Tietjen, 59 West 86th st, and for M. Rosenthal 270 West 132d st.

SAMUEL H. MARTIN has leased for William L. Ammerman the 3-sty dwelling 168 West 64th st to Joseph Holmes, and for Eliza J. Arkenburgh the entire upper part of the 4-sty building at 1985 Broadway.

MARSTON & CO. have leased 134 West 136th st, a 3-sty dwelling to L. O. Humphrey.

WILLIAM E. MAY & CO. have leased 7,500 sq ft additional to the Acker, Merrill & Condit

NEW YORK TITLE INSURANCE COMPANY

135 Broadway
Manhattan

203 Montague St.
Brooklyn

Statement at the close of Business, June 30, 1914:

ASSETS		LIABILITIES	
Cash on hand & in banks	\$501,970.37	Capital	\$2,000,000.00
Bonds and mortgages	1,409,099.23	Surplus	1,000,000.00
Stocks	71,236.14	Undivided profits	284,461.80
Equity in Company's office buildings	767,916.57	Agency accounts	138,687.73
Other real estate	350,544.14	Sundry accounts	7,768.48
Loans	25,000.00	Special reserves for losses and taxes	15,917.57
Title and Tax Plants	251,000.00		
Accounts receivable	62,893.07		
Accrued interest, net	7,176.06		
	\$3,446,835.58		\$3,446,835.58

The largest Title Insurance Company in the State of New York doing a strictly TITLE INSURANCE BUSINESS.

Its Capital and Surplus are devoted exclusively to the protection of policy holders, who are not subject to the risks of a banking or trust business, on the one hand, nor to the guaranty of mortgages on the other.

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115 Nassau Street, New York

TELEPHONE 1500 CORTLANDT

FOR FIRST CLASS PRINTING COME TO US

Co., in the southeast corner of 6th av and 57th st. The Guardian Holding Co., owners have contracted with Gillies-Campbell Co. from plans by Augustus N. Allen, architect, to rebuild the entire street floor, providing a new stone entrance and three stores in 57th st.

M. MORGENTHAU, JR. CO. have leased for the 6th Av and 23d St Corporation, a store in the building formerly occupied by Ehrich Brothers, to Doniger & Borgeson, milliners.

NELSON & LEE and Corn & Co. have sub-leased for Mme. Mendes a portion of the store at the northeast corner of Broadway and 37th st to Frederick Young, who will open a jewel shop.

PEASE & ELLIMAN leased for the United States Co. the 4-sty house 40 East 80th st to E. A. Proudman; also rented for Mrs. Frances Simon to Orrin F. Perry the 4-sty dwelling 96 Riverside drive.

PEASE & ELLIMAN leased a 5-sty factory at 549-57 West 54th st to the Henry Bosch Co, the dealers in and importers of wall papers and decorators' supplies. This firm has been located at 890-92 Broadway for the last ten years. They recently leased the 5th av side of the first loft in the new Rogers Peet Building at 5th av and 41st st. The same brokers also leased for Mrs. Charles H. Senff the 4-sty dwelling at 300 Madison av to the Lady Baltimore Cake Shop; for W. B. Thom his 2-sty garage at 237 West 69th st to George Legg; and space in the Putnam Building on Broadway for Vincent Astor to the publishers of the Dramatic Mirror.

S. H. RAPHAEL & CO. subleased for the Mecca Enterprise, the store, at 111 and 113 West 125th st, to the Kaufman Shoe Co., for 10 years, at an aggregate rental of about \$35,000.

GEO. R. READ & CO. leased the 4-sty building at 1439 Broadway for Ritchie & Cornell to the George E. Keith Co., manufacturers of shoes, at an aggregate rental of about \$100,000.

DOUGLAS ROBINSON, CHARLES S. BROWN & CO. leased for the Adams Express Building Co., to the Perley Morse Co., offices on the 24th floor of the Adams Express Building.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Horace S Ely & Co. leased for John M. Dickinson, 66 West 12th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mary Temple 32 West 11th st; for Dr. Theodore C. Janeway, 131 East 60th st; for Mrs. Emily Vanderpoel, 723 Park av, and for Franklin D. Roosevelt, 49 East 65th st, furnished.

SPEAR & CO. have rented for Julius Wiles Sons the 2d loft in 62-64 9th av to Eureka Pneumatic Spray Co; for the Wilward Realty Co. the 6th loft in 15 West 17th st to Wohl Raeder Co.; for Lewis S. Samuels the 5th loft in 476-478 Broome st to David Knochnal; for Louisa Appell the 10th loft in 510-512 6th av to Max Beckerman, and for Bertfield Realty Co. the top loft in 28-30 West 20th st to Barnett Savitch.

HENRY TRENKMANN has leased a loft in 39-41 West 29th st to the Century Dress Co., and a loft in 157 Grand st to Matusow & Mershon.

WILLIAM A. WHITE & SONS have leased the store at 1230 3d av to Paul E. Lux.

Bronx.

TREBOR SUPPLY CO., dealer in engine packings and supplies, has leased the store at 280 Morris av from John Reebers' Sons.

Suburban.

COMMERCIAL TRUST CO. of Jersey City, N. J., leased, through Louis Schlesinger, Inc., to William Gray, the 2-sty building, 554 Broad st, Newark.

J. K. MOORS leased at Rye, N. Y., bungalows to H. B. Whelpley, R. W. Howell, James F. Kenney, W. D. Zink and F. E. Goett.

ALFRED E. SCHERMERHORN has leased at Southampton, L. I., for Mrs. Frank H. Corwith her cottage in the east side of Main st to Joseph E. Stevens; for James D. Sawyer "The Homestead" in the east side of Main st to Henry M. Ward; for Mrs. Edward Mitchell "Bonnie Dune" in the south side of Gin lane to Mrs. Howard C. Dickinson; for Mrs. Sybil M. Atkinson cottage on the north side of Shinnecock rd to F. Livingston Pell; for Joseph P. Knapp "Tenacre" on the north side of Great Plains rd to Harrison Williams; for W. A. Putnam "Midfields" in the east side of Halsey's Neck lane to Henry W. de Forest; for Mrs. Marie Louise Linderskold cottage at the northwest corner of Meeting House lane and Lewis st to P. Stuyvesant Pillot; for L. F. Jennings cottage in the east side of Main st to the Myrtle Bowman Co., Inc., and for William Davidson cottage in the west side of Willis av to Mrs. Walter B. Hofer.

LOUIS SCHLESINGER, INC., leased for Oscar Michael to I. Blyn & Sons, shoe dealers, the building at 689 Broad st, Newark, which will be operated as one of their retail stores.

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 17 to 23	1913 July 18 to 24
Total No.	125	135
Assessed value.	\$6,547,300	\$6,113,250
No. with consideration.	20	21
Consideration.	\$553,000	\$431,363
Assessed value.	\$628,000	\$541,000
Jan. 1 to July 23 Jan. 1 to July 24		
Total No.	4,340	4,861
Assessed value.	\$289,848,708	\$286,215,772
No. with consideration.	459	705
Consideration.	\$19,123,646	\$28,236,669
Assessed value.	\$19,782,421	\$29,673,162

Mortgages.

	1914 July 17 to 23	1913 July 18 to 24
Total No.	57	96
Amount.	\$711,130	\$2,585,220
To Banks & Ins. Cos.	10	21
Amount.	\$199,000	\$1,062,500
No. at 6%.	22	41
Amount.	\$153,745	\$1,287,490
No. at 5½%.	5	5
Amount.	.....	\$297,500
No. at 5%.	14	19
Amount.	\$301,000	\$483,750
No. at 4½%.	.....	4
Amount.	.....	\$118,000
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	1
Amount.	.....	\$40,000
Interest not given.	21	26
Amount.	\$256,385	\$358,480
Jan. 1 to July 23 Jan. 1 to July 24		
Total No.	2,578	3,150
Amount.	\$80,515,454	\$129,391,884
To Banks & Ins. Cos.	581	864
Amount.	\$35,619,230	\$77,256,150

Mortgage Extensions.

	1914 July 17 to 23	1913 July 18 to 24
Total No.	42	48
Amount.	\$2,387,300	\$2,131,000
To Banks & Ins. Cos.	7	29
Amount.	\$322,000	\$1,750,500
Jan. 1 to July 23 Jan. 1 to July 24		
Total No.	1,283	1,179
Amount.	\$68,048,585	\$46,611,052
To Banks & Ins. Cos.	443	402
Amount.	\$42,961,560	\$26,904,200

Building Permits.

	1914 July 18 to 24	1913 July 19 to 25
New buildings.	10	10
Cost.	\$726,550	\$778,000
Alterations.	\$167,995	\$253,965
Jan. 1 to July 24 Jan. 1 to July 25		
New buildings.	280	386
Cost.	\$28,332,190	\$36,143,315
Alterations.	\$7,806,934	\$8,501,537

BRONX.

Conveyances.

	1914 July 17 to 23	1913 July 18 to 24
Total No.	130	340
No. with consideration.	16	14
Consideration.	\$141,616	\$52,550

Jan. 1 to July 23 Jan. 1 to July 24

Total No.	3,806	3,951
No. with consideration.	296	478
Consideration.	\$4,126,843	\$3,972,022

Mortgages.

	1914 July 17 to 23	1913 July 18 to 24
Total No.	112	301
Amount.	\$854,732	\$803,693
To Banks & Ins. Cos.	14	2
Amount.	\$176,000	\$35,000
No. at 6%.	44	27
Amount.	\$328,470	\$99,348
No. at 5½%.	4	11
Amount.	\$20,500	\$33,600
No. at 5%.	26	239
Amount.	\$238,282	\$490,514
Unusual rates.	1	1
Amount.	\$42,500	\$431
Interest not given.	37	23
Amount.	\$224,980	\$179,800

Jan. 1 to July 23 Jan. 1 to July 24

Total No.	2,422	2,822
Amount.	\$21,453,872	\$26,600,678
To Banks & Ins. Cos.	250	254
Amount.	\$4,948,851	\$4,584,641

Mortgage Extensions.

	1914 July 17 to 23	1913 July 18 to 24
Total No.	16	9
Amount.	\$210,950	\$118,900
To Banks & Ins. Cos.	2	1
Amount.	\$47,500	\$30,000

Jan. 1 to July 23 Jan. 1 to July 24

Total No.	458	347
Amount.	\$9,260,950	\$6,623,680
To Banks & Ins. Cos.	83	68
Amount.	\$2,589,400	\$2,130,500

Building Permits.

	1914 July 17 to 23	1913 July 18 to 24
New buildings.	13	7
Cost.	\$435,900	\$132,350
Alterations.	\$7,950	\$48,125

Jan. 1 to July 23 Jan. 1 to July 24

New buildings.	477	605
Cost.	\$11,544,292	\$16,326,806
Alterations.	\$777,640	\$681,245

BROOKLYN.

Conveyances.

	1914 July 16 to 22	1913 July 17 to 23
Total No.	578	428
No. with consideration.	92	56
Consideration.	\$692,429	\$192,187
Jan. 1 to July 22 Jan. 1 to July 23		
Total No.	13,656	13,907
No. with consideration.	1,408	1,218
Consideration.	\$9,149,621	\$7,199,433

Mortgages.

	1914 July 16 to 22	1913 July 17 to 23
Total No.	444	328
Amount.	\$1,836,331	\$1,018,704
To Banks & Ins. Cos.	85	81
Amount.	\$358,465	\$382,130
No. at 6%.	192	162
Amount.	\$559,932	\$403,464
No. at 5½%.	102	68
Amount.	\$640,013	\$224,200
No. at 5%.	128	85
Amount.	\$497,592	\$367,105
Unusual rates.	3	1
Amount.	\$5,900	\$400
Interest not given.	19	12
Amount.	\$132,894	\$23,535

Jan. 1 to July 22 Jan. 1 to July 23

Total No.	9,975	10,022
Amount.	\$42,522,695	\$39,772,692
To Banks & Ins. Cos.	2,067	2,344
Amount.	\$16,391,929	\$15,076,688

Building Permits.

	1914 July 16 to 22	1913 July 18 to 24
New buildings.	76	53
Cost.	\$582,535	\$660,600
Alterations.	\$60,950	\$86,870
Jan. 1 to July 22 Jan. 1 to July 24		
New buildings.	2,821	2,139
Cost.	\$25,986,795	\$18,436,190
Alterations.	\$1,741,912	\$2,243,445

QUEENS.

Building Permits.

	1914 July 16 to 22	1913 July 18 to 24
New buildings.	94	60
Cost.	\$377,265	\$353,210
Alterations.	\$8,280	\$8,536
Jan. 1 to July 22 Jan. 1 to July 24		
New buildings.	2,886	2,581
Cost.	\$13,340,365	\$9,205,341
Alterations.	\$685,427	\$784,998

RICHMOND.

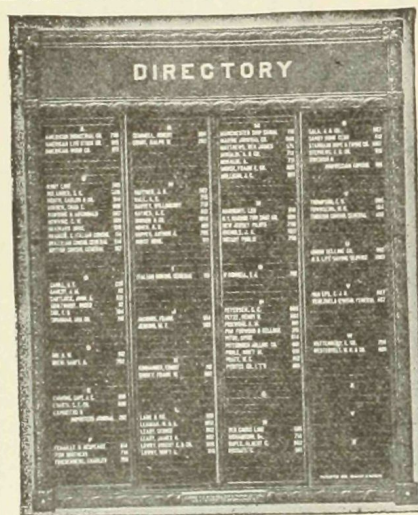
Building Permits.

	1914 July 16 to 22	1913 July 17 to 23
New buildings.	25	33
Cost.	\$137,750	\$127,225
Alterations.	\$6,730	\$2,725
Jan. 1 to July 22 Jan. 1 to July 23		
New buildings.	724	600
Cost.	\$1,239,318	\$1,266,821
Alterations.	\$145,751	\$157,825

REAL ESTATE NOTES.

THE BOARD OF ESTIMATE will meet on Thursday, July 30.
GOODALE, PERRY & DWIGHT, INC., have been appointed agents for 961 Hoe av.

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HENRY BRADY has moved his offices to 200 West 23d st, southeast corner of 7th av, and opened a Bronx office at 3208-3210 3d av.

JOHN L. DE SAULLES is the buyer of the 4-sty dwelling 22 East 78th st, sold several weeks ago, through Francis B. Robert.

H. KALLMAN & CO. have opened offices at 2840 8th av, where they engage in a general real estate and insurance business.

SCHINDLER & LIEBLER have been appointed agents for 174 East 74th st, 154 East 113th st, 332 East 79th st, 317 East 75th st and 72 East 113th st.

ST. JAMES ROMAN CATHOLIC CHURCH has taken title from Eugene F. O'Connor to the strip, 3.6x2.5x2.6, at the southerly intersection of New Bowery and James st. It adjoins the school connected with the church.

MARY B. BRANDEGEE is the purchaser of 20-22 Worth st, sold recently through Daniel Birdsall & Co. Mrs. Brandegee owns 18 Worth st and 85 to 89 Thomas st and now controls a plot 75x180.

FRANK A. MUNSEY CO. is the lessee of the three top floors of the 20-sty building to be erected at 6 to 10 West 40th st. The lease is for 10 years at a rental of about \$22,500 a year. The Munsey Co. is now located on lower 5th av.

TIMES SQUARE REALTY & Construction Co. is the buyer of the two vacant lots, 50x150, on the west side of Sherman av, 250 ft south of 20th st, reported sold recently by Walter S. Logan, through John N. Golding.

GEORGE S. HAGERMAN, formerly of Hagerman, Hall & Byrnes, at 371 Fulton st, Brooklyn, has left that firm and opened offices in the same building, where he will transact a general real estate and insurance business.

DOUGLAS L. ELLIMAN & CO. have been appointed agents by the Horatio Realty Co., Samuel A. Herzog, president, for the 13-sty building being erected at the southeast corner of Park av and 54th st.

GEORGE H. GRAY, of the firm of Howard C. Pyle & Co., has been appointed acting treasurer of the Brooklyn Board of Real Estate Brokers to take the place of the late William H. Smith, the auctioneer, who held the position for several years.

ALBERT B. ASHFORTH announces that he was interested only as broker in the deal which will result in the establishment of a market in the former Stern Brothers store in West 23d st. He states that he is not connected in any way with the syndicate which will manage it, but will be appointed agent for the property.

MRS. JULIET K. LAMONT, widow of Daniel S. Lamont, transferred, as a gift, the dwelling at 32 West 48th st to Florence B. de Peyster, of Chicago, daughter of the late Dr. Joseph D. Bryant. Mrs. Annette Bryant, widow of Dr.

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GEO. B. CORTELYOU, President

Bryant, has transferred the house to Mrs. Lamont in payment of a debt which her husband owed Mr. Lamont.

WILLIAM J. McPHILLIAMY, for the last six years associated in the real estate business with the late William H. Smith, and August Holman, also an associate of Mr. Smith, have leased room 402 in the Real Estate Exchange Building, 189 Montague st, where they will transact a general real estate and auction business.

PERCY S. AND JESSE C. STRAUS have acquired title from John H. Towle to his fifth interest in three lots on which the Macy store is built, which the former held under lease. The lots have 48.2 ft. frontage on Broadway, 56 ft. north of 34th st, 75 ft. in 35th st, and 50 ft. in 34th st. The consideration was \$107,500. Six other persons own the other four-fifths interest.

UNITED STATES GOVERNMENT has taken title from Fannie S. Morton to the 3-sty dwelling, 566 Mott av, on lot 25x102.2, for a stated consideration of \$17,742. With this purchase the government owns the entire block bounded by Mott av, Spencer pl, 149th and 150th sts, 279.10x276.3x196.3x191 ft., which will be the site of the proposed Bronx post office.

EDGEEMERE TAXPAYERS' ASSOCIATION have elected the following officers: Jacob Leberman, president; Lewis H. May, vice-president; Edward Levinson, secretary, and John Schmieg, treasurer. The association will give a regular annual dinner, at which the borough officials will be present. The committee in charge consists of Henry Leerburger, Herman Josias, Samuel Loewy, David Steckler, P. J. Brennan and Aaron Stern.

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 WILLIAM J. CASSIDY—premises 788 11th av, valued at \$13,000.

BENJAMIN EMANUEL—305 East 90th st, \$24,000.

SOPHIA SCHUSTER—2231-2233 2d av, \$32,000.

FLORA UNGER—50 West 117th st, \$29,000.

ALFRED M. WOOD—405 West 147th st, \$12,000.

ISABELLA JEX—1231-1235 Broadway, 45-47 West 30th st and 500 6th av, \$747,500; 456 West 152d st, \$10,000; 460 West 152d st, \$10,000.

THEODORA BAILEY—864 Broadway, \$109,000.

MARY E. ELDRIDGE—741 East 133d st, \$3,800.

ROBERT FANNING—82 Lewis st, \$8,000; 84 Lewis st, \$8,000; 1622 1st av, \$11,000; 579 1st av, \$17,000; 622 West 47th st, \$11,000; 157 East 117th st and 159 East 117th st, each \$7,500.

CHRISTINA VAN BRUNT—153 Watt st, \$7,500.

KATIE ROSENKRANZ—540 East 89th st, \$20,814.

PHILIP LUTHER—873 Cauldwell av, \$15,000.

EDWARD A. KRAUSSMAN—249 West 132d st, \$11,000.

ADRIENNE O. FITZIPIO—730 Lexington av, \$32,500; 112 West 17th st, \$27,000.

HENRY H. ROGERS—3 East 78th st, \$300,000; 38 East 38th st \$115,000; 68 East 58th st, \$120,000; block 2878, lot 120, on Andrews and Montgomery avs, Bronx (ownership still in dispute), \$114,000.

BENJAMIN ALTMAN—Premises partly leasehold and partly fee, comprising the entire block bounded by 5th av, Madison av, East 34th st and East 35th st, \$6,194,500 for the land in fee, and \$160,000 for the leasehold parcels, with all rights of the lessee; the main building, exclusive of the property on Madison av in course of construction, \$3,750,000; the building under construction up to Oct. 7, 1913, \$159,028; also block front on east side of 5th av, from 30th to 31st st, 164.5 ft. in 30th st and 200 ft. in 31st st, \$2,508,500; the northeast corner of 5th av and 36th st, 38.9x147, \$813,000; Columbia College leaseholds, 626 5th av and 1 West 50th st, \$150,000; 1 East 35th st, \$150,000; 156-158 West 127th st, \$38,800; 207-213 East 36th st and 206-210 East 37th st, \$300,000; northeast corner of Riverside dr and 88th st, 103.7x241.4, \$300,000; land at Fort Washington av and Haven av, West 17th to West 178th sts, with frontage on Northern av, West 177th to 178th st, 1/2 interest, \$334,000.

OBITUARY

BENJAMIN E. HALL, a lawyer, with offices at 32 Nassau st, and a home at 15 West 83d st, died on Tuesday, aged 52, at Plattsburg, N. Y. He was at one time a State Tax Commissioner and was well versed in municipal law and government. He is survived by a widow and four children.

EDWARD C. DODD, of Glen Ridge, N. J., for many years an official of the Essex County Mutual Insurance Co. at Bloomfield, N. J., died on Thursday at the home of his son, Nelson Dodd, in Rochester, N. J. He was 67 years old and is survived by a widow and a son.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

A possible improvement in the condition of the auction market may be indicated by the sale of the "Bonavista" apartment house at 362 Riverside drive to the Arrow Realty Co., plaintiff, for \$625,000, which is \$5,556 below existing encumbrances. The property is subject to a mortgage of \$550,000 and other items aggregating \$80,556. It is understood that the building will be offered for resale. A. P. W. Kinnan is interested in the purchasing company.

When it is remembered that of late, high-class properties, involving large sums of monies, have been knocked down to parties in interest for considerably less than incumbrances and deficiency judgments obtained, the present sale, while an isolated instance, may be viewed in a favorable light.

Another rare occurrence just contrary to the above case was the sale of a building at foreclosure for a price which left a balance for the defendant. In this instance, the sale of the southwest corner of Willis avenue and 144th street, there was a surplus of \$2,000 for the defendant, Ray Solomon. The property was struck down for \$9,000 above a mortgage for \$16,000, to Isaac E. Brown.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 24, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Mangin st, 25 (*), ws, 125 n Broome, 25x100, 5-sty bk tnt; due, \$11,869.09; T&c, \$937.92; Union Trust Co of N. Y., 11,000

39TH st, 218 W (*), ss, 187 w 7 av, 20x98.9, 3-sty & b bk dwg; due \$9,808.05; T&c, \$617.52; Jennie B Crispell, 25,000

103D st, 79 E (*), nwc Park av (No. 1382), 27x75, 5-sty bk tnt & str; due, \$24,609.69; T&c, \$232.60; Wm Jay et al, exrs, 24,500

107TH st, 304 E, ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & str; Action 3; due, \$15,934.60; T&c, \$176.24; Hospital Estates, Inc, 15,300

107TH st, 306 E, ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; action 1; due, \$15,934.60; T&c, \$192.02; Hospital Estates, Inc, 15,600

107TH st, 308 E, ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & str; Action 2; due, \$15,934.60; T&c, \$225.96; Hospital Estates, Inc, 15,300

109TH st W, see Riverside dr, 362.

119TH st, 70 W (*), ss, 202 e Lenox av, 17x100.11, 3-sty stn tnt; due, \$13,128.74; T&c, \$250; Helena D K Hulst, 1,000

116TH st, 329 E (*), ns, 316.8 e 2 av, 16.8x100.11, 3-sty & b stn dwg; due, \$2,271.42; T&c, \$532.10; sub to pr mtg \$6,000; Sadie Bernard, 7,000

133D st, 15-7 W (*), ns, 210 w 5 av, 50x99.11, 6-sty bk tnt & str; due, \$41,600.39; T&c, \$2,087.44; Lincoln Trust Co, 40,000

133D st, 19-21 W (*), ns, 260 w 5 av, 50x99.11, 6-sty bk tnt & str; due, \$42,698.57; T&c, \$1,160.75; Lincoln Trust Co, 40,000

144TH st, 509 W, ns, 133.9 w Ams av, 16.6x99.11; due, \$8,155.81; T&c, \$525.95; H Powell, 7,875

Park av, 1382; see 103d, 79 E.

Riverside dr, 362 (*), see 109th, 151.10x100, 10-sty bk tnt; due, \$32,723.27; T&c, \$47,833.80; sub to a pr mtg \$550,000; Arrow Realty Co, 629,194

HENRY BRADY.

Pike st, 54 (*), ws, 25 n Monroe, 24x86, 5-sty bk tnt & str; due, \$25,176.68; T&c, \$733.79; Kath Chambers, 24,500

Lenox av, 186, es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; due, \$16,705.09; T&c, \$1,207.82; withdrawn.

Lenox av, 646-S, es, 74.11 s 143d, 50x85, 6-sty bk tnt; due, \$24,304.14; T&c, \$1,599.62; Adolf Mandel, 42,750

M. MORGENTHAU JR. CO.

56TH st, 244 W (*), ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; due, \$7,242.97; T&c, \$2,200.23; sub to 1st mtg \$32,000; Annie E Copeland, 41,000

104TH st, 18 W, ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; adj sine die.

DANIEL GREENWALD.

Rivington st, 5 (*), ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & str; due, \$6,723.91; T&c, \$1,900.09; Hannah Sulivan, 30,500

JAMES L. WELLS.

121ST st, 157 W (*), ns, 110 e 7 av, 18x100.11, 3-sty & b stn dwg; due, \$15,776.67; T&c, \$140.95; Helen R Rennell, 12,500

L. J. PHILLIPS & CO.

117TH st, 328 E (*), ss, 350 e 2 av, 25x100.11, vacant; due, \$7,877.19; T&c, \$380.70; Kath R Jackson et al, trstes, 7,000

D. PHOENIX INGRAHAM.

Market st, 11 (*), ws, 25 s E Bway, 25x90, 4-sty bk tnt & str, 25 & 4-sty bk rear tnt; due, \$21,138.77; T&c, \$425; Annie J Gruner et al, 21,000

SAMUEL MARX.

17TH st, 206 W, see 7 av, 106-10.

53D st, 331-3 W (*), ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2-4-sty bk tnts; due, \$10,803.09; T&c, \$392.64; Geo B Lanck, Commr, 11,600

7TH av, 106-10 (*), ws, 52.11 s 17th, runs w79x52.11 to 17th (No 206) xw20x5104.11x e99x52 to beg, 12-sty bk loft & str bldg; due, \$66,814.30; T&c, \$2,267.15; Oscar J Mayer. (Corrects error in issue of May30 when consideration was \$50,000.) 240,000

SAMUEL GOLDSTICKER.

117TH st, 302 E (*), ss, 84.10 e 2 av, 20.2x100.11, 4-sty stn tnt; due, \$9,966.99; T&c, \$680.82; Jno A Stewart et al, trstes, 10,000

Total \$1,032,619
Corresponding week 1913..... 522,822
Jan 1, 1914 to date..... 20,701,012
Corresponding period 1913.... 27,708,680

Bronx.

The following are the sales that have taken place during the week ending July 24, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Fox st, 989, ws, 485.1 n 163d, 100x104.2, 3-sty stn dwg; due, \$4,314.81; T&c, \$568.34; sub to a mtg of \$23,200; adj sine die.

141ST st, 486 E (*), ss, 141.8 w Brook av, 37.6x100, 5-sty bk tnt; due, \$29,911.25; T&c, \$639.84; Eliz Dunham et al exrs, 30,000

166TH st, 443-7 E, ns, 222 e Park av, 62x90, 6-sty bk tnt; due, \$7,323.90; T&c, \$—; mechanics lien; Fort Masonry Co, Inc, 100

187TH st E (*), ss, 120.9 w Southern blvd, 25x125x26.5x125, vacant; due, \$3,262.31; T&c, \$164.71; sub to a first mtg of \$2,500; Henry M Powell, 3,000

241ST st E (*), ns, 475.5 e White Plains av, 50x100; due, \$691.28; T&c, \$1,415.10; Jno R Wheaton et al exrs, 750

BRYAN L. KENNELLY.

23D st E, ss, 280 e Barnes av, 25x114; due, \$218.82; T&c, \$117.51; Clarence C Rogers, 575

HERBERT A. SHERMAN.

227TH st E, ss, gore lot 62, 130x114x—, map Wakefield; due, \$853.68; T&c, \$150; Conrad Weitzel, 3,150

CHARLES A. BERRIAN.

Boston rd, 1351-3 (*), ws, 251.9 s Jefferson pl, 35.11x131x37.6x142, 2-sty fr bldg & str and 2-sty bk & fr theatre; due, \$6,778.67; T&c, \$170; Franciska B Hohmann, 19,000

SAMUEL GOLDSTICKER.

Elizabeth st, see Bronx blvd.
Julianna st, see Bronx blvd.

221ST st E (*), nec White Plains rd, 80x114.4; action 2; due, \$6,912.76; T&c, \$639.56; Chas Boroni, 21,850

Barker av, see Bronx blvd.
Bronx blvd, Julianna, Barker av, Elizabeth, blk, & C, 200x225; due, \$6,693.16; T&c, \$3,843.30; Chas Boroni, 9,000

White Plains rd, nec 221st, see 221st st E, nec White Plains rd.

ANTHONY V. CAGGIANO.

241ST st E (*), nwc Martha av, 100x100, vacant; Sheriff's sale of all right, title, &c, which Germansky Constn Co had on Jan17 '11, or since; M Zambetti, 350
Martha av, nwc 241st, see 241st st E, nw c Martha av.

Total \$87,775
Corresponding week 1913..... 627,109
Jan 1, 1914 to date..... 3,911,041
Corresponding period 1913..... 8,519,916

Brooklyn.

The following are the sales that have taken place during the week ending July 22, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

WALDORF COURT, ns, 140 w 17th, 40x112.6; E R Strong Co..... 8,500.00

E 26TH ST (*), es, bet Av Z & Voorhies av, Lot 25; Tax Lien Co of N Y.... 600.00

E 28TH ST (*), ws, bet Av Z and Voorhies av, Lots 55 & 56; Tax Lien Co of N Y 400.00

65TH ST (*), sws, 300 se 20 av, 60x100; Gustave Liebscher 500.00

NATHANIEL SHUTER.

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, 20x100; also FOSTER AV, see Troy av, 20x100; Henry Waltemade, 1,000.00

47TH ST, ns, 280 e 5 av, 20x100.2; withdrawn
47TH ST, ns, 300 e 5 av, 20x100.2; withdrawn
47TH ST, ns, 360 e 5 av, 20x100.2; withdrawn
2D AV, nec 58th, 25x80; action 1; Chamberlain of the City of N Y..... 5,000.00
2D AV, es, 25.2 n 58th, 25x80; Chamberlain of the City of N Y..... 5,000.00

Directory of Real Estate Brokers

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th; Ward; adj Oct 21
 LOT 4 (*), blk 1353, sec 5; Henry Seinfel 3,700.00
 FREDERICK B. SNOW.
 BUTLER ST, ns, 90 w 5 av, 20x144.9x 20x144.8; Robert Dalton 3,050.00
 CROPSEY AV, nes, intersec nws 18 av, 96.10x40; also 18TH AV, nws, 140 ne Cropsey av, 100x96.8; also LOTS 368, 369, 370, 371, 372, Map of land of Asa W Parker, Bath Beach; Manuel Menendez 24,300.00
 WILLIAM P. RAE.
 10TH ST, ns, 195.4 e 8 av, 19.6x92.6; adj Aug 5
 CHAS. SHONGOOD.
 W 8TH ST (*), ws, 360 s Av R, 20x100; Sophie Rackenbrandt 3,600.00
 Total \$55,650.00
 Corresponding week, 1913 341,525.00

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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 25
 No Legal Sales advertised for this day.

JULY 27.
 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. Gritenhagen, sheriff; Danl Greenwald.

JULY 28.
 CHERRY ST, 277-81, swc Jefferson (No. 76-8), 75x94.8, 3 & 6-sty bk loft & str bldg; Mary E Hazelton—Jno M Dempsey et al; Alex Thain (A), 38 Park Row; Louis Wendel, Jr (R); partition; Henry Brady.

JEFFERSON ST, 76-8; see Cherry, 277-81.
 ST MARK'S PL, 37; see 2 av, 133.
 50TH ST, 224-32 W, ss, 250 e 8 av, 75x100.5, 7-sty bk tnt; Jos L Graf et al—Bonwit Realty Co et al; Weed, Henry & Meyers (A), 62 William; Dallas Flannagan (R); due, \$59,428.31; T&c, \$2,309.50; sub to mtg \$135,000; mtg recorded Apr8'10; Joseph P Day.

62D ST, 144 E, ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; Geo W Wickersham—Rosalie Joel et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Robt L Luce (R); due, \$17,360.36; T&c, \$806.80; Joseph P Day.

81ST ST, 204-6 W, ss, 137.6 w Ams av, 37.6x 100.2, 5-sty bk tnt; Ellis Hyman—San Diego Realty Co, Inc, et al; London & Davis (A), 55 Liberty; Wm H Hirsh (R); due, \$11,433.67; T&c, —; sub to 1st mtg \$45,000; Joseph P Day.

95TH ST, 335 E, ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Harriett B Morse et al—Robt Smolka et al; Martin, Fraser & Speir (A), 20 Exchange pl; Chas E Heydt (R); due, \$21,524.01; T&c, \$790.55; mtg recorded Mar9'00; Joseph P Day.

133D ST, 206 W, ss, 175 w 7 av, 37.6x99.11, 5-sty bk tnt; Jas C Brown—Edwin S Alton et al; Lord, Day & Lord (A), 49 Wall; A Walker Otis (R); due, \$29,605.00; T&c, \$1,130.92; Herbert A Sherman.

MADISON AV, 220, ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; Metropolitan Life Ins Co—Ruth N Heinze et al; Dean, Tracy & McBarron (A), 160 Bway; Chas L Hoffman (R); due, \$149,846.16; T&c, \$2,872; mtg recorded Mar29'10; Joseph P Day.

2D AV, 133, nwc St Mark's pl (No 37), 48x120, 2-sty bk theatre; Aaron Wartels—Saml Aug- enblick Co et al; Marks & Marks (A), 63 Park Row; Percival H Gregory (R); due, \$18,609.55; T&c, \$1,005.04; Joseph P Day.

JULY 29.
 134TH ST, 181 W, ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; Henry D Brewster—Mary J Hughes et al; Edw H Tatum (A), 20 Broad; Paul M Crandall (R); due, \$4,724.49; T&c, \$313; sub to prior mtg \$13,000; Jos P Day.

JULY 30.
 96TH ST, 324 W, ss, 266.8 w West End av, 41.8x 100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$38,412.38; T&c, \$796.50; Joseph P Day.

LEXINGTON AV, 1701, es, 46.11 s 107th, 27x 82.9, 4-sty stn tnt & str; Marie L Constable —Saml Hanes et al; Fuller & Prest (A), 145 Nassau; Benj Tuska (R); due, \$19,429.51; T&c, \$687.43; James L Wells.

JULY 31.
 9TH ST, 1 E; see 5 av, 23.
 59TH ST, 41 E, ns, 90.6 e Mad av, 16.2x100.5, 4-sty stn tnt & str; Mary J McNamee—Cath R Chenoweth et al; action 1; Alvan R Johnson (A), 189 Montague, Bklyn; Wm T Quinn (R); due, \$23,701.49; T&c, \$452.20; sub to three mtgs aggregating \$43,000; Henry Brady.

112TH ST, 26-30 W, ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; Bernard Galewski—Blitzen Realty Co et al; David Galewski (A), 299 Bway; Philip J McCook (R); due, \$15,634.38; T&c, \$1,112.70; sub to pr mtgs aggregating \$75,000; mtg recorded Dec21'12; Joseph P Day.

181ST ST, 750 W; see Ft Washington av, 454-66.
 COLUMBUS AV, 35, es, 20.5 s 61st, 20x70.6, 4-sty stn tnt & str; Mary J McNamee—Cath R Chenoweth et al; action 2; Alvan R Johnson (A), 189 Montague, Bklyn; Wm T Quinn (R); due, \$13,249.69; T&c, \$363.43; sub to 2 mtgs aggregating \$20,000; Henry Brady.

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SPECIAL ATTENTION GIVEN TO
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Legal Sales, Manhattan (Continued.)

FT WASHINGTON AV, 454-66, sec 181st (No 750), runs s173.10xe100.xn10xe32.2xn150xw140.6 to beg, 6-sty bk tnt & str; Louis Fagin—Brown Weiss Realities et al—Wm Hauser (A), 100 William; Fredk C Leubuscher (R); due, \$622.17; T&c, \$4,750.90; sub to mtgs aggregating \$405,000; Joseph P Day.
5TH AV, 23, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; Bowery Savgs Bank—Danl E Sickles et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, \$96,833.00; T&c, \$10,444.26; Joseph P Day.
5TH AV, 25, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwg, 2-sty ext; Bowery Savgs Bank—Otto Werber et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, \$33,033.75; T&c, \$4,913.03; Joseph P Day.

AUG. 1.
No Legal Sales advertised for this day.

AUG. 3.
10TH ST, 31-3 E, ns, 204.3 e University pl, 44.5x 94.9, 8-sty bk loft & str bldg; Warren W Foster et al—Susanna S Minturn et al; Jacob Newman (A), 61 Bway; Almuth C Vandiver (R); due, \$136,562.47; T&c, \$2,588.84; Joseph P Day.
24TH ST, 43-7 W, ns, 200.6 e 6 av, 62.6x98.9, 12-sty bk loft & str bldg; Max Kobre—Rosdorf Co et al; Strauss & Singer (A), 27 Cedar; Isidor Wels (R); due, \$30,124.27; T&c, \$3,895.00; sub to 1st mtg of \$305,000; Joseph P Day.

Bronx.

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

JULY 25.
No Legal Sales advertised for this day.

JULY 27.
144TH ST, 388 E; see Willis av, 407.
WILLIS AV, 407, swc 144th (No 388), 25x84, 5-sty bk tnt & str; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuburger (A), 115 Bway; Alex Karlin (R); due, \$5,726.25; T&c, \$412.54; sub to mtg \$16,000; M Morgen-thau, Jr, Co.

JULY 28.
175TH ST, 731 E, nec Clinton av (No 1810), 90.2x19.5, 4-sty bk tnt; Ella H Holgate—Holyoke Realty & Constn Co et al; Madison J H Ferris (A), 59 Wall; W Stebbins Smith (R); due, \$14,844.11; T&c, \$313.54; Geo Price.

261ST ST, 400 W, swc Tyndall av, 37x100, 2-sty fr dwg; Frances H Leavitt—Forster Property Builders et al; Hunt, Hill & Betts (A), 165 Bway; Jos R Truesdale (R); due, \$2,781.24; T&c, \$393.07; sub to 1st mtg of \$8,000; Jos P Day.

BAYCHESTER AV, ws, 75 s Mace av; see De Reimer av, ws, 25 s Stillwell av.
BOSTON RD, 991-5; see 3 av, 3300-8.
CLINTON AV, 1810; see 175th, 731 E.
DE REIMER AV, ws, 25 s Stillwell av, 150x100; DE REIMER AV, es, 25 s Stillwell av, 200x 100; BAYCHESTER AV, ws, 75 s Mace av, 50x80; DE REIMER AV, es, 275 s Waring av, 25x100; DE REIMER AV, sec Waring av, 50x100; STILLWELL AV, ss, whole front bet Edson & Baychester avs, —25; Franklin Soc for Home Bldg & Savgs—Jno P Wenninger et al; Ferriss & Storek (A), 165 Bway; Hyman Pouker (R); due, \$19,635.31; T&c, \$2,204.59; Herbert A Sherman.

STILLWELL AV, ss, from Edson to Baychester av; see De Reimer av, ws, 25 s Stillwell av.
TYNDALL AV, swc 261st; see 261st, 400 W.

WARING AV, sec DeReimer av; see De Reimer av, ws, 25 s Stillwell av.

3D AV, 3300-8, nec Boston rd, 115x—x to Boston rd (Nos 991-5) x159x—, 3-6-sty bk tnts & str; N Y Life Ins & Trust Co—Arthur G Fuchs et al; Emmet & Parish (A), 52 Wall; Nathan Gordon (R); due, \$84,869.23; T&c, \$3,528.72; Geo Price.

JULY 29.
No Legal Sales advertised for this day.

JULY 30.
178TH ST, 200 E; see Grand blvd & Concourse, 1942.
GRAND BLVD & Concourse, 1942, sec 178th (No 200), 37.7x106.5x36x95.5, 2-sty fr dwg; Amer Swedenborg Printing & Publishing Soc—Hagemann Constn Co et al; Edmond C Brown (A), 233 Bway; Timothy A McCarthy (R); due, \$13,047.28; T&c, \$2,225.50; mtg recorded Jun 3 5'09; Jos P Day.

JULY 31.
224TH ST, E, ns, 160 w White Plains rd, 20x 114; Anna Young—David M Meverson et al; Shaw & Landon (A), 29 Bway; Edw D Dowling (R); due, \$3,328.58; T&c, \$465.83; Jos P Day.

BRIGGS AV, 2751, ws, 100 n 196th, 20x90; 3-sty bk dwg; Marian H Erbacher et al—Nannie S McLaughlin et al; Michl B McHugh (A), 115 Bway; J Homer Hildreth (R); due, \$1,431.69; T&c, \$225.09; Geo Price.
FRANKLIN AV, 1391, ws, 73 10 s 170th, 20x95, 2-sty & b bk dwg; Eliz A May et al—Chas J Fahrnenkopf et al; Heironymus Breunich (A), 1461 Washington av; Jos H Fargis (R); due, \$5,191.63; T&c, \$182.27; Jos P Day.
PARK AV, 2954, es, 54.6 s 153d, 54.6x131.6x50x 109.8, 1-sty bk market & vacant; National Bank of Far Rockaway—Alfred C Michaud et al; Erwin Fried & Czaki (A), 15 William; Geo B Hayes (R); due, \$3,853.05; T&c, \$903.60; sub to mtg \$6,000; Geo Price.

AUG. 1.
No Legal Sales advertised for this day.

AUG. 2.
HUNT AV, es, 823.2 s Bronxdale av, 24.10x100; Karoline Behrens—Andrew Kitchen Realty Co Inc, et al; Elfers & Abberley (A), 277 Bway; Clarence Y Palitz (R); due, \$4,034.27; T&c, 204.57; Jacob H Mayers.

Brooklyn.

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

JULY 25.
No Legal Sales advertised for these days.

JULY 27.

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.

JULY 28.

REMSEN ST, ns, 123 e Clinton, 24x100; Realty Associates—Feppard Realty Co, Inc, et al; Harry L Thompson (A), 175 Remsen; Geo B Serenbetz (R); Nathaniel Shuter.

8TH ST, ns, 75 w 8 av, 18x100; 5th Av Savgs & Loan Assn—Eliz G McGowan et al; Jas P Judge (A), 189 Montague; Eugene J Skely (R); James L Brumley.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.

61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-Operative Bldg & Loan Assn—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); James L Brumley.

AV U, ns, 40 e 4th, 20x100; Home Title Ins Co of N Y—Henrietta Snell et al; Henry J Dayenport (A), 375 Pearl; David Hirshfield (R); Fredk B Snow.

CHURCH AV, ss, 80 w New York av, 22.6x90; Albt Berry—Ideal Realty Co et al; Geo C Case (A), 189 Montague; Herbert B Brush (R); Jas L Brumley.

FRANKLIN AV, ws, 69 s Willoughby av, 20.3 x80; also CLASSON AV, ws, 375 6 n DeKalb av, 18.11x85.6; Cornelius O'Connell—Timothy O'Connell et al; Harold Swain (A), 176 Bway; Francis J Sullivan (R); Wm J McPhilliamy.

NEW UTRECHT AV, es, 48.6 n 54th, 20x84.3; Margt A Whitby—Rostof Co et al; Franklin C Haven (A), 189 Montague; Jas P Collins; Fredk B Snow.

LOT 2, block 7656, sec 23d; Michl E Finnigan—Jas M Holland et al; Louis A Brown (A), 44 Court; Jno T Eno (R); Fredk B Snow.

JULY 29.

COMMERCE ST, swc Van Brunt, 55.6x17.0; Catharina Henry—Thos J Moran et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.

ST JOHN'S PL, ns, 223.4 e Underhill av, 41.8x 123.6 Hudson City Savgs Bank—Eddy Glickman Bldg Concreting & Impt Co et al; Hirsch & Newman (A), 391 Fulton; Ruben L Haskell (R); Wm J McPhilliamy.

38TH ST, ss, 260 e 14 av, 20x95.2; Wm N Corneth—Silver Land Impt Co et al; Henry S Goodspeed (A), 37 Liberty; Jas M Fawcett (R); Wm P Rae.

93D ST, sws, 149.10 se 3 av, 25x130.10; Frank McGahan et al—Aug Hildebrandt et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

ALBEMARLE RD, nec Rogers av, 23.7x110.2; Annie F Wallace—Valentine Goetz et al; Harry L Thompson (A), 175 Remsen; Milton Wright (R); Wm P Rae.

CHESTER AV, ws, 30 n Sutter av, 25.2x100; Edw Henshaw—Carolyn Koehlein et al; Arthur O Ernst (A), 170 Bway; Harris G Eames (R); Wm P Rae.

LAFAYETTE AV, ss, 50 e Throop av, 25x100; Wm Allinson—Cathn S Bower et al; Thos C Hughes (A), 215 Montague; Abr Levitt (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 105.6 n Hegeman av, 20x 100; Jno Auer—Bklyn & Queens House & Home Corp et al; Chas H Levy (A), Court; Henry F Wilkie (R); Nathaniel Shuter.

STONE AV, ws, 80 n Truxton, 20x100; Edw G Eckert—Veronica Hanse et al; Thos F Tevlin (A), 375 Fulton st; Emil E Rathgeber (R); Jas C Archer.

JULY 30.

AINSLIE ST, ns, 200 w Manhattan av, 25.4x 111.5; Jos Farber—Aoffie Novak et al; Jos Gans (A), 140 Nassau, Manhattan; Redfield P Malony (R); Wm J McPhilliamy.

CAMBRIDGE PL, ws, 172 n Fulton, 49.3x44x irreg; Josephine F Brown—H B Hill Co et al; Peter P Smith (A), 44 Court; Walter J Keating (R); Wm J McPhilliamy.

ST JOHN'S PL, ss, 180 e Classon av, 103.8x 109.10; Thos F Martin Realty Co—Glatton Holding Co et al; Hovell, McChesney & Clarkson (A), 50 Court; Edgar T Beamish (R); Wm P Rae.

2D ST, ss, 180 w Bond, 20x100; also 2D ST, sec Bond, 20x80; also BOND ST, es, 80 s 2d, 20x 40; Thos C Burns—Mary T Moran et al; Jos P Reilly (A), 189 Montague; Fredk M Ahern (R); Wm P Rae.

47TH ST, ss, 100 e 6 av, 20x100; Harriet K Pringle—Antonio Delessandro et al; Walter L Durack (A), 215 Montague; Francis P Koehler (R); Wm J McPhilliamy.

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, sws, intersec ses 16 av, 20x100.2; Ralph W Long—Thos J Coffey et al; Lawrence B Cohen (A), 64 Wall; Edw Lazansky (R); L J Phillips & Co.

JULY 31.

DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants Co-Operative Mtg Co—Grant R Pitbladdo et al; Milton Hertz (R), 391 Fulton; Sidney F Strongin (R); Nathaniel Shuter.

PACIFIC ST, nwc Hopkinson av, 202x100; Stephen D Pyle et al—Ocean Hill Contracting Co et al; Harvey O Dobson (A), 189 Montague; Wm A Mathis (R); Wm J McPhilliamy.

66TH ST, nes, 204 nw 20 av, 17x100; T Henry Dewey—South Bklyn Homes Corp et al—Cary & Carroll (A), 59 Wall, Manhattan; C Walter Randall (R); Jas L Brumley.

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

76TH ST, nes, 187 nw 20 av, 17x100; Mary E Lanz—South Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.

76TH ST, ns, 100 w 14 av, 22.8x100; Edgar J Phillips et al—South Bklyn Homes Corp et al; Action 5; Cary & Carroll (A); C Walter Randall (R); Jas L Brumley.

76TH ST, ns, 122.8 w 14 av, 22.8x100; same—same; Action 6; same (A); same (R); Jas L Brumley.

76TH ST, ns, 145.4 w 14 av, 22.8x100; same—same; action 7; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 168 w 14 av, 22.8x100; same—same; action 8; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 190.8 w 14 av, 22.8x100; same—same; action 9; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 113.4 w 14 av, 22.8x100; same—same; action 10; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 236 w 14 av, 22.8x100; same—same; action 11; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 258.8 w 14 av, 22.8x100; same—same; action 12; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 281.4 w 14 av, 22.8x100; same—same; action 13; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 304 w 14th av, 22.8x100; same—same; action 14; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 326.8 w 14 av, 22.8x100; same—same; action 15; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 349.4 w 14 av, 22.8x100; same—same; action 16; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 371.10 w 14 av, 22.8x100; same—same; action 17; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 394.8 w 14 av, 22.5x100; same—same; action 18; same (A); same (R); Jas L Brumley.
 76TH ST, ns, 417.1 w 14 av, 22.11x100; same—same; action 19; same (A); same (R); Jas L Brumley.
 77TH ST, ns, 155.4 w 14 av, 22.8x100; Geo B Covington—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 190.8 w 14 av, 22.6x100; Edgar J Phillips et al—S Bklyn Homes Corp et al; action 1; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 213.2 w 14 av, 22.10x100; same—same; action 2; same (A); same (R); Jas L Brumley.
 77TH ST, ns, 236 w 14 av, 22.8x100; same—same; action 3; same (A); same (R); Jas L Brumley.
 77TH ST, ns, 258.8 w 14 av, 22.8x100; same—same; action 4; same (A); same (R); Jas L Brumley.
 77TH ST, ns, 303.10 w 14 av, 22.10x100; Rebecca R Schmidt—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 349.4 w 14 av, 22.8x100; Sarah Salmon—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 394.8 w 14 av, 22.8x100; Margt E De Winter—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 417.4 w 14 av, 22.8x100; Jas Arthur—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 122.8 w 14 av, 22.8x100; Edw S Keller—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 372 w 14 av, 22.8x100; Gertrude Keller—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 100 w 14 av, 22.8x100; Lawyers' Mtg Co—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 326.8 w 14 av, 22.8x100; Kings County Trust Co—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher et al—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
 77TH ST, ns, 168 w 14 av, 22.8x100; Bklyn Soc for the Prevention of Cruelty to Children—S Bklyn Homes Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.

AUG. 1.
No Legal Sales advertised for this day.

AUG. 3.
CHESTNUT ST, ws, 190 n 4th, 20.6x100; Thos F McGee—Hugo Elmhorst et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm J McPhilliamy.

LINWOOD ST, es, 125 s Glenmore av, 25x100; Henry Neugass—Hannah McNally et al; Jos A Whitehorn (A), 201 Bway, Herman S Bachrach (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

JULY 18.
BLEECKER ST, 291; also 7TH AV, sec Bleecker, 39.6x2.5xirreg; Annie L Horn—Jacob Richard et al; G W Ellis (A).

JULY 20.
MONTGOMERY ST, 57; Georgianna B Maclay—Berliner & Greenberg, Inc, et al; Maclay & McBurney (A).

WATER ST, ns, 52.11 w Gouverneur, 46.11x65.11 xirreg; Annie M Diehl—Belsey Krulewitch et al; Stoddard & Mark (A).

131ST ST, ns, 260 e Lenox av, 25x98.11; Manuel A Gonzales—Lillian E Reed et al; Dean, Tracy & McBarron (A).

JULY 21.
STANTON ST, sws, 57 se Norfolk, 23x50; Ignatz Fischer et al—Morris Mandelskorn et al; P Hellinger (A).

12TH ST, nec Washington, 119.6x89.10; Equitable Life Assurance Society of the U S—Duval Co et al; Alexander & Green (A).

65TH ST, ns, 275 se 2 av, 20x100.5; Annie T Renn—Kleinschmidt Magnesic Co et al; C J Lane (A).

JULY 22.
FLETCHER ST, 18; Augustin Merle—Thos H Grossmith et al; Douglas & Minton (A).

GRAND ST, ns, 75 w Wooster, 25x100; Metropolitan Life Ins Co—Hyman Horwitz et al; Woodford, Bovee & Butcher (A).

73D ST, 228 E; Edw Ridley et al—Leopold Kaufmann et al; amended; Uterbart & Graham (A).

AUDUBON AV, nec 177th, 107.11x100; Jeanette Goodrich—Inter-City Land & Securities Co et al; Marks & Marks (A).

EDGEcombe AV, 145-7, and EDGEcombe AV, ws, 675 s 145th st, 40x97.2; two actions; State Bank—Thos L Craik et al; amended; J A Kohn (A).

5TH AV, nwc 14th, 100.3x100; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A).

7TH AV, nes, 105 e Av D, 20x96.8; Aarob Korn Korngold—Ida Kraus; P Hellinger (A).

JULY 23.
HUDSON ST, 561-7; also 11TH ST, 302-4 W; Wm I Jacobs—Jno M Williams et al; H Swain (A).

PRINCE ST, ns, 100 e Sullivan, 25x95.6; Stephen P Sturges, trste—Brown-Weiss Realities et al; J J Speth (A).

26TH ST, 436 W; Jas Forbes—Jos Edelson et al; Goldman, Heidenheimer & Unger (A).

50TH ST, ns, 100 w 10 av, 100x100.5; City Bank of Bayonne—Julius C Hocke et al; amended; S H Kugel (A).

61ST ST, ns, 324.9 e 11 av, 25.3x100.5; Alice R Sprague—Saml Rosenthal et al; Foley & Powell (A).

JULY 24.
LUDLOW ST, 25; also CHERRY ST, 376; also HENRY ST, 93; Jno Galvin—Madeleine Balfour; W F Clare (A).

RIDGE ST, 85; also SPRING ST, —s; also ELIZABETH ST, —s, lot 862; also 9TH AV, swc 37th, 22.6x75; also 2D AV, 1901; three actions; Annie T Healy—Madeleine Balfour; W F Clare (A).

SPRING ST, —s; also ELIZABETH ST, —s, lot 862; also 86TH ST, ss, 100 w West End av, 19x102.2; two actions; Loretto E Cosgrove—Madeleine Balfour; W F Clare (A).

118TH ST, 160 E; Arnold Thayer—Irving Cohen; J W McElhinney (A).

187TH ST, 661 W; Lizzie Van Boskerck et al—Jno A Honer et al; R J Fox (A).

LEXINGTON AV, ws, 65.4 n 31st, 22.6x100; Max Kobre—Julius Rosenberg et al; Strauss & Singer (A).

Bronx.

JULY 17.
162D ST, ns, 290.6 e Morris av, 43.6x115; Josephine Fox—Melrose Bldg Co et al; O A Samuels (A).

COURTLANDT AV, ws, 150 n 162d, 25x140; Josephine Eoff—Mary F Reilly et al; A B La Far (A).

LOT 4, Map of building lots in village of Morrisania; Wm Ollendorff—Geo A Damiano et al; J D Tobias (A).

JULY 18.
COSTER ST, es, 460 s Spofford av, 20x100; Emily M Wheeler—Raffaele Luongo et al; Mitchell & Mitchell (A).

COSTER ST, es, 480 s Spofford av, 20x100; same—same; same (A).

LORING PL, es, 287.6 n 181st, 79.3x127.9; Franklin Savgs Bank—Wm E Smith et al; W Powell, Jr (A).

142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in the City of New York—Jacob Leventhal et al; H F Miller (A).

175TH ST, ss, 35.8 e 3 av, 39x100; Michl Piel—Codae Realty Co et al; Pich, M & G (A).

JEROME AV, nwc Clarke pl; 76.8x117.6; Wells Holding Co—Arline R Keirns et al; Wayland & B (A).

PROSPECT AV, nec Jennings, 20.7x98.9; Christopher J Doody—Ferdinand W Fey et al; J H Hull (A).

JULY 20.
156TH ST, 937 E; Saml L Feldman—Alex L Kenney et al—A O Ernst (A).

226TH ST, ss, 25 e Lot 382, on Map of village of Wakefield, 25x114; Geo Hauser—Maria Viscardi et al; Neier & Van Derveer (A).

LOTS 28 & 29, on Map for partition sale of the Lott G Hunt estate; Jacob Cooper, as committee—Emil Heyde et al; M Cooper (A).

LOTS 218 & 219, Map of Seton Homestead; Henry Stellman—Mary Francis McGrail et al; J Kadel (A).

JULY 21.
WHITLOCK AV, ws, 100 s Longwood av, 75x100; Jeanette Gardam—Wm H Harden; Stanton & Hopkins (A).

JULY 22.
HOME ST, ss, 142.8 e Forest av, 50x60.7; Andrew Wisserman—Kate Sternkopf et al; Ferris & Storck (A).

CAMBRELING AV, ws, 50 s 189th, 100x25; Cath Sutorius—Wm Scholermann et al; Gerlich & Schweeger (A).

KINGSTON AV, nec Oak, 500x100; Delia A Holston—Geo E Conley et al; L Skidmore (A).

JULY 23.
HOE AV, es, 125 s Freeman, 25x100; Margt C Hicks—Belinda T Lyttle; Williamson & Bell (A).

INWOOD AV, es, 404.1 n Gerard av, 25x94.6; Henry N Goebels, exr—Emil N Sorgenfrei et al; G Ludwig (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 16, 17 & 18.
No Judgments in Foreclosure Suits filed these days.

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 BE MIGHTY HARD SLEDDING.

Judgments in Foreclosure Suits (Man.) Cont'd.

JULY 20. 133D ST, ns, 325 e 7 av, 25x99.11; Jas L Barclay—Amalie Cohn; Dixon & Holmes (A); Elek J Ludvigh (R); due 20,724.19
JULY 21. No Judgments in Foreclosure Suits filed this day.
JULY 22. 128TH ST, 240 E; Anna Katzner—Nathan Langer et al; Chas Schwick (A); Saul J Baron (R); due..... 1,016.92

LIS PENDENS.

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

Manhattan.

JULY 18. BANK ST, 121; Hugo Persch—Jno E Wellenkamp et al; action to set aside deed; L W Emerson (A).
7TH AV, 2249; David Lippmann—Jno B Haskin, Jr, et al; amended action to foreclose tax lien; Miller & Bretzfelder (A).
JULY 20. No Lis Pendens filed this day.
JULY 21. 34TH ST, 112 W; also 33D ST, 109-11 W; Patrick H Sullivan et al—Frank J Farrell et al; partition; Ellison & Ellison (A).
BWAY, sec 95th, 25.6x100; also 7TH AV, nwc 35d, 25x100; Elizabeth Sullivan—Ellen Connell; action to set aside deeds; T J O'Neill (A).
LEXINGTON AV, 517; also PROP in Kings county; Chas H Liss—Andrew F Liss et al; partition; F J Tinaldi (A).
JULY 22. 46TH ST, 46 W; Kawneer Mfg Co—Nicholas Gregorio & Co et al; counterclaim; Phillips & Avery (A).
JULY 23. HOUSTON ST, ns, 140 nw Av C, 22x64.7; also 60TH ST, ns, 46 w Lex av, 21x100.6; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).
100TH ST, 229 E; Frieda Zeiler—Abr Kadin et al; action to set aside deed; I Goetz (A).
JULY 24. 158TH ST, 522-8 W; Doric Theatre Co et al—Rose Simon et al; action to declare lien; S Edelman (A).
BRIGGS AV, ns, 150 e Southern blvd, 50x110; also MOSHOLU PKWAY, nec Hull av, 119.7x 105.10x irreg; also BRIGGS AV, ns, 250 e Southern blvd, 100x110; also 2D AV, 2306; Francis A Robert—Francis P A McGowan et al; specific performance; C L Hoffman & H A Friedman (A).

Bronx.

JULY 17. 172D ST, sec Bathgate av, 87.2x55.3; Jos Salop—Bathgate Realty Corp et al; action to foreclose lien; S S Marcus (A).
LOT 12, Section 12, Block 2985, on Tax Map; Anna F Ostrowe—Florine Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).
JULY 18. 150TH ST, ss, being lot 13, sec 10, Block 2653; Philip Paff—Peter Albecker et al; action to foreclose transfer of tax lien; F X Kelly (A).
232D ST, ns, bet Bronxwood & Paulding avs, known as Lot No. 45, Map of 82 lots; Island Investing Corp—Jno Erickson et al; action to foreclose transfer of tax lien; R C Durland (A).
MAPES AV, sec 182d, 86x70.3xirreg; Geo Daiker—Jno D Weber et al; action to foreclose tax lien; Beardsley, H & T (A).
JULY 20. LOT 92, Map of land of the Dutchess Land Co; Agnes M Pragnell—Jos Flynn et al; action to set aside conveyance; G R Hawes (A).
JULY 21. ROMBOUS AV, nwc Conner, 100x303.9; Domenico De Pippio—Vincenzo Serritella et al; action to foreclose mechanic's liens; Holden & Cavanaugh (A).
JULY 22. No Lis Pendens filed this day.
JULY 23. WILLIS AV, ws, 75 s 147th, 75x106; Oscar C Hene—Robt J Mahoney et al; action to obtain judgment; Feiner & Maass (A).
LOT 36, Map of New village of Jerome; Mary A Ferris—Frank McGarry et al; action to set aside deed; C A Clark (A).

Brooklyn.

JULY 16. BARBEY ST, es, 125 n Sutter av, 25x100; Henry Sauer—Rachel Durst & ano; P Windels (A).
HOPKINS ST, ns, 300 e Tompkins av, 25x100; Title G & T Co—Bertha Geismann et al; T F Redmond (A).
LAKE ST, es, 232.11 s King's hway, 20x75; Bklyn Associates—Mary P Norton et al; W T Lindsay (A).
SANDS ST, swc Adams, 24x80; Harrison B Moore—Brown Realty Co et al; H L Thompson (A).
STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant Olena & M (A).
TERRACE PL, nwc 20th, 75x97.3x52x93; Lillian M Smith—Thos H Sherman et al; C F Corner (A).
E 12TH ST, ws, 602 s Slocum pl, runs w122.1x 57.71xne100x34 to beg; Julia S Lorber—Jacob Grossman et al; partition; M B Blumenthal (A).
W 32D ST, es, 50 n N Y & C I R R Co, 40x 118.10; Ellen Nevins—Hannah L Totten et al; T F Redmond (A).
E 38TH ST, ws, 337.6 n Av J, 80x100; Title G & T Co—Jos T Knight, Jr, et al; T F Redmond (A).

46TH ST, 1768; Kingsboro Realty Co—Michl Clancy et al, W T Lindsay (A).
63D ST, sws, 300 nw 5 av, 20x100; Robt A Ryons—Hugh Moffat et al; T F Redmond (A).
BLAKE AV, ss, 25 w Alabama av, 25x80; Title G & T Co—Irene Hurwitz et al; T F Redmond (A).
DRIGGS AV, 538; also DRIGGS AV, nws, 50 sw N Sth, 25x100; Pasquale Allocca—Mary E Fierro et al; H Curren (A).
GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also 72D ST, sws, 100 nw 21 av, runs sw128.5 xse105xne119.4xnw100 to beg; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST, nes, 140 nw 22 av, 100x120; also E 37TH ST, es, 60 n Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Lydia E Cowen—Sarah Pottberg et al; partition; M B Blumenthal (A).
METROPOLITAN AV, sws, 292.7 se Bedford av, runs sw100xse22.5xne40.6xn60.9xnw29.6 to beg; Emil M Karmel—Abr Karmel, et al; partition; J Rosenberg (A).
SHEPHERD AV, es, 40 n Dumont av, 20x80; Title G & T Co—Sam Sukofsky et al; T F Redmond (A).
SUTTER AV, ss, 25 e Barbey, 25x100; Isy Goldberg—Abr Goldberg & ano; specific performance; I Solomon (A).
17TH AV, e s, 62 n 79th, 19x90; Bklyn Trust Co—Hilda M Johnson, et al; corrects error in last issue. Dykman, Oleland & Kuhn (A).
JULY 17. DEAN ST, nwc Rochester av, 20x86.7; Maria Poto—Almont Holding Co; Cass & Apfel (A).
FENIMORE ST, ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels—Ridgewood Devel & Constn Co et al; C F Corner (A).
HARMAN ST, ses, 360 sw Central av, 20x100; Anna Houdek—Wm S Houdek; to set aside deed; G Wiener (A).
PARK PL, ns, 340 e Saratoga av, 20x127.9; Louis Schmerkowitz—Lewis Mayer et al; to set aside deed; H M Fertig (A).
VERANDAH PL, 12; Annie P Hayman—Asad Shurry et al; H L Thompson (A).
WATKINS ST, ws, 40 n Livonia av, 20x50; Isaac Goblin—Mollie Goldschmidt et al; to set aside deed; G Wiener (A).
E 21ST ST, es, 90 s Ditmas av, runs s50xe100x n74.7xsw61.5xw43.9 to beg; Thos J McViney—Mary L MacFarlan et al; D E Lynch (A).
40TH ST, sws, 526.4 se 10 av, 25x100.2; Francis U Johnstone—Sakaye Y Amans et al; Reeves & Todd (A).
60TH ST, ne 9 av, 20x80.2; Saml H Coombs—Emily M Pittal et al; R M Hart (A).
60TH ST, nes, 20 nw 9 av, 20x80; same—same; same (A).
S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Bklyn Trust Co—Annie Martin et al; H L Thompson (A).
13TH AV, nws, 80 ne 66th, 14.5x100x106.8x51.6; Jno P Griebel—Generosa Lanzio et al; Reynolds & Geis (A).
JULY 18. ADAMS ST, ns, 391.10 w Coney Island Plank rd, 50x100; Francis O Samuel—Henry J Samuel et al; partition; J H Lack (A).
37TH ST, wc 9 av, runs sw100.2xnw24.11xne 103.3 to beg; also 8TH AV, nws, 20.2 sw 37th, 80x86.4; S Bklyn R R Co—Chas Mass et al; G D Yeomans (A).
70TH ST, sws, 340 nw 20 av, 20x100; Harry A Flynn—Lillian E Harman et al; partition; E T. Holywell (A).
ATLANTIC AV, nec Hale av, 29x75x16x76.1; Jno Meyn—Geo Schroeder et al; Kiendl & Smith & G (A).
LINCOLN AV, es, 100 s Liberty av, 20x100; Jno J White—Chas Freel et al; P P Smith (A).
11TH AV, nws, 60.2 ne 49th, 20x100; Putnam Co Savgs Bank—Gilbert C Shepard et al; H L Thompson (A).
JULY 20. CHEEVER PL, ws, 59 n Degraw, 20x80; Maria Cantanzaro—Antonio Murolo et al; A F Tuozzo (A).
LEONARD ST, es, 88 n Grand, 37x69; Jacob Simon—Anton Hecht et al; partition; R W Scott (A).
BEDFORD AV, ec S 3d, 24x103.6; Helen M Wells—Morris Rabinowitz et al; Coombs & Wilson (A).
JULY 21. FULTON ST, ss, 440 e Howard av, 20x100; Augusta Krieg—Wm H Burroughs et al; L Karasik (A).
HERRIMAN ST, es, 90 n Blake av, 20x100; Daisy J Miller—Ocean Hill Bldg & Constn Co & ano; R O Kathan (A).
KENT ST, ss, 132.11 e Franklin, 22.1x95; Albt L Perry—Jno Gillis Co et al; C & T Perry (A).
MILFORD ST, ws, 110 s Glenmore av, 20x95; Alma M Kathan—Emma Taiber & ano; R O Kathan (A).
WILLOW ST, swc Orange, 25x100; Geo F Martens—Ahrend Schierenbeck et al; T J Farrell (A).
E 11TH ST, nec Voorhies av, runs e51.5xn125xw 40.9xsl25.5 to beg; Chas W Baker—Constance R Swisell et al; A D Fisher (A).
E 35TH ST, ws, 107.6 n Av H, 20x100; Jno T C Finn—Cath F Plunkett et al; S Weinstein (A).
FLUSHING AV, ss 25 w Bedford av, 16.8x62.2; Augusta Krieg—Saml Chisdes et al; L Karasik (A).
WASHINGTON AV, ws, 57 n St John's pl, 30.10x 119x29x129.7; Borough Bank—Wm F Smith et al; J T Mahoney (A).
12TH AV, es, 60 n 48th, 40.2x100; Wm F Ham—Eliz G Peyser; Reeves & Todd (A).
18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Daniel Almond Co et al; H J Davenport (A).
LOT 460, Map of bron in Williamsburgh made by Danl Ewen; Emille Sauvage—Rosalie Monnier et al; P P Huberty (A).
JULY 22. BEADLE ST, ns, 160 e Morgan av, 20x100; Mazarin Land Devel Co—Jno H Mahnken Co et al; J Winans (A).

HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack—Harris H Feinstein et al; H Saltan (A).
LINDEN ST, nws, 450 sw Central av, 75x100; Henry C West—Wm Gambert et al; H L Thompson (A).
PROSPECT ST, ss, 200 e Jay, 25x100; Antonio Gentile—Antonio Stable et al; partition; C J Ryan (A).
1ST ST, se 7 av, 25x97.10; David H Eisner—Fredericka L Franke et al; J Eisner (A).
S 6TH ST, ns, 75 w 4th, 20.3x78; Mary E Miller—Ephraim M Youmans et al; Low, Miller & L (A).
LIVONIA AV, nec Barbey, 40x100; Morris Maten—Wm Harker; foreclosure of mechanics lien; I Solomon (A).
NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & N (A).
PITKIN AV, ns, 50 e Georgia av, 25x100; Morris Charney—Celia Suirsky et al; I Solomon (A).
STUYVESANT AV, nwc Jefferson av, 20x95; Louis L De Bost—Kate L McNevin et al; Ferriss & Storck (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 18. 43D ST, 206-8 W; Tompkins Kiel Marble Co—Morris Newgold; Borgia Potane (95) 262.91
JULY 20. 23D ST, nwc 3 av, 80x84; Michl Benincase—J J Lorrillard; Jno Flynn (99) 69.00
56TH ST, 238-40 W; Bartolicius Star Iron Wks—Fredk J Kelly; Albt J Sire; renewal (97) 505.00
112TH ST, 203 W; Parker & Cooley—Matilda M Mertens; Jno H Stoljes.. 117.20
113TH ST, 200 W; same—same (98).... 394.92
123D ST, 124-8 E; Purie L Hartnett—Adolph Finkenber; Saml Prensky (100) 1,067.50
JULY 21. 21ST ST, 132-4 W; Adolf Goldstein—Newstate Co (102) 200.00
46TH ST, 216 W; Adolph Mertin—Helen B Lugar & Marion L Tierney; Jas Moore; Annie Moore (101) 175.00
108TH ST, 306-10 W; Anthony Falciglia—Elizabeth A Moore; Jno B English (103) 125.00
JULY 22. 99TH ST, 25 E; Jacob Alpert—Theodore P Cooper (105) 78.51
MANHATTAN AV, 507; Jacob Victor—Saml Switzer; Israel Becker (104).... 270.00
7TH AV, 2303; Jos P Skelly—Robt Blackburn; Fredk Aldhous & Co (106) 207.00
JULY 23. LE ROY ST, 19; Saml Patz—Margarita Campiglia; P Campiglia (109) 214.53
75TH ST, 331 E; Aron Schonberger—Friedman Bros & Son; Emil Held (110) 274.00
113TH ST, 2 E; Chas Greenberg—Irving T Smith; Bldg Contg Co (108)..... 17.00
LENOX AV, 414; Geo P Schildwacher—Caroline Linder; Chas Linder (111).... 46.00
7TH AV, 1862; also 113TH ST, 200 W; Joe Prushansky—Fredk W Mertens, Jr, & Estate of F W Mertens; F J Steljes (107) 551.5)
JULY 24. 98TH ST, 326-8 E; Saml Abrahamowitz—Nathan & Morris Schwartz (112).... 2,300.00
2D AV, 1494; Wm Garber—Bertha Levy; renewal (114) 55.00
2D AV, 1167; Wm Garber—Siegfried Solomon; renewal (115) 41.50
3D AV, 2078-80; Hudson Woodworking Co—Mary E Jones, Film Amusement Co, Inc & Jno Corlucci (113)..... 19.00

Bronx.

JULY 17. 165TH ST, W, ns, 80 e Ogden av, 25x60; P Ventimiglia—A Kellerman; Jas Burns (31) 22.20
HUGHES AV, 2310; Benj Goldstein—Nicola Tedeshi—Chas A Corby & Nicola Tedeshi (32) 400.00
JULY 18. WEBSTER AV, sec 176th, 57.5x106.1; Henry Abr Sons Iron Wks—Boscobel Bldg Co; Michl Montag (34) 1,000.00
3D AV, 2960-64; Louis Wiener—Harry Weaver; Jas D O'Toole (33) 2,475.00
JULY 20. No Mechanics' Liens filed this day.
JULY 21. TREMONT AV, 414 E; Christian Swenson—Mary E Mullins; D & W Mullins (35) 180.00
TREMONT AV, nec Prospect av, 100x 100; Peter Fasco—Geo Hahn, Clement H Smith; Mattio Capobianco (36).... 179.00
JULY 22. BEAUMONT AV, 2345; Herman Schank P Salvatore; Alfred Sanna (37)..... 166.80
TINTON AV, 777; Jos G Lavine—Lena Kravitz; Nathan Kravitz (38)..... 42.60
3D AV, 4413; Max Glotzer—A McClinchie; Max Kurlandzik (39)..... 23.50
JULY 23. WALKER AV, es, 134 w Bronx Park av, 26.1x102.8; Garvey Bros Co—Michl D Howard (40) 450.00

Brooklyn.

JULY 16. AMES ST, ws, 125.5 s Newport av, 50x 100; A Alpert—Annie & Jno Weissman 248.00
9TH ST, ns, 247.10 e 6 av, 60x80; B B Tolinson—Cong Sholaum, Thos Drysdale & E Platt & Son..... 47.30
E 25TH ST, 336; C A Halstead—B W Byington 27.00

ATLANTIC AV, sws, 260.8 se Flatbush av, —x—; Gowanus Wrecking Co—Marianna Moody & Jacob Somers & Jno Jacobs 105.57
 MANHATTAN AV, 644; S Rosner—Mrs Eliz Gilmartin & Louis Warady..... 100.00
 OVERTON AV, ns, 140 w 11 av, 40x 120; Gowanus Wrecking Co—Geo E Fuller & Thos Piscarda..... 38.80
 SURF AV, nes, 40.10 se W 33d, —x—; Jacob Sommer—Fannie & Wm Biber & Rosie & Max Altshuler..... 1,825.00

JULY 17.
 ADELPHI ST, ws, 84 s Myrtle av, 100x103.9; D Gowans—Hartman Constn Co 1,350.00
 S 2D ST, 261; J Victor—Joe & Becky Bernstein, Louis Zimmerman & Abr Zuidler 105.00

JULY 18.
 5TH ST, ss, 25 e 2 av, 48.9x101; R MacCrocker—Thos Roulston & Edw J Belford 103.00
 S 9TH ST, ss, 121 e Bedford av, —x—; S Steiner—Michl Josephsohn & Chas Farrenkopf 392.50
 SNYDER AV, 3202; Globe Tile Co—Mass Realty Co & Jacob Mass..... 305.00

JULY 20.
 AV K, nec 23d, 60x100; C Aznare—Jos Dix 40.00
 BEDFORD AV, 246; H P Holm—Frank Foster & Elias P Hicks 53.00

JULY 21.
 ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; A Fuesslein—Hartman Constn Co 190.00
 BERRIMAN ST, es, 100 n Pitkin av, 200 x100; Bernhard Goetz & ano—Berrilen Realty Co, Inc. 80.50
 CHRISTOPHER AV, 211; M Kurlandzik—Ray Baronowsky & Isaac Lewis..... 125.00
 PITKIN AV, nwc Powell, 50x100; Bernhard Goetz & ano—Brein Amusement Co 79.63
 TROY AV, swc Union, 95x100; Salvatore Bonagura—G & W Bldg Co, Inc. 1,100.00

JULY 22.
 LEONARD ST, swc Driggs av, —x—; B Jones—R Tufenbaum 264.50
 E 13TH ST, 1742; Liss & Diamond—Mary J McLain 40.00
 ATLANTIC AV, sec Rochester av, —x —; D Glasser—Jas Clary & Michl G Sullivan 162.50
 BUSHWICK AV, ws, 25.6 s Melrose, 75 x105.9; German Stone Co—Mr & Mrs David Werchen, Harris Mankin & Max Kovalsky 335.00
 NASSAU AV, ss, 60 w Hausman, 50x 100; B Jones—R Tufenbaum 156.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JULY 18.
 24TH ST, 156-8 E; Eugene J Reid—Fiss Doerer & Carrol Horse Co et al; Aug 6'12 25.00
 24TH ST, 152-62 E; Jno F Cockerill, Inc—same; Sept27'12 2,445.44
 24TH ST, 156-64 E; Pollack & O'Neill, Inc—same; Aug10'12 207.55
 24TH ST, 152-62 E; Adam Happel—same; Aug7'12 149.00
 24TH ST, 152-62 E; Pietrowski & Konop Co—same; Aug6'12 550.00

JULY 20.
 175TH ST, ns, 100 e St Nicholas av; Dittman Powder Wks, Inc—Moses Goodman Corp et al; Apr30'14 74.04
 175TH ST, ns, 100 w Audubon av; Nappi Contracting Co—same; Apr30'14 72.00
 175TH ST, ns, whole front bet Audubon & St Nicholas avs; Lamura Contracting Co—David Zipkin et al; Apr28'14 213.66
 FOREST AV, 768; West Side Masons Contracting Co—Oscar L Lyons et al; Nov20'12 4,695.00
 SAME PROP; C Bertone—same; Aug 14'12 255.95
 SAME PROP; H Witchinsky—same; Aug27'12 100.00
 SAME PROP; W Arnot—same; Sept 3'12 148.00
 SAME PROP; Klost Contracting Co—same; Sept6'12 110.00
 SAME PROP; Claremont Lumbering & Mfg Co—same; Oct29'12 50.00
 SAME PROP; Claremont Lumbering & Mfg Co—same; Oct29'12 50.00
 SAME PROP; J A Adler—same; Aug 3'13 179.00
 7TH AV, 869-73; Van Kannel Revolving Door Co—Welham Co et al; July13'14 350.00
 SAME PROP; same—same; July11'14 350.00

JULY 21.
 21ST ST, 37 W; Philip Silverman—A Brill et al; July1'13 115.00
 78TH ST, 45-7 E; Grant Pulley & Hardware Co—Albt Rathbone et al; May 27'14 132.50
 6TH AV, 624; Chas Koster—Alvina C McAleenan et al; May23'14 5,468.85

JULY 22.
 125TH ST, ns, 225 e S av; John Bell Co—Saml D Lit et al; Sept3'13 4,075.35
 SAME PROP; Arthur Greenfield, Inc—same; Sept20'13 8,629.71
 SAME PROP; same—same; Sept20'13 485.17
 SAME PROP; J P Duffy Co—same; Sept5'13 66.00
 SAME PROP; Keystone Fireproofing Co—same; Sept9'13 66.00
 SAME PROP; Colonial Sand & Stone Co—same; Sept9'13 909.61
 SAME PROP; Chesbro Whitman Co—same; Oct3'13 722.50
 SAME PROP; National Structural Co—same; Sept4'13 12,268.89
 SAME PROP; New Jersey Terra Cotta Co—same; Sept4'13 650.00
 SAME PROP; Jno A McCarthy—same Sept4'13 171.00

SAME PROP; Heron Granite Co—same Sept10'13 150.00
 137TH ST, 6-20 W; Ike Greenbaum—Sender Jarmulowsky et al; Mar27'14 121.99

JULY 23.
 45TH ST, 121 W; Luigi Constable—Jas Hebron et al; Aug9'13 120.00
 PARK AV, sec 172d; Morris Liebson—Ernest Keller et al; Dec11'13 162.50
 5TH AV, 424-34; W G Cornell Co—Frank V Burton et al; Feb28'14 1,662.14
JULY 24.
 39TH ST, 2-14 W; Elevator Signal Co—Frank V Burton et al; Apr21'14 146.65
 45TH ST, 7-11 W; Globe Automatic Sprinkler Co—45th St Realty Co et al; May27'14 3,600.00
 46TH ST, 17 W; Louis F Bergman—Edw B Dench et al; Nov25'13 129.00

Bronx.

JULY 17.
 No Satisfied Mechanics' Liens filed this day.
JULY 18.
 TINTON AV, ws, 297 s 163d, 27x135; Jno Yoris—L Cohen et al; July10'14 500.00
 WILKINS AV, 1419-23; Louis Dittleman—H H & S S Hess et al; July 14'14 174.50
JULY 20.
 No Satisfied Mechanics' Liens filed this day.
JULY 21.
 3D AV, 2960-64; Louis Weiner—Harry Weaver et al; July12'14 2,475.00
JULY 23.
 No Satisfied Mechanics' Liens filed this day.

Brooklyn.

JULY 16.
 SACKMAN ST, 552; Elias Kaplan—Israel Skolnick; June25'14 180.00
JULY 17.
 BERGEN ST, 1142-46; Attilio Stiria—Wm B Greenman & Wm H Winter; Apr28'14 145.00
 CENTRAL AV, 161; Hyman Wolovitz & Saml Patz—Jacob & Rebecca Anenberg & Frank Vitale; May7'14 132.20
 SAME PROP; Jacob Rockmore—same; May7'14 66.00
 PITKIN AV, 2174; Wm Lipschitz—Aaron Benjamin & Mr Stone or Stern; Apr9'14 35.00
JULY 18.
 PACIFIC ST, 1033; Fredk Loehfehn—I & J Silverstein & C F Luby; Nov 3'13 37.50
JULY 20.
 ADELPHI ST, ws, 84 s Myrtle av, 100x 100; Spatt Plumbing Co—Hartman Constn Co & Realty Associates; May 26'14 1,800.00
JULY 21.
 CLIFTON PL, 264; Mutual Guarantee Roofing Co—Frank M Braisted & Mrs H Olt agent; June30'14 16.00
 FULTON ST, 1134-52; Ferdinand M Barrell—Fred Schwartz; July1'14 97.97
JULY 22.
 GRAND ST, nwc Rodney, 25x100; Hudson Refrigerator Co—Keap Constn Co; July10'14 338.00

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 16 & 17.
 No Attachments filed these days.
JULY 18.
 O'NEIL, Sarah J, Sadie Naylor & Jas Demarest; Sophia A Dougherty; \$15,000; J H Dougherty.
 MCKINLEY, Wm; E M Farrier, exr; \$1,500; R Parlme.
 TISCH, Annette P, extr & trste; J F Sheehan; \$10,000; A J Levine.
JULY 20.
 BEACH, Ralph H; Thos J Moncks; \$19,460; Gillespie & O'Connor.
 FISCHOFF, Eugene; Bloomingdale Bros; \$6,001.29; Hays, Herschfield & Wolf.
 HADDORFF PIANO CO; Desire R Szakvary; \$866.66; Blau, Zalkin & Cohen.
 RENAKER, SELDON, BARRY & LEON; H E Stout Co; \$1,529.18; Shelp & Broomell.
JULY 21.
 No Attachments filed this day.
JULY 22.
 CORBIN, Wm H; Robt Anderson Corbin trste; \$5,967.56; H M Kirk.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JULY 17, 18, 20, 21, 22, 23.
 Claro, Chas. 8th st, 70 E. Erminio Esposito, Table, &c. 35.00
 Flynn, Jno A. 15th st & 8th av; also 23d st, 302 E. Roesser & Sommer Co. Fixtures 470.50
 Kellwood Realty Co, F W Lorch & Jas F Meehan, Southern Blvd & 163d st. Consolidated Chandelier Co. Fixtures 4,000.00
 Mecca Enterprises, Inc, & Edw Freund, 125th st, 111-3 W. Consolidated Chandelier Co. Fixtures 110.00
 Reilly, Thos. 112th st, 504-6 W. A B See Electric Elevator Co. Elevator (R) 375.00

Bronx.

JULY 17, 18, 20, 21, 22, 23.
 No Chattels filed these days.
Brooklyn.
JULY 16, 17, 18, 20, 21 & 22.
 No Chattels filed these days.

BUILDING LOAN CONTRACTS.

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

Manhattan.

JULY 18.
 ACADEMY ST, ws, 125 n Bway, 50x 129.7; Manhattan Mtg Co loans Knapp & French, Inc, to erect a 5-sty apartment; 13 payments 45,000.00
 ACADEMY ST, ws, 175 n Bway, 50x 137.7; Manhattan Mtg Co loans Jarvis Realty Co, Inc, to erect a 5-sty apartment; 13 payments 47,000.00
JULY 24.
 GROVE ST, 42-4; Peerless Holding Co, Inc, loans Chas I Weinstein Realty Co to erect a 6-sty tenement; 11 payments 25,000.00

Bronx.

JULY 17.
 LONGFELLOW AV, ws, 257.2 n 167th, 50x100; Manhattan Mtg Co loans Wm Sinnott Co to erect 5-sty apartment; 15 payments 36,000.00
 LONGFELLOW AV, ws, 207.2 n 167th, 50x100; same loans same to erect 5-sty apartment; 15 payments 36,000.00
JULY 18.
 176TH ST, swc Clinton av, 57.8x100; Manhattan Mtg Co loans Hargton Bldg Co, Inc, to erect 5-sty apartment; 17 payments 55,000.00
JULY 20.
 223D ST, ns, 377.2 e Corsa la, 21x100; Elizabeth K Dooling loans Guisepp & Cristina Varanelli to erect 3-sty brick dwelling and store; 4 payments. 3,200.00
JULY 22.
 WESTCHESTER AV, nws, 378 ne Prospect av, 42x100; City Mtg Co loans Reich Bldg Co, Inc, to erect 5-sty apartment; 12 payments 30,000.00
 WESTCHESTER AV, nws, 420 ne Prospect av, 42x100; same loans same to erect 4-sty apartment; 12 payments. 30,000.00
JULY 23.
 ZEREGA AV, ws, 229 s Castle Hill av, 25x104.1; Eliz K Dooling loans Antonio and Vincenza Marinello to erect 2-sty brick building; 3 payments 4,000.00

ORDERS.

Brooklyn.

JULY 22.
 RODNEY ST, nws, 100 ne S 3d, 40x 61.11; Ridgewood Realty Associates on Fundy Co to pay Saml Olstein.... 312.00

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 avenues 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.

WEEK ENDING JULY 18.

Named Streets.

Beach st, 48-60—Varick Warehouse Co.....E
 Beach st, 65—Winifred E Judge.....B
 Beekman st, 97—Ezra D Bushnell et al.....C
 Beekman st, 34—Miss S K Anderson & Mrs V B ClowesSS
 Bleeker st, 115—National Flower & Feather CoG
 Bleeker st, 43-9—Clarence W Seamans.....C
 Bleeker st, 43-9—M A Cumings Co.....G
 Bleeker st, 130—Louis Sisenwein.....G
 Bleeker st, 115—Feinman & Lendenbaum...G
 Broad st, 87-9—John Epton.....A-G
 Canal st, 349—Joshua S Tobin.....C
 Cannon st, 36—Jacob Friedman.....G
 Crosby st, 151—Josephine M Carney.....E-C
 Division st, 264—Mamie E Adams.....C
 Duane st, 193—Wm D Mangels.....C
 Elizabeth st, 5—Harris Silverman.....C
 Elizabeth st, 5—Rebecca Lowenthal.....C
 Elizabeth st, 5—Co-operative Custom Tailors' AssnC
 Elizabeth st, 5—Abraham Cohn.....C
 Franklin st, 75—John S HulinC-G

Franklin st, 102—Franklin Ferris.....C
 Greene st, 55—Elizabeth C Brown.....E-C
 Greene st, 133-5—Etagloch Holding Co.....D
 Greene st, 133-5—Bomser & Friedman.....C
 Greene st, 133-5—Schwartz & Mandel.....C
 Greene st, 133-5—Joseph Zukin.....C-D
 Greene st, 133-5—Solomon Freid.....C-D
 Greene st, 133-5—Speigelman & Gottlieb.....C
 Greene st, 204-6—Progress Holding Co, Inc.....C
 Henry st, 94—Morris Barman.....A-C
 Henry st, 94R—Max Domosh.....J-B-C
 Henry st, 94—Max Ginsberg.....A-C
 Houston st, 17 W—Simon Greenberg.....G
 Houston st, 50 W—Max Rosentrauch.....G
 Houston, 50 W—J P Asch & Son.....G
 Houston st, 50 W—Harry Hein.....G
 Houston st, 66 W—Philip Bilfeld.....G
 Houston st, 66 W—Max Miereamoff.....C-G
 Hudson st, 513—Eliz Cheesbrough.....C-B
 Lewis st, 58-8—John Baewther.....G
 Mercer st, 231—Kaufman Bros.....G
 Mercer st, 231—Morris Harris.....G
 Mercer st, 231—Morris Rosenberg.....G
 Mercer st, 231—Louis Wechsler.....G
 Mercer st, 299—John Merando.....C-G
 Mott st, 83—Georganna B Maclay.....B
 Murray st, 20—Frederick C Tatje.....G
 Murray st, 29—Jane W Slevin.....C
 Murray st, 29—L D Nelke.....D
 Nassau st, 111—Union Photo Eng Co.....C-A-H
 Orchard st, 17—Jacob Levin.....G
 Orchard st, 17—Harris Miller.....G-C-I-C
 Orchard st, 17—Max Seidman.....G-C
 Orchard st, 17—Jacob Bernstein.....C-C
 Orchard st, 17—Charles Bauer.....C-I-G
 Orchard st, 17—Isaac Levitsky.....C-A
 Orchard st, 17—Benjamin Weinberg.....I-C-G
 Orchard st, 17—Abraham Goldberg.....G-C
 Orchard st, 17—Joseph Unger.....G
 Pearl st, 379—Est James Sullivan.....B
 Pike st, 45—Max Dunn.....C
 Pike st, 45—Morris Michaels.....C
 Pike st, 45—Jacob Rosen & Son.....C
 Pike st, 45—Abraham Silverman.....C
 Pike st, 45—Samuel Lenenzahl.....C
 Pike st, 45—Michael Betreder.....C
 Pike st, 45—Abraham Nitishensky.....C
 Rutgers slip, 73—Lawrence E Witzel et al.....E
 South st, 183—Joseph Diaz.....E
 Washington pl, 13-15—Samuel Levy.....C
 Washington pl, 14-16—Leon Sable.....C-G
 Water st, 575-7—Edward V Z Lane.....C
 Water st, 296-98—James Neswith et al.....B

24th st, 142-6 W—Dilof & Zimmerman.....I
 24th st, 228 E—Geo Silsum & Co.....C
 24th st, 228 E—August W Rabe.....C
 24th st, 525-31 W—Frank Ring.....C
 24th st, 525-31 W—Mutual Laundry Co.....G
 26th st, 127-33 W—Miller & Co.....G
 26th st, 127-33 W—A Hirsch & Son.....G
 26th st, 127-33 W—A W Drubin & Kantro-
 witz.....G
 26th st, 127-33 W—S Strauss & Co.....G
 26th st, 127-33 W—Halpern Waist Co.....G
 26th st, 127-33 W—Miller & Sons.....G
 26th st, 306 E—Antonio Reall.....C-G
 26th st, 306 E—James H Rollins.....C
 26th st, 306 E—The Bokelman Trimming Co
 C-G
 28th st, 45 W—Phineas Lewinson.....C
 28th st, 53 W—Henry J Schwartz.....C
 28th st, 55 W—Henry J Schwartz.....C
 28th st, 55 W—Fanny Spielberg.....C-G
 28th st, 332-44 E—Manhattan Brass Co.....C
 29th st, 116-18 W—Miller Bros.....G
 29th st, 116-18 W—Florence Coleman.....C
 29th st, 150 W—Angelo Ford.....G
 29th st, 150 W—Challan & Co.....G
 29th st, 150 W—Morris Lowy.....G
 29th st, 150 W—Est of Sarah Hinton.....C
 31st st, 407 E—Philip Alberts.....C
 31st st, 407 E—Paul Morich.....C
 33d st, 150 E—Patrick J Walsh.....B
 34th st, 314 E—George Sykes, Inc.....C
 37th st, 212 E—United States Carbon Co.....C
 37th st, 212 E—Harriet J Cook.....C
 42d st, 155-7 E—Est Robert F Westcott.....D
 42d st, 155-7 E—Jack Weston & Mike Aronson.....D
 42d st, 155-7 E—Geo Elechas.....D
 45th st, 137 W—Harry Hallenbeck.....B-D-A-C-E-ESS-J
 63d st, 150 W—Universal Motor Truck Co.....G
 73d st, 500-11-19 E—Hyman Jacobs.....C-I
 72d st, 509-11-19 E—Franklin Knitting Mills.....I-C
 76th st, 198 E—Mary King.....C
 76th st, 198 E—Charles Sirsch & Co.....C
 95th st, 312-16 E—Kessler Bros.....C
 95th st, 312-16 E—Wm Buess, Inc.....C
 95th st, 312-16 E—Bonaventura Bonanno.....G
 96th st, 306-8 E—Max Bowsky.....C
 96th st, 312-14 E—Ideal Iron Works.....C
 111th st, 132-42 E—Uptown Talmud Assn.....B-C-E
 115th st, 75—Adath Israel of N. Y., Inc.....G-A-J
 115th st, 75—Henry Feuchtwanger.....G
 120th st, 84 W—Mollie Goldstein.....G
 125th st, 108-10 E—James M Morton et al.....C
 126th st, 167-9 E—Cohen Wintfeld.....G

Richardson st, 97—Brooklyn Fireproof Sash
 & Door Co.....G
 Sackett st, 100—S Vanacore.....H-A
 St Johns pl, 1780—John Linder.....H-A-G
 Sterling pl, 814—John F Flemming.....H-A-G-C
 Union st, 548—Geo F Driscoll.....A-G-D
 Union st, 792—W G Gilmore.....A
 Van Brunt st, 333—Rudolph Backman.....H-A
 Warren st, 259—Newcomb B Welch.....H-A-G
 West st, 184—Solomon Levin.....G
 Willoughby st, 206—Barber Auto Service Co.....L
 Willoughby st, 914-16—Katherine Becker.....A

Numbered Streets.

1st st, 107-9 N—Joseph Blumenthal.....A
 6th st, 127 N—Samuel Green.....A-H
 8th st, 131-33 S—The E Z Extension Table Co.....D
 9th st, 57 N—Chemical Lubricating Oil Co.....G-H-A
 10th st, 139 N—Bernard Rice Sons.....A-G
 15th st, 743 E—Thomas C Cardwell.....J
 16th-17th sts & Mermaid av—Hassan Ben Ali
 H-A-G
 21st st, foot of—Ira S Bushey & Sons.....A-G
 22d st, 2954 W—Dominick Palestrini.....D
 34th st, 33-87—Hydrex Chemical Co.....L
 75th st, 1701-09—The Advent Mission Church.....M

Named Avenues.

Atlantic av, 481—Meltzer & Finkelstein.....H-A-G
 Atlantic av, 2783—Clarence J Milhaus.....G-A
 Bartlett & Gerry sts & Harrison av—Charles
 Pfäzer & Co.....A
 Bradford av, 1031—Julius Bindrim.....A-H
 Broadway, 417—David Periser.....A
 Bushwick av, 76—Wm Bennett.....A-H
 Bushwick av, 306—Morris Epstein.....G-H-C
 Central av, 607—Max Tashman.....G-A-H
 Church av, 2245—Alfred Edwards.....A
 Classon av, 255-71—Bommer Bros.....H-A
 Flushing av, 68—Shadbolt Mfg Co.....G-A
 Flushing av, 501—Wm Stadts.....D-A-K
 Gates av, 19—David B Carswell.....A-H
 Gates av, 561—Menash Josephson.....A-G
 Gates av, 650—Robert K Joseph.....A
 Graham av, 28—J Goldberg.....A
 Gravesend av, 944—R & E Johnson.....K-M
 Gravesend av, 1127—Adolph Reitze.....D-G-A-H
 Graham av, 172—Louis Seldowitz.....D-A-H
 Hamilton av, 236—Louis Epstein.....H-A
 Hamilton av, 544—Diana Oil & Grease Co.....H-A
 Harway av, 2614—R O'Brien.....H-M-A-G-D
 Highland Boulevard, 341—Charles Lutz.....A
 Irving av, 205—Frank O Hoyt.....E
 Kent av, 901—Charles Wechselblatt.....H-A
 Kingston av, 98—Westrick & Mendelsohn.....H-A-G
 Liberty av, 647—Simon Greenspan.....H-A
 Metropolitan av, 502—Merkin & Fine.....H-G
 Metropolitan av, 1444—August Merz.....H-A
 Myrtle av, 17—Brooklyn Union Gas Co.....C-M
 Myrtle av, 765—Edmund J Dorethy.....A-K-D
 Myrtle av, 1546—Jacob Sachs.....A
 Nassau av, 118—F Murewski.....H-A
 Norman av, 103—Charles M Price.....H-A
 Nostrand av, 590—Joseph Ryan.....A
 Park av, 96—Louis Smith.....A-G
 Pitkin av, 2492—Joseph Brodsky.....H-A-D
 Ralph av, 241—John D Sprahmann.....M
 Reid av, 228—Ezekiel Ehrlich.....D-H-A-G
 Reid av, 340—Frances A Wedell.....A
 Rockaway av, 604—Harry Feinberg.....J-A-D
 Rogers av, 566—Jacob Fox.....A
 Rogers av, 1090—J Philip Goetz.....A-K
 Surf av, 2305—Sam Goldman.....H-J-A-G-D
 Tompkins av, 39—Julius Klein.....H-A
 Tompkins av, 484-86—C J Wilkenson.....H-A
 Troy av, 247—Troy Hardware Co.....A-O
 Vanderbilt av, 187—William Beard.....H-A-G-D
 Vanderbilt av, 319—John Osborn Polak.....D
 Vanderbilt av, 405—H L Batterman.....A
 Waverly av, 271—James J Coan.....G

Numbered Avenues.

2d av, 2076—Jacob & J Drozin.....C
 3d av, 386—James McGuire.....D-F-E-C-A
 3d av, 2224-34—Charles P Hopf.....D-C
 3d av, 2224-34—Samuel Shapiro.....D
 3d av, 2224-34—Edward Rundback.....D
 6th av, 664—George Schuler.....L
 7th av, 270-2-4—Joseph Guffani.....E
 7th av, 270-2-4—Hubert De Stuers.....E
 7th av, 291-3—The Safety Fire Extinguishing
 Co.....D
 7th av, 291-3—7th Av Meat & Provision Co.....D
 7th av, 291-3—Samuel Jacobs.....C
 7th av, 291-3—Aureli Hollander.....C
 7th av, 291-3—Gitelman & Co.....I
 7th av, 291-3—Logomaresino Wine Co.....D
 7th av, 291-3—Asners Dougherty Co.....C
 7th av, 291-3—Renew Realty Corp.....D
 7th av, 291-3—Charles B Byron & Co.....D
 7th av, 291-3—Gitelman & Co.....G
 7th av, 291-3—Sand & Appel.....D-C
 11th av, 250—Consolidated Gas Co.....C

Named Avenues.

Av D, 79—Consolidated Gas Co.....C
 Av D, 79—Bernard Cohen.....C-A
 Av D, 79—Frank Deleski.....C-A
 Av D, 119-21—Consolidated Gas Co.....C
 Av D, 127—Est Abner Mills.....C
 Av D, 127—Modern Stamping Co.....C-A
 Av D, 127—Louis Firstenberg.....A

BRONX ORDERS SERVED.

136th st, 240 E—M Ewing Fox Co.....C
 3d av, 3287-89—Bostonian Dept Store.....C-I
 Saratoga av—Borea Contracting Co.....C-H-A
 St Peters av, 1461—W E Hendry.....H-G-D-C

BROOKLYN ORDERS SERVED.

Named Streets.

Ashford st, 387—Heppel Meltzer.....A
 Bergen st, 2118-24—Brooklyn Union Gas
 Light Co.....C
 Boerum pl, 29—Benjamin Kogan.....G-H-A
 Boerum st, 223—Otto Gruhn.....H-A
 Boerum st, 52-4—Est Levi Cohen.....J-A
 Bond st, cor 3d st—L Michel Brewing Co.....A-G-H
 Cleveland st, 307-11—Charles Goldstein.....H-A-G-D
 Clifton pl, 299—M Kanter.....A-D
 Cooks lane, n of R R av—Henry Comer.....G-A
 Court st, 68—Thomas J Molloy.....A-H
 Delevan st, 65-9—Delevan Mfg Co.....H
 Eldert st, 112-16—The Open Church.....M-C
 Ellery st, 52-62—Brooklyn Union Gas Co.....C
 Emerson pl 84—Van Pelt Brower.....H-A
 Etna st, 314—Henry C Dolmann.....H-A-G
 Ferris & Dykeman sts—Ice Manufacturing
 Co.....K-H-A
 Franklin st, 214-18—M Salzman Co.....C
 Fulton st, 241—Inter City Car Adv Co.....A-H
 Fulton st, 863—Mrs Kate Campbell.....C
 Fulton st, 1252—Joseph Ryan.....H-A-M-D
 Fulton st, 1972—George J Schalk.....H-A-M-D
 Fulton st, 3216—Samuel Goldman.....D
 Grand st, 769—Glaser & Glaser.....A-H
 Grand st, 800—Morris Shafter.....H-A
 Hart st, 438—St John's Baptist Church Nur-
 sery.....C-F-A
 Hausman st, 86-112—Soldner & Enloquist.....L
 Herkimer st, 542-44—Edwin S Brook.....A
 Hope st, 57-65—Friedelson Bros & Stoll.....A-H
 Humbolt st, 365—Paul A Smith.....D-M-A-H
 Imlay & Summit sts, s e c—Atlantic Basin
 Iron Wks.....L-A
 Leonard st, 395—Brooklyn Shoe Case Co.....D-A-C-H
 Nevins st, 280-98—Est of J H Dykeman.....H-A
 Oakland st, 274—Union Roofing Co.....O-H
 Osborne st, 232—Ben Safer.....D-A
 Penn st, 302-4—M Livineston & Sons.....A-H-A
 Pierrepont st, 166—Metropolitan Parq Fl Co.....A
 Prospect st, 210—Philip Werner.....K-A
 Raymond st, 65—Nat'l Parlor Suit Co.....A
 Richardson st, 97—J D Hauer.....A-H

QUEENS ORDERS SERVED.

Named Streets.

Clinton pl, 33—Martin S Ropelye.....J
 Douglas Manor—Franklin V Canning.....H-A-G
 Fulton st, 377—Herman Kohn.....L-A-C
 Fulton st, 379—Kaiser Wine Co.....A
 Fulton st, 431—Phillip M. Wood, M.D.....A
 Fulton st, 452—Berdsall & Co, Inc.....A
 Ruffle Bar, Jamaica Bay—Wm H Dickens.....A
 Rockaway rd, 91½—Hyman Entin.....A-H-M-D
 Rockaway rd, 103—Nager Bros.....C-A
 White st, 47—Mullen & Buckley.....C-A

Numbered Streets.

9th st, 52—Manufacturers Oxygen Co.....L
 13th st, 322—Charles E Johnson.....H
 14th st, 81 N—Willett G Burhaus.....G
 15th st, 119-27—Independent Salt Co.....A

Named Avenues.

Bayview av, w s—John O'Connor.....H-A-G-C
 Boulevard, 136—David Kenofsky.....A-H
 Boulevard, 513—L Ehrrott & Co, Inc.....A-G
 Broadway, 65—G E Howard.....A
 Broadway, 4105—Nathan Goldgeier.....G-A
 Ditmars av, 149—Eugene Platt Burden.....H-A-G
 Flushing av, 129—Rudolph A Weber.....D
 Jamaica av, 1086—Frances Polenz.....A-D
 Lincoln av, ft of—Rowland Dimelow.....A-H
 New York av, s e c—Edgar av—Louis Wolf.....A-G
 North Beach—Morris Amusement Co.....H-A-G
 Skillman av & Honeywell st—Akron Tire Co,
 Inc.....L-C-G
 Steinway av, 667—Charles Faubel.....A
 Van Wycke & Atlantic avs—N Y & Queens
 Electric Light & Power Co.....G-A
 Webster av, 300—The Mercury Motor Co.....G-A
 Willard av, 445—Geo Mueller.....H-A-G

Numbered Avenues.

11th av & Van Deventer av—Paul Sachse.....K-G-A

RICHMOND ORDERS SERVED.

Boardwalk, South Beach—South Beach Land
 and Improvement Co.....C

BUILDING MANAGEMENT

REDUCING COST OF OPERATING LOFTS

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

PRACTICALLY every building manager has a different way of organizing his service forces. Methods vary with the size of the building, the class of tenant and the type of clientele the tenants have. The character of engine-room equipment frequently has a bearing upon the organization of the service squads. But regardless of the type of building or class of tenant, the great objective of the men charged with the responsibility of making commercial building investments pay is efficiency among the employes who daily come in contact with the lease holders.

Of primary importance is the engine-room staff. Here is where the highest skill is expected. It is the engineer who can help make or mar the owner's investment if the man to whom he is directly answerable is not thoroughly versed in matters concerning the power plant. A vengeful engineer could throw an entire lighting system out of service by dropping a few pieces of broken glass into a dynamo in operation or by manipulating some of the parts of the boiler or fire pit. The purchase of a poor oil because of some illicit emolument that induces the sale might also work costly harm to the delicate machinery; and the petty thievery of waste, cloth, or soap powder by the women scrubbers may run up the cost of cleaning considerably in a year.

Several managers were asked how they handled situations like graft, dishonesty, indifference and insolence among their employes and their answers were entirely in harmony: They discharge offenders on the spot. But, in building maintenance, as in other lines of business, the effort is not to hire and discharge as many men as possible, but to perfect a corp of workers possessing every attribute that will tend to please and satisfy tenants by rendering impartial service to all.

Tipping Positively Barred.

Tipping is positively prohibited in buildings of the better class. All managers have come to realize that the acceptance of gratuities by porters, starters, engineers, scrubwomen and other employes ruins them for future efficient service. Some buildings make the penalty of violation of the tipping rule cause for instant discharge.

In some of the largest high-class buildings a sort of clearing house is maintained for all employes. Applications for positions are constantly being made by scrubwomen, porters, elevator runners, engine-room help, painters and other trades. These are filed away for reference by the janitor, superintendent or chief engineer, depending upon who does the employing and who has direct supervision over the help. References are demanded and are thoroughly looked into. Then the employes are given a set of rules and regulations to follow and are shown how things are to be done. They are put on probation and, if they fulfill expectations, are placed on the regular roll. Employment agencies are practically never used. Preference is always given to a friend of a present employe because that makes the favored one doubly anxious to make good and pleases the older employe into the belief that he has some influence with his superior, at least in the eyes of his friend. Employes in buildings who know that there is a waiting list are usually pretty jealous of their jobs.

In the employment of elevator run-

ners men of no previous experience have proved to be the most satisfactory in many buildings. They have nothing to unlearn and they grasp the requirements of the building more thoroughly and more quickly.

Young men of clean-cut appearance are most in demand. The pay is from \$10 to \$13 a week. Some buildings pay a bonus of a dollar a week extra salary to runners who retain their places more than a year. This reward is offered to discourage shifting of jobs, which for some reason is remarkably prevalent among elevator runners, but even under the bonus system, some buildings are not able to keep more than two-thirds of their runners in the cars more than a year.

Elevator Running Monotonous.

The occupation of running an elevator looks easy to the beginner, but it is monotonous work. In the smaller buildings, say eight and ten-story structures, the elevator runner is required to know most of the tenants by sight within a week and to stop at their floor without having to ask the question of the tenant. In the larger buildings this work is not made a condition of efficiency, but the ability of the man to "hit the floor" each time he stops so as not to require annoying see-sawing up and down in order to bring the floor of his car exactly level with that of the landing counts in his favor in all buildings, and is expected of all good operators.

Here is where the greatest volume of complaint arises in the elevator service. Runners will pass floors some times after a tenant has pressed the signal button. A curt "car full" from the descending car does not help to make the irate tenant more pleasantly minded. A talkative elevator man never is countenanced in a high-class office building and neither is the man, when caught, who does not throw his controller at the top or bottom of his run, but depends upon the safeties somewhere in the inwards of the lifting mechanism to prevent a crash onto the bottom buffer or into the top staging.

Good Operators Valued.

Plunger elevator runners are in a class by themselves as far as running cars are concerned. Put a plunger elevator runner into a traction car and he will have difficulty in "hitting the floor." It is because the "respond" is different. Runners operating open shaft cars are less apt to "float" past signals than runners of enclosed shaft cars, and in the latter case, complaints of insolence are less frequent than where open shafts permit the operator to "talk back" to the tenant who has been left.

Managers frequently are inclined to be considerate of a good elevator runner who has been called upon the tapis on a complaint, because the work they do is extremely monotonous and yet very responsible. Running a ten by eight car up and down steadily at from 200 to 600 feet per minute for ten hours in a darkened shaft, opening and closing two doors at each stop (the inside door now being required by law) and making sure that the passenger is safely on or off before starting and keeping to the schedule maintained by the starter and at the same time watching his signal light and answering all sorts of questions regarding persons employed or who have offices in the building, is anything but an easy job, even at best; but the good of the service demands a

civil tongued employee at all times, no matter what the provocation. Elevator runners are also forbidden to accept gratuities. Some building managers prohibit the runner from conversing with passengers or answering questions, the operator in all cases referring the inquirer to the starter.

Efficient Starters Rare.

The starter's duties are almost as numerous as those of the runner, but are more exacting. He must be at all times the courteous guide to the stranger within the gates. He not only knows the names of the tenants, but every one employed in the building. He keeps a sharp lookout for peddlers, or persons having suspicious errands in the building. In certain uptown buildings having a fashionable clientele he even has charge of the cab stand in front of the building; he must keep the elevators running on schedule and helps the postman in re-directing mail. His remuneration runs from \$15 to \$18 a week. Above all, he must be a person of good appearance, courteous of speech and know his building thoroughly.

Then comes the janitor. If he is a good janitor, with more than average mechanical ability and can handle men he is called a superintendent directly under the engineer who, in turn, is the next official to the manager. The superintendent gets \$45 a month, sometimes more, depending upon his capacity, the size of the building and the arrangement of his responsibility. He does the employing of porters, who get from \$1.50 to \$2 a day. He also employs the scrubwomen who earn about \$5 a week.

"Honest Graft."

Many porters will abstract soap, while some women will take home soap powder or cloths, unless these commodities are doled out according to the amount required for one night's work. Then there is what is called by superintendents "legitimate or honest graft." Very often tenants will have an old rug, or a waste basket, a chair or some piece of bric-a-brac that they no longer have use for and these fall to the lot of the woman who cleans the office at night. These are all marked and recorded before they pass the janitor or superintendent at night.

Building managers constantly strive to keep the cost of cleaning down to a minimum consistent with efficiency. To do this they reduce it to a square foot basis. If there is any grafting or dishonesty in this department it will soon show up in an additional cost per foot for cleaning. This is checked off at frequent intervals and as soon as a change in figures is noted the leakage is stopped. After a workable cost accounting system has been introduced, whether it be the card index, square footage or unit department plan, these leaks are positively and permanently preventable. Laxity in discipline always results in waste and the more unskilled the labor, the greater is the need for rigid supervision.

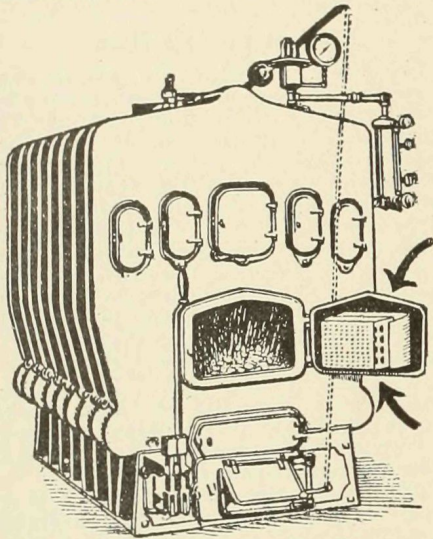
In other words, the building manager is a housekeeper on a wholesale plan. He must be a good theoretical mechanic, have some of the qualities of generalship, be a statistician, know something about landlord and tenant law, and be adept in the intricacies of diplomacy. Given these qualities he may be expected to be able successfully to solve the sergant problem, at least as far as commercial housekeeping is concerned.

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.

Reduces Fuel Cost.

ONE of the simplest devices for conserving heat in boilers at a moderate first cost and no maintenance charges is being introduced by the Combusto Devices Corporation, 250 West 54th street. The illustration shows the application of the device to a boiler. It is seen attached to the door, where it does not interfere with the operation of the fire in any way and needs practically no attention. According to the manufacturers, this device saves coal



cost, it gives perfect combustion to all fuel in the fire backs and saves the large percentage of heat energy in coal lost through the chimney draughts. It follows in its operation the true science of combustibility. It controls the oxygen in the air in such a way as to make combustion of the fuel complete and uniform and therefore eliminates smoke. Bituminous coal can be used in boilers equipped with this device with as much freedom and cleanliness as afforded by the use of anthracite. In this one point alone much saving in fuel can be accomplished.

A New Pump Valve.

FEATURED by an inserted steel disc, to which the rubber is vulcanized by a new process perfected by the Voorhees Rubber Manufacturing Company, of Jersey City, N. J., a new pump valve called Rub Steel is being placed upon the market. By this process the rubber is vulcanized chemically so that it is practically united with the steel, giving the valve the rigidity of the latter and the resilient seating surface of rubber. The same material is being introduced in Flexible Shaft Coupling, in which the same process of vulcanizing the rubber cushion is employed.

Reduces Sign Costs.

CONSUMPTION of electricity in the average illuminated advertising sign involves heavy expense. A sign reading "Lunch" is usually made up of 14-inch letters illuminated by 10-watt Tungsten lamps on each letter or 50 lamps on each side, the total requiring 1,000 watts in use. The economy made possible by the use of what has become to be known as the Multi Power Sign, which requires only 150 watts of electricity to give the service that 1,000 watts formerly did, should appeal to persons contemplating the use of electric night signs.

John M. Williams, Jr., the inventor, of 181 Christopher street, says that another advantage afforded by the use of his system lies in the fact that the small sign lamps are about twice as expensive as the regular 25-watt light used in the signs operated in his system. This is accomplished by the use of one light and a series of reflectors projecting the light outward.

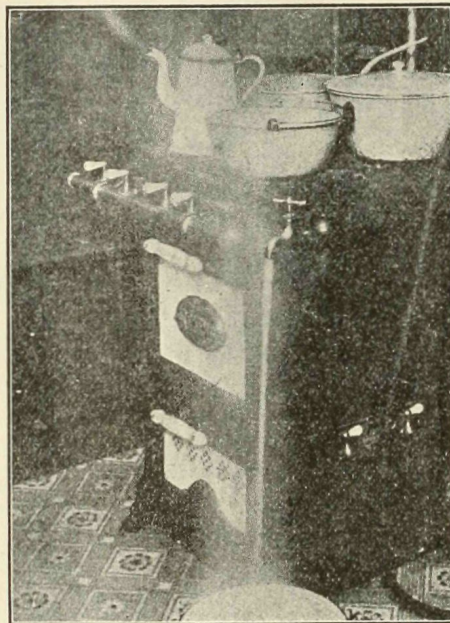
In operation the full power of one lamp is given to many. The illumination is directed upward and the rays are reflected down through the cut letter in the sign, giving the appearance of many lights in illumination, whereas only one is actually used. Furthermore, this is accomplished without the use of transformers which, according to the inventor, is another item of saving peculiar to this system.

Water Heater in Gas Range.

USERS of gas ranges have long sought a compact device for instantaneously heating water by means of the ordinary gas jets affecting the same results as a water back in a coal stove. The illustration shows hot water being delivered from a gas range made by the Gas Stove Instant Water Heater Company, of Baltimore, Md. It is designed to be placed on the top burners of a gas range or hot plate and to utilize the heat ordinarily lost by radiation in cooking.

The essential feature of the invention is the triangular shape of the metal water chamber, which is made to fit about the gas jets and does not interfere with the direct flame therefrom in heating the bottom of the cooking vessel, but serves to intensify the heat. The excess heat instead of being wasted by radiation into the air from the periphery of the bottom of the cooking vessel is absorbed by the metal water chamber. The flame from the jets does not impinge on the V-shaped sides of the triangle, but rises to the bottom of the cooking utensil through slots that form the openings between the wings of the cross, and two long slots crossing at right-angles in the center.

The apparatus is made to operate by the lower V-shaped sides absorbing heat that would otherwise be wasted, accumulating in the inverted V-shaped spaces forming part of the periphery of the cross and terminating at the up-



per surface in slots for the flame to pass through. The water flowing through the metal chamber is thus heated and passes out of the appliance, rising to the tank reservoir in the same manner as from a waterback in a coal range. The result is that while the family meal is being cooked an ample supply of hot water is created and stored in the tank reservoir for washing dishes and other purposes.

By the use of a small pilot-light of blue flame made to impinge on one of the arms or wings of the heater, and after the main supply of gas has been cut off, the water circulation is maintained and renewed so that the supply of hot water will be sufficiently large to provide for the ordinary needs of the home as long as the pilot-light is kept burning.

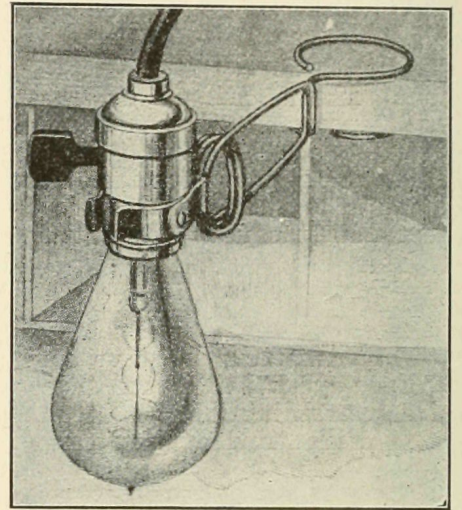
The inlet for cold and the outlet for hot water is just far enough below the top surface of the triangle to permit of a small pocket or reservoir of superheated water, maintained at the boiling point, so that the top side of the cham-

bered triangle becomes in itself a radiating surface to assist in supplying heat for cooking under the full flow of the lighted burner, and for keeping food-stuffs warm when only the pilot-light is kept going. This small sub-reservoir of superheated water does not interfere with the free flow of the water, being heated from the cold water inlet to the water outlet of the device.

The illustration shows the hot water pouring from the service tap into a pan on the floor. The intensity of the heated water is amply shown by the blur in the plate caused by the steam rising.

Handy Bracket for Electric Light.

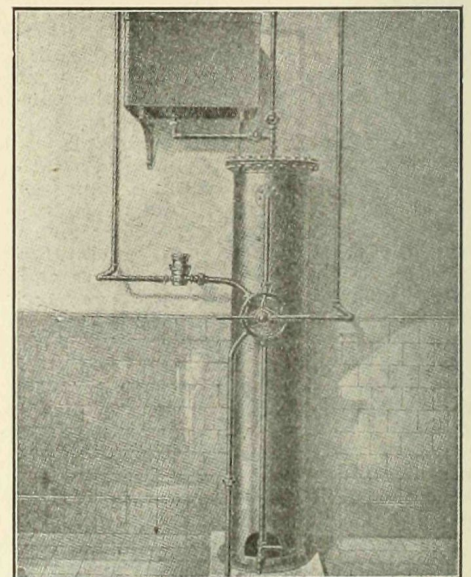
OCASIONS frequently arise where it is desirable to attach an electric light globe to a piece of furniture, a shelf or wall, so as to obtain more direct illumination on work. Such a device is



being introduced by the Reliable Electric Company, of Chicago, which is in the form of an arm consisting of a spring clip and clamp for clipping the socket of an incandescence lamp and attaching it to some convenient object such as the top of a desk, shelf or where it may be used for a machine shop or automobile and repair work. It can be attached to any piece of machinery or object worked upon. It is also available for use in attaching a reading lamp to a bed post or chair. The accompanying illustration shows the arm itself as attached for a desk light.

Water Softening Device.

BUILDING managers, who have been having trouble with scaling of boilers may be interested to know that a compact and comparatively inexpen-



sive device is being put upon the market by the Permutit Company, of 30 East 42d street, which softens water so that no matter how hard it may be it may be safely and economically used in boilers. Hard water denotes the presence of lime, which, when injected into the hot boiler, results in the precipitation of this foreign substance which producing a cake around the inside of the tubes, preventing quick heating.

CURRENT BUILDING OPERATIONS

Notable Improvement for Grand Boulevard—The First Eleven Story House—Current Operations are Generally of Good Quality.

HIGHER than any apartment house yet erected in the Bronx is the still incomplete Mount Hope Court on a commanding three-sided site at the intersection of the Grand Boulevard and Concourse and Tremont avenue. Standing on the crown of the hill, it is visible at a long distance. Its eleven stories have foundations of solid rock, and its construction is fireproof. It is a house which plainly has been built for investment, not for speculation. The materials and workmanship, the plumbing, lighting and heating, the decoration and conveniences, show plainly that it was built for investment and not for speculation purposes. Charles Schaefer Jr., of the Tremont Architectural Company, is the architect and engineer for A. F. Schwarzler, the owner and builder.

This operation marks a departure in construction in the Bronx, for besides being the tallest house in the Bronx it measures up closely to the best Manhattan standard. Contractors wish it could be said that there are many such to be erected in the borough, as work continues to be below normal. Owners and brokers do not complain of this, as it strengthens the market for what they have to sell and rent. Builders ascribe the dullness to the hardness of the money market. Some builders there are who can always command building money, and on the whole there is of course considerable work going on in the borough. Some of the jobs planned since the first of the year are here named.

M. Zipkes, architect, 220 Fifth avenue, prepared the plans for the two six-story apartments being erected at the northwest corner of 170th street and Wilkins avenue for Louis E. Kleban of 1116 Jackson avenue, owner. The cost is estimated at about \$200,000.

One hundred thousand dollars will be spent for the erection of the two five-story brick stores and tenements, to be erected on the east side of Washington avenue, 123 feet north of 169th street, by the Til Mill Realty Company, S. Williams, 132 Nassau street, president, from plans by Gronenberg & Leuchtig, architects, 303 Fifth avenue.

Moore & Landsiedel, Third avenue and 148th street, have prepared plans for two five-story brick apartments, 48.10x87, for the Adolphus Realty Corporation, C. Hoffman Von Waffenstein, 1118 Tinton avenue, president, which they contemplate erecting on the east side of Tinton avenue, 52 feet north of 166th street, at a cost of \$100,000.

Three five-story brick multi-family dwellings, 76x72 and 78x68, are to be erected in the south side of 163rd street, from Stebbins avenue to Rogers place by Grossman Brothers & Rosenbaum, of 133d street and Willow avenue from plans by George F. Pelham, 30 East 42d street.

The Tinton Building Corporation, Frank Begrisch, 391 East 149th street, president, will erect three five-story brick apartments at the southwest corner of Tinton avenue and 149th street from plans by Harry T. Howell, architect,

Third avenue and 149th street, at a cost of \$130,000.

At the northwest corner of Union avenue and 158th street, the 173rd Street Improvement Company, Aaron Muller, 148 West 142d street, president, will erect a five story brick apartment 50x103.11 at a cost of \$60,000. The Kreymborg Architectural Company, of 1029 East 163d street, is the architect.

On the south side of 179th street, 99.3 feet east of Bryant avenue, Ann Reiss, of 1509 Bryant avenue, is erecting a five-story brick tenement from plans by Goldner & Goldberg, of 391 East 149th street, to cost about \$50,000.

A five-story brick tenement, 60x81, at a cost of \$50,000, is being erected at the southeast corner of 167th street and Hoe avenue, for the Absar Realty Company, 919 Fox street, from plans by the Kreymborg Architectural Company, of 1029 East 163d street.

The Kreymborg Architectural Company, of 1029 East 163d street, is preparing plans for the Wilbur Turek Building Company, of 961 Hoe avenue, for the five-story brick apartment, 50.3x90, to be erected at the southeast corner of Tiffany street and Whitlock avenue to cost about \$60,000.

The southwest corner of Garrison and Hunts Point avenues is to be improved with three five-story brick tenements, 65.13x76.10, 30.93x88 and 61x irreg., to cost about \$185,000, to be erected for the Baronet Realty Company, of 71 Nassau street, from plans by Charles B. Meyers.

On the west side of Stebbins avenue, about 322.5 feet north of Lyman place, the Joseph Sousin Company, of 1344 Bristow street, is erecting a five-story brick apartment, 47.3 by 93, at an estimated cost of about \$60,000. Plans were prepared by Lucian Pisciotta, architect, of 391 East 149th street.

A five story brick house 50x88, is being erected on the west side of Hoe avenue, 208.7 feet north of Freeman street, at an estimated cost of about \$40,000, from plans by Samuel Sass, architect, of 32 Union Square, for the Galveston Building Company, of 1041 Hoe avenue.

On the east side of Ogden avenue, about 50 feet south of 170th street, a five-story brick apartment is being erected by the Phyfe Building Company, of 1451 University avenue, at a cost of \$50,000.



Grand Boulevard.

Charles Schaefer, Jr., Architect.

MOUNT HOPE COURT.

The W. A. J. Building Company, W. A. Janota, president, of 176th street and Trafalgar place, is erecting a six-story brick tenement, 50x100, on the east side of Washington avenue, 401.5 feet north of 169th street, at a cost of \$60,000.

Fifteen thousand dollars is estimated as the cost of the three story brick dwelling to be erected on the west side of the Grand Concourse, 375 feet south of 204th street, for the Roman Catholic Church of St. Philip of Neri, Rev. Daniel Burke, 204th street and Villa avenue, treasurer, from plans by George H. Streeton, architect, of 31 East 27th street.

James C. Gaffney, 1148 Tiffany street, is erecting at the southwest corner of Preston avenue and 182d street, a five-story multi-family on a plot 52.10x90, to cost about \$60,000, from plans by Robert E. La Velle.

STATE OF EMPLOYMENT.

Steady Improvement Reported in Building Trades—Very Busy in the Suburbs.

The number of men under employment in the building trades of Greater New York and Long Island has decidedly increased during the last two months. "We are going along very nicely now," said Secretary Tompkins, of the United Board of Business Agents, referring to the unions affiliated there, which include all the principal trade unions in the district, except the bricklayers and a few independent bodies.

"In Queens, Nassau and Suffolk counties the trades which can be used there are all very busy. Here in Manhattan a good amount of work is being started, including some very large jobs, but these will not require inside workers until the late fall or winter. We look for good employment during the winter."

Many mechanics from Manhattan are finding work in Brooklyn, the Jerseys and the suburbs generally. Drillers, excavators and rockmen are coming in for considerable work. Twelve thousand men are now employed in the subways, and soon there will be several thousand more. As there are a hundred thousand men in the building trades, and thousands more in allied lines, their steady employment will mean a great buying power at work for general prosperity before many months pass.

New Day Nursery.

The Church of St. Ignatius Loyola, occupying the block west of Park avenue, between 83d and 84th street, is soon to have a day nursery building at 240-244 East 84th street, which will be most complete in interior details and one of the finest buildings of its character in New York. It will be strictly fireproof, six stories in height, with a front of tapestry brick and cast granite trimmings. The stairs and halls will be of marble and caen stone, while all floors throughout will be of marble, tile or rubber tiling; and the walls will be wainscoted with faience tile or salt glazed brick with caen stone above. Many of the ceilings are vaulted and richly decorated. The principal rooms will have mantels of faience tile with open hearth. All windows will be of drawn or hollow copper and wall trim of pressed steel. Hardware throughout is to be of white metal. To complete the details, the building will have a thermostatic heating system. The ground floor will contain the general kitchen, laundry, isolation room and receiving room. On the first floor will be the dining-room, sacristy and chapel. The second floor will contain the library, nursery and diet kitchen. The third floor will be devoted to the kindergarten room and bed rooms. On the fourth floor will be a large play-room and bedrooms and the roof will be a playground with tile floor and having parapet walls of salt glazed brick. The architect is W. Weissenberger, Jr., and the consulting engineer, Thomas E. Murray. The general contract has been awarded to The Murphy Construction Company, 50 Church street, N. Y. C. The building will cost \$150,000 and it is planned to have it completed about December first of this year.

Bids for Subway Station.

The Public Service Commission on Thursday opened bids for the construction of station finish on the six stations of the extension of the Fourth avenue subway, in Brooklyn. These stations are located at 45th street, 53d street, 59th street, express, Bay Ridge avenue, 77th street and 86th street, express. The stations must be finished absolutely complete under this contract. The work will include the placing of tile, terra cotta, mosaic, concrete stairs and landings, all hardware, ornamental iron and steel work, all plumbing fixtures, electric fixtures, etc. Bids were received on the unit price basis and it will be a day or two before the totals will be known. In all ten bids were received for this work, and the unofficial totals, as given by representatives of the contractors present, were as follows: Station Construction Company, 277 Broadway, New York City, \$250,000; Marble Arch Company, 216th street and Broadway, \$257,000; Snare & Triest Co., 233 Broadway, \$275,300; P. J. Carlin Construction Co., 1123 Broadway, \$280,000; MacKinley Engineering Co., 51 Chambers street, \$285,208; Conners Bros. Co., 153 W. Kingsbridge road, \$300,176; Carpenter & Boxley & Herrick, 375 Ovington street, Brooklyn, \$333,929; Thos. J. Buckley Const. Co., 303 Fifth avenue, \$335,000; Norton, Gorman Contracting Co., 303 Douglas street, Brooklyn, \$339,732; E. E. Smith Contracting Co., 101 Park avenue, \$366,000.

Architects for Two Churches

Crow, Lewis & Wickenhofer, 200 Fifth avenue, have been selected architects for the new edifice which The Church Extension Society of the Presbytery of New York, 156 Fifth avenue, Rev. Jesse F. Forbes, is to erect at the northeast corner of Grand Boulevard, Concourse and 178th street, the Bronx. The construction will probably be of field stone, size 40 x 88 feet. The same architects have also been retained by the Presbytery to design plans for a stone structure to be erected at Hartsdale, Westchester county.

Rectory for Paulist Fathers.

Maynicke & Franke, 25 East 26th street, will be ready about August 1st to take bids on the general contract for a new rectory for the Paulist Fathers

Church, Columbus avenue and 60th street, to be erected at the southwest corner of Isham and Cooper streets, in the Dyckman section. The building will be fireproof, three stories in height, probably of stone construction, and will cost about \$35,000. The Rev. Father Daly is in charge.

Yonkers to Have New Post Office.

The United States Government, Washington, D. C., has just purchased a site at the southeast corner of Main street and Buena Vista avenue, Yonkers, for improvement with a two-story fire-proof post office building to cost around \$250,000. Oscar Wenderoth, Washington, D. C., is the architect.

NO ARCHITECTS SELECTED.

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

HARTSDALE, N. Y.—Frederick H. Hurdman, 26 Crane st, White Plains, contemplates the erection of a residence on Greenacres av, to cost \$10,000. No architect selected.

PLAINFIELD, N. J.—The Bosch Magneto Co., 223 West 46th st, Otto Heins, president, Carl L. Schurz, secretary, Gunther John, treasurer, contemplate the erection of a factory, 1-sty fireproof, probably concrete. No engineer or architect has been selected.

EALDWIN, L. I.—Samuel Tauber, of this place, is receiving competitive sketches for a casino and restaurant building, 2-stys, hollow concrete base and frame, including a training court and ball room, to be erected at Grand Boulevard, Jackson st and the Northern Boulevard, at a cost of \$80,000.

ROCHESTER, N. Y.—The Knights of Columbus, James P. Jones, Deputy Grand Knight, 627 Chamber of Commerce Building, Rochester, contemplates the erection of a club house here to cost about \$150,000. A building committee will soon be appointed. No architect selected.

AUBURN, N. Y.—The Y. M. C. A. Association, G. W. Irwin, secretary, contemplates the erection of a new association building here to cost about \$100,000. Nothing definite has been settled and no architect has been retained.

WASHINGTON, N. J.—The Methodist Episcopal Chapel, Rev. Dr. Fletcher L. West, pastor, contemplates the erection of an addition to its chapel. No architect selected.

SPARTA, N. J.—The Board of Education of Sparta, Robert Smith, chairman of Building Committee, contemplates the erection of a public school for Sussex county, to cost about \$12,000. No architect selected.

ROCHESTER, N. Y.—The Home for Friendless, care of A. M. Lindsey, 973 East av, contemplates the erection of a home on East av and Allen creek. No architect selected.

BUFFALO, N. Y.—The Electric Elevator Co., H. M. Barker, president, 321 Chamber of Commerce Building, contemplates the erection of an addition to the grain elevator plant, on the Buffalo River and Buffalo Creek Terminal Railroad. No architect selected.

DOVER, N. J.—Richardson & Boynton, stove manufacturers, Henry T. Richardson, president; D. R. Richardson, secretary; D. S. Richardson, treasurer; contemplate rebuilding their factory along the D. L. & W. R. R., near the Morris Canal. No architect selected.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, secretary, 810 Broad st, Newark, contemplate the erection of an administration building at Branch Brook Park, to cost \$100,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Rosenberg & Aronson, 121-123 Canal st, are figuring the general contract and desire bids on all subs for a 4-sty flat on the east side of West 32d st, 220 ft south of Mermaid av, Brooklyn, for the Eagle Realty & Construction Co., owner. Chas. M. Straub, 147 4th av, architect.

DWELLINGS.

BRONX.—Charles E. Birge, 29 West 34th st, is ready for bids for two residences, brick, and a garage, for Frank E. Wright, 9 East 37th st, to be erected at Lydig av and Williamsbridge rd, Bronx, at a cost of \$25,000.

BROOKLYN.—William Van Allen, architect, 4 west 37th st, Manhattan, is taking bids for a 3-sty brick residence, 40x50 ft, for Alfred E. Horn, owner, at the northeast corner of President st and Brooklyn av, to cost about \$30,000. Peter Guthy, 926 Broadway, Brooklyn, is figuring and wants bids on all subs.

PASSAIC, N. J.—E. H. Lyall, 2 West 33d st, architect, is taking bids until August 1 for a 2½-sty residence on Bloomfield av for William L. Lyall, owner. Estimated cost, \$40,000. Brinley & Holbrook, 156 5th av, Manhattan, are landscape architects.

BROOKLYN.—William Higginson, 13 Park Row, is taking bids on the general contract for a 7-sty reinforced concrete factory on plot 75x147, for the Frederick Gretch Manufacturing Co., 110 South 4th st, Brooklyn, to be erected at the northwest corner of South 5th and Berry sts, at a cost of \$185,000. The National Fireproofing Co., 949 Broadway, Manhattan, are figuring.

LONG ISLAND CITY.—F. Braun, 585 9th av, L. I. C., is ready for bids on the general contract for a 1-sty brick factory, 50x100 ft, at Sherman and Ridge sts, to cost \$12,000. J. Klejn, 8284 Broadway, L. I. C., is the owner.

HALLS AND CLUBS.

MECHANICSVILLE, N. Y.—The trustees of village of Mechanicsville, John F. Green, president, will advertise for bids about July 26, for the construction of a 3-sty fireproof brick village hall, to cost about \$20,000; John T. Simpson, Essex Building, Newark, N. J., is architect and engineer.

PUBLIC BUILDINGS.

COMSTOCK, N. Y.—The State of New York, Department of Prisons, John B. Riley, commissioner, is taking bids until August 6, for refrigerating equipment and electric work necessary at the Great Meadow Prison. Lewis F. Pilcher, Capitol Building, Albany, state architect.

BELFAST, N. Y.—Mowbray & Uffinger, 56 Liberty st, are taking bids until July 28, for a 1-sty tapestry brick and limestone public library for the Bartlett Memorial Association, to cost \$10,000.

SCHOOLS AND COLLEGES.

RARITAN, N. J.—The Board of Education, C. Tappan, clerk, is taking bids on a 3-sty brick school, 75x66 ft, to be erected here, at a cost of about \$30,000. P. C. Van Nuys, Main st, Somerville, N. J., is architect.

JERSEY CITY, N. J.—John T. Rowland, Jr., architect, 9 Sip av, Jersey City, is taking bids for the 4-sty brick parochial school to be built at 2d and Erie sts, Jersey City. Cost, \$100,000. Jno. Kennedy & Co., 1133 Broadway, Manhattan, is figuring general contract.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Dunn Brothers, Firemen's Building, are taking new bids for the 7-sty store and office building, on plot 100x82, for E. P. Earle, 165 Broadway, Manhattan, to be erected at 20-28 Clinton st, costing between \$150,000 and \$200,000.

PATCHOGUE, L. I.—Nathan Meyers, Court Theatre Building, Newark, N. Y., and Woolworth Building, Manhattan, is taking bids on a 1-sty brick, terra cotta, granite or marble bank building for the Patchogue Bank, John A. Potter, president. Cost, about \$30,000.

BROOME ST.—The S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av, is taking additional figures for alterations to the stores and factory, 368-370 Broome st, from plans by Sommerfeld & Steckler, 31 Union sq, to cost \$15,000.

PATERSON, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, is taking bids on the general contract for a brick (mill construction) store house and offices at 534 Ellison st, for the Consumers Baking Co.

CLIFTON, N. J.—Wm. F. Fanning, Colt Building, Paterson, is preparing plans and will take bids about Aug. 1, for a 1-sty bank building at Main and Clifton av, for the Clifton Trust Co., William E. Hufhey, president. Estimated cost about \$30,000.

MISCELLANEOUS.

THOMSON, N. Y.—The State of New York, Duncan W. Peck, Superintendent of Public Works, Capitol, Albany, N. Y., is taking bids until Aug. 11, for terminal contract No. 34, near Cumberland Dam.

MANHATTAN.—T. J. Bartley, 15 Broad st, wants estimates at once on Kalamein windows.

NEW YORK STATE.—The Superintendent of Public Works, Duncan W. Peck, Capitol, Albany, is taking bids until Aug. 11, for contract (No. 1) improvement of the Erie, Oswego & Champlain canals. John A. Bense, Capitol, Albany, is State Engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Gross & Kleinberger, 75 Bible House, have been selected architects for a 5-sty apartment house to be erected on the west side of Sherman av, 250 ft south of 207th st, adjoining the Dyckman Theatre, for the Times Square Realty & Construction Co., 53 Hamilton terrace.

ST. NICHOLAS AV.—Foundations are under way for two apartments, 6 stys, at the northeast corner of St. Nicholas av and 175th st, for the 175th St Holding Co., David Zipkin, president, 180 Broadway. Nast & Springsteen, 21 West 45th st, architects. Cost, about \$100,000. Plumbing has been awarded to S. S. Alkoff, 987 Union av; wiring to Joseph Starobin, 971 East 165th st; masonry to Mason Construction Co., 661 Tinton av.

PARK AV.—Schwartz & Gross, 347 5th av, will have plans ready about Aug. 15, for the 13-sty apartment house, for Edgar Levy, 505 5th av, at the southeast corner of Park av and 61st st. The owner builds.

MOTT ST.—John H. Naughton, care of Astor Stables, 133 East 53d st, owner, is having plans prepared by George Fred Pelham, 30 East 42d st, for a 6-sty tenement, at 33 to 37 Mott st, to cost about \$60,000. The architect will call for bids about Aug. 1.

PINEHURST AV.—Samuel Sass, 32 Union sq, has been selected architect for two 5-sty apartments at the southwest corner of Pinehurst av and 181st st, for the Riverview Constn. Co., Henry McBloch & Bro., 21 Waverly pl, owner.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, are preparing plans for two 5-sty tenements, for the Tralow Construction Co., P. S.

Tracey, president, 193 West 168th st, to be erected at the southwest corner of Audubon av and 191st st, to cost \$50,000 each. The owner builds.

145TH ST.—George Fred Pelham, 30 East 42d st, has been selected architect for three apartments, 6 stys, for the Win Slattery Construction Co., 155 West 145th st, on the north side of 145th st, 100 ft west of Lenox av.

NORTHERN AV.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty apartment at the northwest corner of Northern av and 180th st, for the Haven Constn. Co., 215 Audubon av, to cost \$80,000.

NORTHERN AV.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty apartment on the west side of Northern av, 75 ft north of 180th st, for the Haven Constn. Co., 215 Audubon av, to cost \$50,000.

180TH ST.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty flat on West 180th st, 100 ft west of Northern av, for the Haven Constn. Co., 215 Audubon av, to cost \$55,000.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 10-sty apartment house to be erected at the northwest corner of Broadway and 146th st, to cost \$250,000. The Broadway & 146th St. Corporation, Joseph Newmark, 501 West 157th st, president, is the owner.

CHURCHES.

56TH ST.—Hoggson Brothers, 7 East 44th st, will soon take bids on subs for alterations in basement of the church and parish house, 211 West 56th st, for the Broadway Tabernacle Society. Cost about \$20,000.

137TH ST.—Ludlow & Peabody, 101 Park av, are preparing plans for a 2-sty church and school for St. James Presbyterian Colored Church, care of the Church Extension Committee of Presbytery of New York, 156 5th av. Bids will be taken about Sept. 1.

HALLS AND CLUBS.

65TH ST.—Clarence L. Sefert, 110 West 40th st, has plans in progress for alterations to the brick apartment, 32 West 65th st, for club purposes for the New York City Loyal Order of Moose. The architect will take estimates. Cost between \$15,000 and \$20,000.

5TH AV.—Mason work has been started on the club house at 805-807 5th av, for the Knickerbocker Club, 319 5th av, to cost \$100,000. Delano & Aldrich, 4 East 39th st, architects; Griggs & Holbrook, 3 South Williams st, heat and ventilating engineers; John Downey, 410 West 34th st, general contractor; Klee Thompson Co., 327 East 40th st, plastering. The steel work is up to roof.

STABLES AND GARAGES.

1ST AV.—John P. Boyland, 2526 Webster av, has plans in progress for a 2-sty brick stable, storage and dwelling, at the southeast corner

of 1st av and 95th st, for William F. Cunningham, 438 East 91st st, to cost \$15,000.

STORES, OFFICES AND LOFTS

WATTS ST.—Renwick, Aspinwall & Tucker, 329 5th av, are completing plans for a 2-sty fireproof store and loft building, for James E. Bergonzi, 58 Grand st. The Germania Roofing Co., 26 Sullivan st, is lessee. E. A. Carpenter, 129 West 32d st, has received the general contract.

MADISON AV.—Herbert M. Baer, 665 5th av, has plans ready for bids for the store and office building, 3-stys, tile, brick and terra cotta, for Paul M. Herzog, Woolworth Building, at the northeast corner of Madison av and 58th st, to cost \$150,000. Park & Tiltford, 529 West 42d st, lessees.

THEATRES.

HOUSTON ST.—L. A. Sheinart, 194 Bowery, is preparing plans for alterations to the National Theatre, at the southwest corner of Houston and Chrystie sts, to cost \$12,000. The stage will be extended and a new entrance to the roof garden will be installed.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
ELTON AV.—Tremont Architectural Co., Webster & Tremont avs, have been selected architects for a 5-sty apartment at the northwest corner of Elton av and 156th st, for the Benjamin Benenson Realty Co., 407 East 153d st.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BROOKLYN.—L. Berger & Co., 1652 Myrtle av, have completed plans for four tenements, 3 stys, 28x68 ft, on the southside of Madison st,

818 ft. east of Fresh Pond rd, to cost \$40,000. Chas. Grosch, 2570 Hughes st, Ridgewood, owner.

GRAVESEND AV.—Wortmann & Braun, 114 East 28th st, have completed plans for six 3-sty flats for 36 families, on the east side of Gravesend av, 195 ft north of Av C, to cost \$60,000. The Brooklyn Heights Land & Mortgage Co., 44 Court st, is the owner. The owner builds and will take bids on all subs.

POWELL ST.—Farber & Markwitz, 189 Montgomery st, have plans for a 4-sty flat, at the northeast corner of Powell st and Riverdale av, for Powell River Co., 437 Sackman st, to cost about \$25,000. Owner builds and will take bids on all subs.

GRAFTON ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty, 24-family tenement, for the Realty Constn. Corporation, 2041 Douglass st, to be erected on the west side of Grafton st, 100 ft south of Pitkin av, to cost \$28,000.

PARK PL.—Cohn Brothers, 361 Stone av, have completed plans for a 4-sty, 11-family brick flat, for Abraham Kaplan, 1462 Eastern parkway, on the west side of Park pl, 100 ft east of Howard av, to cost \$16,000.

LIBERTY AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 3-sty frame flats, for the Dias Building Co., 136 Grafton st, on the south side of Liberty st, 100 ft south of Van Sicken av, to cost \$14,000.

NORTH PORTLAND AV.—J. S. Kennedy, 157 Remsen st, has completed plans for a 4-sty flat, for the Lampart Realities Corporation, at 128-130 North Portland av, to cost \$30,000. Wm. Kennedy Constn. Co., 215 Montague st, has contract.

5TH ST.—Samuel Sass, 32 Union square, Manhattan, has completed plans for a 6-sty

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Contemplated Construction—Brooklyn (Cont'd).

tenement for the South Fifth Construction Co., 686 Willoughby av, at 374-378 South 5th st, to cost \$50,000. The owner builds.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, have completed plans for the hospital, 4-stys, fireproof, brick and limestone, for the Home of St. Giles the Cripple, Garden City, L. I., at the southeast corner of Brooklyn av and President st, to cost about \$100,000.

FACTORIES AND WAREHOUSES.

BEDFORD AV.—John Graham, care of the Ford Motor Co., Detroit, Mich., will prepare plans for the 6-sty reinforced concrete auto central service station, which the Ford Company will erect at the northwest corner of Bedford av and Sterling pl, Brooklyn, recently purchased.

HALLS AND CLUBS.

BROOKLYN.—J. S. Kennedy, 157 Remsen st, is taking bids on the general contract for a 3-sty brick convent, for the Church of Our Lady of Consolation, Rev. Father Alexius Jarka, pastor, 184 Metropolitan av, on the northside of Metropolitan av, 148 ft west of Bedford av, to cost \$18,000.

PUBLIC BUILDINGS.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are taking bids on general contract for a post office station, brick, 1-sty, on Myrtle av, 96 ft. west of Madison st. U. S. Government (Treasury Department), lessee. Thos. Drysdale, 26 Court st, is figuring.

Queens.

DWELLINGS.

WOODSIDE, L. I.—Edward Hahn, Bridge plaza, has completed plans for five 2-sty frame and stucco residences for Charles Wille, State st, Flushing, to cost \$20,000. The owner will take bids.

EDGEWATER, L. I.—Cohen & Felson, architects, 331 4th av, have plans in progress for a frame and stucco residence, 2-sty, to be built on Mermaid av, Edgemere, for Harry Lehrer, owner, 8 East 8th st, N. Y. C.

Westchester.

SCHOOLS AND COLLEGES.

TUCKAHOE, N. Y.—The Board of Education, Wm. F. Thompson, president, will advertise for bids about Aug. 1, for an addition to the Main st school to cost about \$20,000. Wm. Whitney Rasmussen, 1133 Broadway, Manhattan, has plans in progress.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Siegel Contracting Co., 187 East 93d st, has received the general contract for fire repairs to the 3-sty tenement, 5th av, northeast corner 112th st, for J. Crohn, on premises. Cost, about \$12,000.

PASSAIC, N. J.—The Residence Construction Co., Inc., has received the general contract to erect a 3-sty brick flat at 182 Jefferson st, 42x 89 ft, for Jacob B Meyers, 104 Lexington av. Cost, about \$12,000. Abram Preiskel, Hobart Bank, Passaic, architect.

CHURCHES.

BREWSTER, N. Y.—John Kennedy Co., 1133 Broadway, Manhattan, has received the general contract to erect a brick and stone church on Prospect st, for the St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, to cost \$40,000. Robert J. Reiley, 477 5th av, Manhattan, architect. The general contractor is ready for bids at once on subs.

DWELLINGS.

SCARSDALE, N. Y.—Benjamin Edwards, of this place, has received the general contract to erect a residence and garage on the Edgemont estate property, for Ernest Hanford, of Platt av, Scarsdale. Ernest Greene, 3 Beekman st, Manhattan, architect.

SUMMIT, N. J.—E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has received the general contract to erect the 2½-sty terra cotta block residence for George T. Dunlap, of Grosset & Dunlap, 518 West 26th st, New York City. B. V. White, 110 West 23d st, New York City, architect. Estimated cost, \$20,000. Work has not been started.

SAYBROOK, N. J.—Joseph S. P. Dorlan, Arlington, N. J., has received the general contract to erect three residences on Pennsylvania av, for A. F. Bull Realty Co., 845 Broad st, Newark, to cost \$5,000 each.

BROOKVILLE, L. I.—Rogers & Blydenberg, Babylon, L. I., have received the general contract to erect the farm building and garage, frame, 1 and 2-stys, for George T. Brewster, 71 East 71st st, Manhattan, from plans by Alfred Hopkins, 101 Park av, N. Y. C.

SMITHTOWN, L. I.—Morgan Goetchins, Hap-pauge rd, has awarded the general contract for his new residence to a Mr. Land, of Smithtown. James Gamble Rogers, 470 4th av, Manhattan, architect. Cost, between \$10,000 and \$12,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract, and C. H. Southard Co., 9th av and 15th st, contract for demolishing necessary for alterations to the gas works for the Consolidated Gas Co., 44th to 46th sts, west of 11th av, from plans by W. Cullen Morris, architect.

EVERETT, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract for the erection of a plant for the Bowker Insecticide Co., at Everett, Mass., consisting of a 3-sty reinforced concrete warehouse, 92x76, with miscellaneous 1-sty buildings attached. A. H. Nickerson is the engineer. Work will be undertaken at once.

BROOKLYN.—Herman Veit, 260 Devos st, Brooklyn, has received the mason contract for the brick factory on Metropolitan av, 147 ft. east of Olive st. E. J. Meisinger, 394 Graham av, architect; Joseph Kist, 938 Metropolitan av, general contractor.

HALLS AND CLUBS.

MANHATTAN.—Mark & Mohl, Inc., 273-277 Russell st, Brooklyn, have received the contract for ornamental iron work for the addition to the Engineers' Club, 23 West 39th st Beverly S. King, 103 Park av, architect; Richard Deeves & Son, general contractors.

STORES, OFFICES AND LOFTS.

MANHATTAN.—A. H. Hillers, 11 East 59th st, has received the general contract and desires bids on all subs for alterations to the department store 901 Broadway, for store and factory purposes. Edward H. Mount, 137 East 34th st, owner; Otto Reissmann, 30 1st st, architect. Cost, about \$20,000.

NEWARK, N. J.—The Hedden Constn. Co. 763 Broad st, Newark, has received the general contract for section 2 of the Street Railway Terminal and office building at Park pl, North Canal st, Mulberry and East Park st, to cost \$4,000,000. The Public Service Corporation is owner. George B. Post & Sons, 101 Park av, New York City, are consulting engineers.

MANHATTAN.—Cohen & Perlman, 533 8th av, have received the general contract to erect the 4-sty brick store and loft building, 20x62 ft, at 2295 2d av, for the Trinity Methodist Church, 305 East 118th st, Rev. Jay B. Hamilton, pastor, to cost about \$20,000. L. F. J. Weiher, 271 West 125th st, is architect.

THEATRES.

FLUSHING, L. I.—McCarthy Bros., 57 Jay st, Corona, L. I., have received the general contract to erect the moving picture theatre, 1-sty, fireproof, at Broadway and Main st, for J. E. Haubell, 12 Main st, Flushing, to cost \$22,000. Janet County Co. is lessee. A. E. Richardson, 100 Amity st, Flushing, is architect.

BROOKLYN.—The Empire Fireproofing & Concrete Construction Co., 103 Park av, has received the concrete and cement work necessary for the theatre on Livingston st, through to Schermerhorn st, for Frank A. Keeney, 1493 Broadway, Manhattan. Estimated cost is \$150,000. William E. Lehman, 738 Broad st, Newark, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

HOSPITALS AND ASYLUMS.

84TH ST, 240-244 East, 5-sty brick day nursery, 35x96; cost, \$110,000; owner, The Church of St. Ignatius Loyola, 980 Park av, Rev. David W. Hearn, pastor; architect, Wm. Weissenberger, Jr., 130 East 15th st. Plan No. 257.

STORES, OFFICES AND LOFTS.

23D ST, 104-106-108 East, 2-sty brick stores, offices and show rooms, 75x98; cost, \$35,000; owner, United Charities, 105 East 22d st, R. Fulton Cutting, president; architect, Phillip H. Ohm, 15 West 38th st. Plan No. 255.

36TH ST, 233-235-237-239 West, 12-sty brick fireproof store and factory lofts, 74x90; cost, \$200,000; owner, Holland Holding Co., Judson S. Todd, Pres., 18-20 East 41st st; architect, Fredk. Zobel, 35 West 39th st. Plan No. 261.

120TH ST, 302 East, 80 e 2d av, 1-sty brick office, 9x18; cost, \$1,000; owner, Chas. C. Watkins, 2338 2d av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 258.

STORES AND TENEMENTS.

DOWNING ST, 59-61, 155 e Varick st, 6-sty brick stores and tenement, 39x77; cost, \$40,000; owner, Domenico Rovegna, 118 West Houston st; architect, John A. Rofrano, 110 West 34th st. Plan No. 254.

170TH ST and Ft Washington av, s w cor, 6-sty brick tenement, 100x140; cost, \$250,000; owner, 114th St & 7th Av Constn. Co., Max Weinstein, president, 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 256.

CATHERINE ST, 50, 6-sty brick tenement and stores, 70x57; cost, \$60,000; owner, Bernard F. Golden, 23 Duane st; architects, Cohen & Felson, 329 4th av. Plan No. 263.

MISCELLANEOUS.

CANAL ST, 240, 1-sty brick grand stand, 24 x19; cost, \$300; owner, Public Service Commission, 154 Nassau st; architect, Joseph Bloom, 5905 13th av, Brooklyn. Plan No. 260.

CANNON ST, 7-9-11, 4-sty brick fireproof bakery, 50x70; cost, \$30,000; owner, Manhattan Pie Baking Co., Wm. Folterman, Pres., 540 Grand st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 259.

84TH ST, 234 East, 1-sty frame water closets; cost, \$250; owner, Alois Bohung, 322 East 83d st; architect, George Dress, 1436 Lexington av. Plan No. 262.

Bronx.

FACTORIES AND WAREHOUSES.

133D ST, n s, 116 e 3d av, 2-sty brick shop and office, 50x100, slag roof; cost, \$11,000; owner, Union Railway Co., F. W. Whitridge, 10 East 11th st, president; architect, Cornelius J. Horgan, 934 Ogden av. Plan No. 374.

STORES AND DWELLINGS.

223D ST, n s, 302.3 e Corsa lane, 5-sty brick store and dwelling, slag roof, 21x40; cost, \$4,500; owner, Augustin Grosso, 2425 Lorillard pl; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 372.

STORES AND TENEMENTS.

LORILLARD PL, e s, 274.4 s 187th st, 5-sty brick tenement, tin roof, 50x88; cost, \$55,000; owners, Russo & Iodice, 2400 Cambreleng av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 373.

GERMAN PL, s e cor 157th st, two 6-sty brick tenements, 50x82, 50.4x67.6, slag roof; cost, \$75,000; owners, Hubener & Escher Co., 748 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 370.

177TH ST, n e cor Marmion av, 5-sty brick tenement, 40.1x105.9, plastic slate roof; cost, \$50,000; owner, Bronx County Constn. Co., Chas. S. Levey, 1029 Tremont av, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 375.

VYSE AV, e s, 143.98 n Boston rd, 5-sty brick tenement, 72.1x75.4, slag roof; cost, \$45,000; owner, H. C. Jackson Realty Co., H. C. Jackson, 1419 Wilkins av, president; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 376.

SEABURY PL, e s, 101.62 s Boston rd, three 5-sty brick tenements, slag roof, 41.8x88; cost, \$105,000; owner, 173d St. Imp. Co., Aaron Miller, 148 West 142d st, president; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 377.

150TH ST, s e cor Tinton av, two 5-sty brick tenements, slag roof, 62x67.6, 58x63; cost, \$90,000; owner, Macy Const. Co., Samuel Silberberg, 919 Tiffany st, president; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 378.

Brooklyn.

DWELLINGS.

AV H, n s, 40 w East 7th st, 2-sty frame dwelling, 17x36, — roof, 1 family; cost, \$3,000; owner, Economy Home Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 4962.

SHEEPSHEAD BAY RD, s s, 38 w West 3d st, two 1-sty frame dwellings, 24x51, gravel roof, 2 families each; total cost, \$2,400; owner, Rose C. Burckhard, 429 Neptune av; architect, Frank Schultze, 252 Kings hwy. Plan No. 4987.

AMES ST, w s, 175.2 n Newport av, 2-sty brick dwelling, 18x55, slag roof, 2 families; cost, \$3,500; owner, Bernard Cohen, Pitkin and Rockaway avs; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4955.

NEW LOTS AV, s s, 40 w Berriman st, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$5,000; owner, Shirley S. Lloyd, 105 West 40th st, Manhattan; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4954.

UTICA AV, e s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13.4x45, gravel roof, 1 family each; total cost, \$30,000; owner, Danley A. Gillezean, 1550 East 46th st; architect, Chas. G. Wessel, 1536 East 46th st. Plan No. 4949.

BROOKLYN AV, w s, 95 s Farragut rd, five 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$22,500; owner, John J. Nolan, 997 Rogers av; architect, same. Plan No. 5003.

OSBORN ST, e s, 195 n Vienna av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$10,500; owner, Wm. Ralph, 226 Christopher av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5056.

AV D, s s, 20 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000 owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffreys & Son, 923 Lefferts av. Plan No. 5046.

AV D, s s, 120 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffreys & Son, 923 Lefferts av. Plan No. 5048.

AV D, s w cor Brooklyn av, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffreys, 923 Lefferts av. Plan No. 5049.

AV D, s s, 60 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffreys, 923 Lefferts av. Plan No. 5050.

16TH AV, e s, 20 s 55th st, four 2-sty frame dwellings, 20x50, gravel roof, 2 families each; total cost, \$12,800; owner, Jos. Scholtz, 429 Pennsylvania av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5054.

6TH AV, s e cor 55th st, 3-sty frame store and dwelling, 20x50, gravel roof, 2 families; cost, \$4,400 owner, Jos. Scholtz, 429 Pennsylvania av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5055.

CARROLL ST, n s, 400 w Kingston av, four 3-sty brick dwellings, 20x51.6; gravel roof, 1 family each; total cost, \$16,000; owner, Edw. Dickinson, 1136 East 19th st; architect, B. F. Hudson, 319 9th st. Plan No. 5090.

EAST 3D ST, e s, 106.8 n Church av, 1-sty frame dwelling, 17x37.10, shingle roof, 1 family; cost, \$3,000; owner, Louis Obermeyer, 317 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 5091.

4TH ST, n s, 100 e 13th av, two 2-sty frame dwellings, 24x55, shingle roof, 2 families each; total cost, \$11,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5092.

76TH ST, n s, 296.8 w 15th av, 2-sty frame dwelling, 13.4x48, gravel roof, 1 family; cost, \$2,000; owner, Jas. Y. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5085.

76TH ST, n s, 330 w 15th av, three 2-sty frame dwellings, 13.4x48, gravel roof, 1 family each; total cost, \$6,000; owner, Jas. W. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5084.

AV D, ss, 80 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5103.

AV D, s s, 140 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5102.

SHEPHERD AV, w s, 165 n Vienna av, two 2-sty brick dwellings, 20x40, slag roof, 2 families each; total cost, \$5,500; owner, Michael Angelo, 199 N J av; architect, John M. Ricca, 1556 St. Marks av. Plan No. 5075.

13TH AV, s e cor 47th st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5093.

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FACTORIES AND WAREHOUSES.

FROST ST. n s, 100 e Lorimer st, 1-sty brick storage, 75x100, gravel roof; cost, \$4,000; owner, Annie Schultz, 2141 Prospect av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4935.

BOERUM ST. s s, 125 w White st, 2-sty brick storage, 25x80, — roof; cost, \$4,500; owner, Harry Gerofsky, 257 Boerum st; architect, Lew Keon, 9 Debevoise st. Plan No. 4979.

65TH ST. n s, 160 e 14th av, 1-sty brick storage, 58x99, iron roof; cost, \$6,000; owner, Peter Brasse, 1406 65th st; architect, S. W. Katz, 505 5th av, Manhattan. Plan No. 4969.

NEW JERSEY AV. w s, 74 s Pitkin av, 2-sty brick factory, 22x74, slag roof; cost, \$2,500; owner, Emily Wozinak, 2098 Pitkin av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5067.

HALLS AND CLUBS.

CLASSON AV. w s, 75 n Clifton pl, 4-sty brick club, 50x92, concrete roof; cost, \$40,000; owner, Bristol Meyers Co., 281 Greene av; architect, C. Christianson, 133 Clifton pl. Plan No. 4965.

SCHOOLS AND COLLEGES.

LEONARD ST. n e cor Maujer st, 3-sty brick school, 70x97, slag roof; cost, \$100,000; owner, City of New York; architect, C. B. J. Snyder, Park av and 59th st, Manhattan. Plan No. 5032.

STABLES AND GARAGES.

EAST 28TH ST. e s, 280 s Av F, 1-sty brick garage, 20x100, gravel roof; cost, \$2,500; owner, Mrs. Anna G. Meyer, 1460 Flatbush av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5059.

84TH ST. 1246, 1-sty frame garage, 12x20, shingle roof; cost, \$350; owner, Henry D. Bixbey, on premises; architect, Harry Oisen, 1633 51st st. Plan No. 4986.

AMES ST. w s, 175.2 n Newport av, 1-sty frame stable, 15x15, slag roof; cost, \$250; owner, Bernard Cohen, Pitkin and Rockaway avs; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4956.

ELBERTS LANE. s w cor Liberty av, 1-sty brick garage, 60x18, — roof; cost, \$885; owners, A. & M. Bath, on premises; architect, Builder Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 4928.

RUTLAND RD. s s, 80 w Kingston av, 1-sty brick stable, 15x14, gravel roof; cost, \$500; owner, Francesco Curcis, 189 Prospect st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 4943.

CEDAR ST. s s, 100 w Evergreen av, 1-sty brick stable, 25x20, gravel roof; cost, \$900; owner, Adolph Zink, 736 Bushwick av; architect, E. J. Messinger, 394 Graham av. Plan No. 5002.

BAY 17TH ST. e s, 250 n Benson av, 1-sty frame garage, 18x20, shingle roof; cost, \$200; owner, Anton Enger, 4424 6th av; architect, O. F. Anderson, 139 4th pl. Plan No. 5009.

47TH ST. n s, 100 East 13th av, two 1-sty frame garages, 15x17, shingle roof; total cost, \$1,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5099.

76TH ST. 1445, 1-sty frame garage, 20x16, gravel roof; cost, \$250; owner, J. W. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5083.

13TH AV. s e cor 47th st, 1-sty frame garage, 15x17, shingle roof; cost, \$500; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5100.

14TH AV. s w cor 47th st, 1-sty frame garage, 16x18, shingle roof; cost, \$500; owner, Isidore Lashner, 119 Bleeker st; architect, F. W. Eisenla, 16 Court st. Plan No. 5072.

STORES AND DWELLINGS.

4TH AV. s e cor President st, 2-sty brick store and dwelling, 40.10x20, gravel roof, 1 family; cost, \$2,500; owner, Michael Gurello, 256 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4948.

MELROSE ST. s s, 275 e Hamburg av, 2-sty brick store and dwelling, 22x97, tin roof, 1 family; cost, \$4,000; owner, Samuel Graber, 332 Melrose st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 4999.

STORES AND TENEMENTS.

RALPH AV. e s, 55.7 n Sterling pl, five 3-sty brick stores and tenements, 20x75, gravel roof, 5 families each; total cost, \$30,000; owner, Howard Investing Co., 1934 Prospect pl; architect, Charles Infanger, 2634 Atlantic av. Plan No. 4998.

PRESIDENT ST. n s, 80 w Brooklyn av, 4-sty brick tenement, 40x79.6, tin roof, 8 families; cost, \$30,000; owner, Aaron H. Rosenberg, 1029 Prospect pl; architect, Dominick Salvati, 525 Grand st. Plan No. 4984.

17TH ST. n s, 100 e 3d av, 4-sty brick store and tenement, 24x75, gravel roof, 7 families; cost, \$11,000; owner, Carnission Realty Co., 133 14th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4975.

41ST ST. n s, 200 e 9th av, 4-sty brick tenement, 40x89.2, slag roof, 16 families; cost, \$30,000; owner, Pasquale De Rossa, 1260 59th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4970.

61ST ST. n s, 240 e 13th av, 3-sty brick tenement, 20x85, tin roof, 7 families; cost, \$9,000; owner, Guiseppe Vitola, 6003 14th av; architect, A. H. Martin, 6005 14th av. Plan No. 4964.

LINDEN AV. s s, 102 e Nostrand av, two 4-sty brick tenements, 42x99.4, slate roof, 16 families each; total cost, \$40,000; owner, L. A. Bldg. Co., 1148 Tiffany pl, Manhattan; architect, Wm. A. Kenny, 420 West 259th st, Manhattan. Plan No. 4968.

WILLIAMS AV. w s, 300 s Dumont av, two 4-sty brick tenements, 50x88, 23 families each; total cost, \$50,000; owners, Wallan & Hoffman, 653 Georgia av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4958.

POWELL ST. n e cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21

families; cost, \$24,000; owner, Powell River Co., 437 Sackman st; architects, Farber & Markwitz, 189 Montague st. Plan No. 5034.

POWELL ST. e s, 50 n Riverdale av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$20,000; owner, Powell River Co., 437 Sackman st; architects, Farber & Markwitz, 189 Montague st. Plan No. 5035.

MISCELLANEOUS.

BALMERS WALK. w s, 100 s Surf av, 1-sty frame laundry, 20x44, gravel roof; cost, \$600; owner, Saml. Richman, on premises; architect, A. C. Hinsdale, 96 Coney Island av. Plan No. 4937.

Queens.

DWELLINGS.

COLLEGE POINT.—12th st, e s, 225 n 5th av, 2½-sty frame dwelling, 21x47, tin roof, 2 families; cost, \$4,600; owner, Jacob Schaeffer, 48 Main st, Flushing; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 2381.

CORONA.—Shell rd, s s, 79 w Central av, five 2-sty frame dwellings, 17x34, tin roof, 1 family; cost, \$12,000; owner, Frank Mangelletti, care architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2376 to 2380.

FLUSHING.—Chestnut st, n s, 30 e Brewster st, 2-sty brick dwelling, 20x55, tile roof, 2 families, water heat; cost, \$6,500; owner, Yorkville Land Co., 147 Sandford av, Flushing; architect, Harold T. Smith, 159 North 15th st, Flushing. Plan No. 2363.

FOREST HILLS.—Slocum Crescent, n s, 83 e Greenway South, 2½-sty tile dwelling, 36x39, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2373.

FOREST HILLS.—Slocum crescent, s e s, 99 s w Burns st, 2½-sty tile dwelling, 23x36, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2372.

JAMAICA.—Barrett av, w s, 152 s Hillsdale av, two 2-sty brick dwellings, 20x52, tin roof, 2 families, air heat; cost, \$8,000; owner, Miss Carrie A. Riebling, 21 Emerson av, Glendale; architect, H. E. Funk, 1008 Gates av, Brooklyn. Plan No. 2383.

ROCKAWAY.—Boulev. rd, n w cor Beach 92d st, 2-sty brick garage and dwelling, 50x100, slag roof; cost, \$4,000; owner, A. C. Howse, Seaside; architect, J. B. Smith, Rockaway Beach. Plan No. 2371.

WOODHAVEN.—Shoe and Leather st, s s, 100 w Ferry st, two 2-sty brick dwellings, 22x56, tin roof, 1 family; cost, \$7,000; owner, Domenica Mynon, Shoe and Leather st, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan Nos. 2365-66.

BAYSIDE.—1st st, s s, 100 w Crocheron av, 2½-sty frame dwelling, 26x50, slag roof, 2 families; cost, \$4,000; owner, B. Balzewski, 1st st, Bayside; architect, Jos. Smulzewski, Bayside. Plan No. 2393.

FLUSHING.—Lawrence st, w s, 51 n Washington st, 2-sty brick dwelling, 22x56, tile roof, 1 family, steam heat; cost, \$5,800; owner, Jos. Pagnozzi, 46 Grove st, Flushing; architect, owner. Plan No. 2387.

FLUSHING.—Dodan lane, s s, 376 w Jamaica av, 2½-sty frame dwelling, 50x40, shingle roof, 1 family, water heat; cost, \$8,000; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, Fred Johnson, 160 Prospect st, Flushing. Plan No. 2386.

FLUSHING.—26th st, w s, 60 n Depot lane, 2½-sty brick dwelling, 26x30, tile roof, 1 family, water heat; cost, \$6,800; owner, John Hallop, 236 East 32d st, Manhattan; architect, A. B. Anderson, 47 West 34th st, Manhattan. Plan No. 2398.

JAMAICA.—Adelaide av, e s, 80 s 5th st, 1-sty frame dwelling, 14x30, tin roof, 1 family; cost, \$1,200; owner, P. Vinciguerra, Rockaway rd, South Jamaica. Plan No. 2385.

JAMAICA.—Wyckoff st, e s, 75 s Sylvester av, 2-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$2,500; owner, Adam Fialkowski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2399.

JAMAICA.—Amherst av, s s, 125 e Victoria st, 2½-sty comt. dwelling, 30x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mrs. Alla F. Griffen, 359 Fulton st, Jamaica; architect, Jos. Hrostoski, Hollis, L. I. Plan No. 2395.

KEW.—Austin st, n e cor Quentin st, 2-sty frame dwelling, 35x51, tile roof, 1 family, steam heat; cost, \$8,500; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, E. M. Woods, 47 West 34th st, Manhattan. Plan No. 2412.

KEW.—Onslow pl, n s, 472 e Austin st, 2-sty frame dwelling, 41x27, tile roof, steam heat, 1 family; cost, \$7,500; owner, H. M. Newcombe, 115 Terald av, Richmond Hills; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2411.

MASPETH.—Ward st, w s, 100 n Whitlock av, 2-sty frame dwelling, 18x40, shingle roof, 2 families; cost, \$2,000; owners, Molitor & Muller, Grand st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2488.

RICHMOND HILL SOUTH.—Briggs av, w s, 310 n Belmont av, 2-sty frame dwelling, 16x26, shingle roof, 1 family, air heat; cost, \$1,600; owner and architect, G. Eicholz, 1253 Woodhaven av, Ozone Park. Plan No. 2408.

RICHMOND HILL.—Church st, e s, 775 n Division av, 2½-sty frame dwelling, 32x48, shingle roof, 1 family; cost, \$6,500; owner, M. H. Brunjes, 1581 Myrtle av, Brooklyn; architect, H. E. Haugaard, Fulton st, Richmond Hill. Plan No. 2413.

RICHMOND HILL.—Stoothoff av, e s, 100 s Ridgewood av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,000; owner, Ev. Lutheran St. Paul's Germaine Church, Jamaica; architect, Wm. A. Bleacher, Kimball av, Richmond Hill. Plan No. 2395.

RIDGEWOOD.—Elliott av, s w cor Azelia st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$5,500; owner, Cutler Building Co., 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn.

RIDGEWOOD.—Elliott av, s e cor Magnolia av, seven 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$24,500; owner, Cutler Building Co., 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn. Plan Nos. 2390-91.

RIDGEWOOD.—Elliott av, n s, 314 w Mt. Olivet av, eight 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$28,000; owner, Cutler Building Co, 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn. Plan No. 2389.

ROCKAWAY BEACH.—North Chase av, w s, 550 n Boulevard, 2-sty frame dwelling, 11x43, slag roof, 2 families; cost, \$800; owner, B. Kohn, premises; architect, P. Caplan, Rockaway Beach. Plan No. 2394.

ROSEDALE.—Melrose av, e s, 100 n Oxford av, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$2000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 2428.

ST. ALBANS.—Rutland st, n s, 40 e Glenham st, 2-sty frame dwelling, 36x26, shingle roof, 1 family, water heat; cost, \$4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, W. C. Mott, Lynbrook, L. I. Plan No. 2429.

WHITESTONE.—11th st, s s, 410 e 7th av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$4,500; owner, Nutman Co., Inc., 581 Franklin av, Brooklyn; architect, Jacob Subbroth, 934 Myrtle av, Brooklyn. (5 houses cost \$22,500.) Plan Nos. 2402-03-04-05-06.

WOODHAVEN.—Leggett av, s e cor Emma pl, seven 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$17,500; also n e cor Leggett av and Roswell pl, four 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$10,000; also Roswell pl, n s, 80 e Leggett av, 2 1/2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2416 to 2427.

COLLEGE POINT.—9th st, e s, 480 s Av D, two 2 1/2-sty frame dwellings, 28x28, shingle roof, 1 family, steam heat; cost, \$6,000; and Lucerne pl, n s, 60 w 8th st, 2 1/2-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$3,000; owner, Thomas J. Smith, 321 13th st, College Point; architect, Harry Morris, 13th st, College Point. Plan Nos. 2453-54-55.

CORONA.—South st, n s, 145 e Shopoler av, 2-sty brick dwelling, 30x26, tin roof, 1 family; cost, \$2,700; owner, G. Bianchine, 11 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2458.

EAST AQUEDUCT.—Beekman st, e s, 122 s Park Row, 1 1/2-sty frame summer house, 16x14, tin roof; cost, \$400; owner, Grant Wahlan, 208 Richardson st, Brooklyn. Plan No. 2451.

ELMHURST.—Hanover av, n cor Evergreen av, 2 1/2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, John Simkin, East Grand av, Corona. Plan No. 2463.

FLUSHING.—Hillside av, e s, 140 n Hempstead turnpike, 2-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Laurent Surr, 323 West 38th st, Manhattan; architect, G. E. Millsbaugh, 1945 Flatbush av, Brooklyn. Plan No. 2457.

FLUSHING.—Whitestone av, w s, 41 n 4th st, 2-sty brick dwelling, 30x31, shingle roof, 1 family; cost, \$4,200; owner, Wm. Fallitt, 35 Main st, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 2459.

FOREST HILLS.—Whitson av, w s, intersection Norden rd, 2 1/2-sty tile dwelling, 23x36, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2452.

JAMAICA.—Wyckoff av, e s, 75 s Sylvester av, 2 1/2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,000; owner, Adam Fialkoski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2465.

MIDDLE VILLAGE.—Steuben st, s s, 125 s Morton st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,000; owner, C. Hoerning, Morton av, Middle Village; architect, M. Perksstein, Fulton av, Middle Village. Plan No. 2466.

MIDDLE VILLAGE.—Hinman st, w s, 450 n Market st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$2,000; owner, H. Isaacson, 610 Oak terrace, Bronx; architect, M. Perksstein, Fulton av, Middle Village. Plan No. 2467.

ST. ALBANS.—Lanarch rd, n s, 140 e Wyndham walk, 2 1/2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$7,000; owner and architect, J. P. Lane, premises. Plan No. 2460.

BEECHURST.—29th st, n s, 233 w 15th av, 1 1/2-sty frame dwelling, 24x45, tile roof, 1 family, water heat; cost, \$3,200; owner, Alexander Stern, 87 Nassau st, Manhattan; architect, Bernhard Herzbaum, 319 West 116th st, Manhattan. Plan No. 2482.

ELMHURST.—3d st, w s, 150 n Vietor pl, 2-sty frame dwelling, 16x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, J. L. Gundry, Jr., 173 9th st, Elmhurst; architect, O. Olsen, Ivy st, Elmhurst. Plan No. 2484.

FLUSHING.—State st, s s, 200 w Parsons av, 2 1/2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$4,000; owner, Fredericka Thomas, 680 Broadway, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2473.

GLENDALE.—Poplar st, s s, 262 e Van Dine av, 2-sty frame dwelling, 20x27, tin roof, 1 family, water heat; cost, \$2,000; owner and architect, George Froehlich, Van Dine av, Glendale. Plan No. 2483.

MASPETH.—Lenox av, n s, 100 e Maiden lane, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$3,000; owner, Chas. Hack, Maiden lane, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2481.

MASPETH.—Perry av, n s, 400 e Clermont av, 2-sty frame dwelling, 24x25, tin roof, 2 families; cost, \$1,800; owner, Jos. Zambzewcki, 187 Hull av, Maspeth; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 2472.


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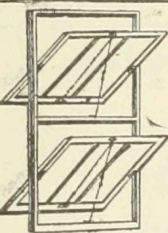
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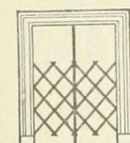
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Plans Filed, New Buildings, Queens (Continued)

ST. ALBANS.—Glenham st, e s, 100 n Central av, 2 1/2-sty frame dwelling, 30x20, shingle roof, 1 family; cost, \$3,000; owner, Edward H. Brown, Bayville, L. I.; architect, K. C. Edwards, Woolworth Building, Manhattan. Plan No. 2476.

ST. ALBANS.—Glenham st, e s, 350 w Central av, 2 1/2-sty frame dwelling, 30x22, shingle roof, 1 family; cost, \$4,600; owner, Edward H. Brown, Bayville, L. I.; architect, K. C. Edwards, Woolworth Building, Manhattan. Plan No. 2475.

STABLES AND GARAGES.

JAMAICA.—Bergen av, s e cor Bergen rd, 1-sty frame garage, 10x12, tin roof; cost, \$100; owner, W. D. Liewilyn, premises. Plan No. 2456.

JAMAICA.—Myrtle av, w s, 210 s Shelton av, 1-sty brick garage, 20x20, tin roof; cost, \$300; owner, Mrs. G. F. Hobart, 7 Myrtle av, Jamaica. Plan No. 2397.

RICHMOND HILL.—Church st, e s, 775 n Division av, 1-sty brick garage, 14x19, shingle roof; cost, \$200; owner, M. H. Brunjes, 1081 Myrtle av, Brooklyn; architect, H. E. Haugaard, Fulton st, Richmond Hill. Plan No. 2414.

WOODHAVEN.—Fulton st, s s, 226 e Woodhaven av, 1-sty frame garage, 12x16, shingle roof; cost, \$200; owner, Chas. Forcett, Fulton st, Woodhaven. Plan No. 2415.

ELMHURST.—11th st, S, 1-sty frame garage, 11x14, tin roof; cost, \$150; owner, Wm. K. Dickmuth, premises. Plan No. 2480.

FLUSHING.—Barclay st, 206, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, Josephine Lawlor, premises. Plan No. 2480.

L. I. CITY.—Baker av, s s, 30 e 1st av, 1-sty frame garage, shingle roof; cost, \$500; owner, H. Markhoner, premises. Plan No. 2477.

WHITESTONE.—7th st, n s, 200 e Howland av, 1-sty brick cow stable, 70x74, gravel roof; cost, \$1,000; owner, Benj. Beyer, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 2464.

STORES AND DWELLINGS.

RIDGEWOOD.—Madison st, n s, 36 w Woodward av, 3-sty brick store and dwelling, 23x51, slag roof, 2 families; cost, \$4,000; owner, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2471.

RIDGEWOOD.—Woodward av, w s, 25 n Madison st, 3-sty brick store and dwelling, 25x32, slag roof, 2 families; cost, \$4,000; owner and architect, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2470.

RIDGEWOOD.—Madison st, n w cor Woodward av, 3-sty brick store and dwelling, 25x36, slag roof, 2 families; cost, \$4,000; owner and architect, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2469.

STORES, OFFICES AND LOFTS.

FLUSHING.—Main st, e s, 50 s Broadway, 2-sty brick store and office, 25x53, slag roof; cost, \$3,800; owner, Jacob Haniel, Broadway, Flushing; architect, A. E. Richardson, 100 Amy st, Flushing. Plan No. 2409.

COLLEGE POINT.—3d av, s s, 50 e 8th st, 1-sty brick garage, 29x66, slag roof; cost, \$6,000; owner, U. S. Metal Products Co., premises; architect, Sidney M. Fehn, College Point. Plan No. 2364.

STORES AND TENEMENTS.

RIDGEWOOD.—Madison st, n s, 51 e Fairview av, three 3-sty brick tenements, 26x70, slag roof, 6 families; cost, \$25,000; owner and architect, G. X. Mathews, 1856 Putnam av, Brooklyn. Plan Nos. 2367-68-69.

FLUSHING.—Amity st, s s, 126 w Union st, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$27,000; owners, A. & R. Gottlieb, Flushing; architect, J. J. O'Brien, 72 Maurice av, Elmhurst. Plan No. 2468.

L. I. CITY.—Webster av, n w cor 6th av, 5-sty brick tenement, 26x90, slag roof, 40 families; cost, \$60,000; owner, Pemona Construction Co., 20 9th av, L. I. City; architect, Frank J. Scheffick, 4168 Park av, Bronx. Plan No. 2461.

THEATERS.

RIDGEWOOD.—Fresh Pond rd, Halleck st and Cypress Hill rd, 1-sty brick moving picture show, 100x97, slag roof; cost, \$12,000; owner, Henry Bachmann, 164 Foxall st, Ridgewood; architect, W. H. Tiedemann, 475 North st, Brooklyn. Plan No. 2384.

MISCELLANEOUS.

FLUSHING.—Lawrence st, w s, 195 s Maple st, 1-sty greenhouse, 24x130, glass roof; cost, \$400; owner, Anton Noblik, premises. Plan No. 2410.

HOLLIS.—Chichester av, n w cor Cornwell st, 1-sty frame greenhouse, 75x100; cost, \$500; owner, T. Speigelhure, premises. Plan No. 2430.

WHITESTONE.—8th st, s w cor Hurd av, 2 greenhouses, 22x99, glass roof; cost, \$1,800; owner, J. McMullan, premises. Plan No. 2407.

WOODHAVEN.—Right of way, w s, 400 s Old South rd, 2-sty brick cowstable, 4x79, slag roof; cost, \$4,500; owner, M. Emmer, premises; architect, M. Perlstin, Fulton av, Middle Village. Plan No. 2401.

WOODHAVEN.—Yarmouth st, w s, 50 s Fulton st, 1-sty brick store, 50x20, slag roof; cost, \$300; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, owner. Plan No. 2400.

FOREST PARK.—Winthrop av, e s, 100 s Queens st, new foundation for church; cost, \$150; owner, Forest Park Cong. Church, premises. Plan No. 2382.

COLLEGE POINT.—21st st, e s, 300 s 5th av, 1-sty frame shed, 16x22, tin roof; cost, \$50; owner, F. O. H. Fincke, Murray st, Flushing. Plan No. 2462.

**Richmond.
DWELLINGS.**

BOND ST, n s, 44 w College pl, Port Richmond, 2-sty frame dwelling, 19x30; cost, \$2,800; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 628.

PROSPECT ST, n s, 125 w Bement av, West Brighton, 2-sty frame dwelling, 20x36; cost, \$3,000; owner, architect and builder, John H. Johnson, Port Richmond. Plan No. 624.

SEAFOAM ST, w s, 320 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$600; owner, Eva Glynn, 316 West 120th st; builder, Emil Peterson, Princess Bay. Plan No. 641.

BEMENT AV, e s, 150 s Carey av, New Brighton, 2-sty frame dwelling, 28x28; cost, \$3,500; owner and architect, F. J. Nettleton, New Brighton; builder, H. Hermanson, New Brighton. Plan No. 633.

CAREY AV, n s, 85 e Burgher av, New Brighton, 2 1/2-sty frame dwelling, 20x28; cost, \$2,500; owner, Mr. Lockhart, West Brighton; architect and builder, John O. Johnson, Port Richmond. Plan No. 643.

FOOT OF CLIFTON, Penn, Maryland and St. John's avs, Rosebank, 2-sty frame dwelling and office, 11x23; cost, \$6,000; owner and builder, Italian Rifle Shooting Society of U. S., 496 West Broadway, Manhattan; architect, J. C. Corra, 136 Liberty st, Manhattan. Plan No. 635.

FOUR CORNERS RD, n s, 284 w Richmond rd, Dongan Hills, 2 1/2-sty brick dwelling, 32x35; cost, \$5,000; owner, Martin C. Flor, Dongan Hills; architect, Jas. E. Grunert, New Dorp. Plan No. 623.

LEXINGTON AV, n s, 488 w Chelsea av, Port Richmond, 2-sty frame dwelling, 20x28; cost, \$2,700; owner, John Kubasek, Linoieumville; architect and builder, Peter Larsen, Port Richmond. Plan No. 643.

OAK AV, n s, 20 e 1st st, Midland Beach, 1-sty frame bungalow, 8x14; cost, \$50; owner, Louise Kreess, Midland Beach; builder E. Larsen, Midland Beach. Plan No. 639.

OCEAN AV, 1,500 from Mill rd, Oakwood Beach, two 1-sty frame bungalows, 14x30; total cost, \$400; owner and builder, E. R. Fuchs, 205 East 9th st, Manhattan. Plan No. 632.

OLD TOWN RD, s w, and Park av, Grasmere, 1 1/2-sty frame dwelling, 22x44; cost, \$2,800; owner, P. J. Maskill, New Brighton; architect, Jas. Whitford, St. George; builder, John McDowell, Stapleton. Plan No. 628.

PELTON AV, e s, 104 n Cast. av, W. Brighton, 2 1/2-sty frame dwelling, 20x28; cost, \$2,300; owners, A. & M. Hespe, West Brighton; architect and builder, John O. Johnson, Port Richmond. Plan No. 644.

SHELDON AV, e s, 280 s Washington av, Tottenville, 2-sty frame dwelling, 21x30; cost, \$1,500; owner, Genaro Gragnano, 63 Withers st, Brooklyn; builders, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 636.

LAMONT AV, e s, 120 s Washington av, Annadale, 2-sty frame dwelling, 21x25; cost, \$2,000; owner, Chas. Chave, Brooklyn; architect, C. E. Heweker, Tompkinsville; builder, John Karlson, Tompkinsville. Plan No. 627.

WATERS AV, n s, 85 w Jewett av, West Brighton, 2-sty frame dwelling, 26x31; cost, \$3,500; owner, C. E. Watson, West Brighton; architects and builders, D. T. Corson & Son, West Brighton. Plan No. 629.

WAVECREST AV, e s, 80 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$600; owner, Thos. Pride, 404 West 54th st; builder, E. Peterson, Princess Bay. Plan No. 640.

CEDAR GROVE BEACH, 1/4 mile w Marine Hospital, 1-sty frame bungalow, 20x26; cost, \$300; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 637.

CEDAR GROVE BEACH, 1/4 mile w Marine Hospital, 1-sty frame bungalow, 20x26; cost, \$300; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 638.

NEW DORP BEACH, 1-sty frame bungalow, 14x36; cost, \$600; owner, Dora Kraft, Brooklyn; builder, Emil Peterson, Princess Bay. Plan No. 642.

HOSPITALS AND ASYLUMS.

MT. LORETTA PLAINS, 3-sty brick infants' home, 97x34; cost, \$53,000; owner, Mission Immaculate Virgin, Pleasant Plains; architects, S. L. Stewart and F. E. Estabrook; builder, Campbell Dempsey Co. Plan No. 630.

STABLES AND GARAGES.

WRIGHT ST, 150 e Van Duzer st, Stapleton, 1-sty frame garage, 31x16; cost, \$200; owner, H. Frager, Stapleton; architect and builder, W. A. Schield, Stapleton. Plan No. 625.

THEATRES.

RICHMOND AV, w s, 164 n Grove av, Port Richmond, 2-sty brick theatre, 51x123; cost, \$35,000; owner, Emma De Hart, Port Richmond; architect, Harry Pelcher, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 646.

MISCELLANEOUS.

FOOT OF CLIFTON, Penn, Maryland and St. John's avs, Rosebank, frame shooting range; cost, \$7,000; owner and builder, Italian Rifle Shooting Society of U. S., 496 West Broadway, Manhattan; architect, J. C. Corra, 136 Liberty st, Manhattan. Plan No. stores, offices and lofts, 634.

MORNINGSTAR RD, e s, 125 n Innis st, Port Richmond, 1-sty frame stores, 25x50; cost, \$1,800; owner, Sam Applebaum, Port Richmond; architect, O. O. Odegaard, Port Richmond; builder, Jos. Buttermark, Port Richmond. Plan No. 631.

**PLANS FILED FOR
ALTERATIONS.**

Manhattan.

CANAL ST, 30, store front, lowering of vault, lights to 5-sty brick store and tenement; cost, \$2,000; owner, Samuel Gorganow, 35 Canal st; architects, Makstein & Erler, 7 East 14th st. Plan No. 2776.

CHAMBERS ST, 111, store front to 5-sty brick stores and lofts; cost, \$100; owner, Edward Bridge Holding Co., 187 Berkeley pl; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2828.

DIVISION ST, 17-17½, store front to 3-sty brick store and loft; cost, \$300; owner, Morris Gross, 17-17½ Division st.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2820.

GRAND ST, 377½, steel beams, store front, galvanized iron cornice; cost, \$600; owner, Dora Gitler, 377½ Grand st.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2768.

GRAND ST, 146, converting 4-sty brick building into court house, two electric elevators, partitions, plumbing, wiring; cost, \$30,000; owner, City of New York, President of Borough of Manhattan, Municipal Bldg.; architect, Frank H. Hines, Municipal Bldg. Plan No. 2795.

LAFAYETTE ST, 90, extension, beams, columns, partitions, store front to 3-sty brick store and offices; cost, \$2,000; owner, Rube R. Fogel, 177 Bowery; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2833.

LEWIS ST, 195-97, stud partitions to 4-sty brick factory; cost, \$100; owner, Henry Waterman, 195 Lewis st.; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2816.

MARKET SLIP, 84-90, steel tank supports to 7-sty brick loft building; cost, \$500; owner, Market St. Realty Co., 45 West 34th st.; architect, Abraham H. Zacharius, 1661 Madison av. Plan No. 2838.

MCDUGAL ST, 107, 1-sty extension to 3-sty brick restaurant; cost, \$600; owner, John Morando, 107 McDugal st.; architect, Anthony Vendracco, 498 West Broadway. Plan No. 2821.

ORCHARD ST, 159, beams and columns to 5-sty brick stores and tenement; cost, \$300; owner, Marcus Buda, 159 Orchard st.; architect, Jacob Fisher, 25 Av A. Plan No. 2762.

PELL ST, 16, partitions to 4-sty brick store and lofts; cost, \$200; owner, Ida W. Beiser, 8108 13th av, Brooklyn; architect, none. Plan No. 2812.

RECTOR ST, 14-18, store front to 4-sty brick stores and tenement; cost, \$275; owner, Estate of Catherine McCrea, 262 Broadway; architect, Daniel J. Lynch, 97 Coffey st, Brooklyn. Plan No. 2788.

STANTON ST, 30-32, change of doorway to 7-sty brick stores and tenement; cost, \$50; owner, Arthur M. Mundt, 30-32 Stanton st.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2793.

WASHINGTON PL, 4-6, tank and steel supports to 11-sty brick office building; cost, \$700; owner, Central Bldg., Improvement & Investment Co., 149 Church st.; architect, Edw. L. Angell, 117 West 90th st. Plan No. 2822.

WATER ST, 638, mason work, 1-sty extension to 2-sty brick stable; cost, \$5,000; owner, John J. Coughlin, 638 Water st.; architect, Jas. L. Maher, 431 West 14th st. Plan No. 2835.

1ST ST, 103 East, metal-covered partition to 4-sty brick wagon storage and lofts; cost, \$150; owner, Louis Minsky, 111 East Houston st.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2832.

10TH ST, 48 West, skylight to 2-sty brick studio and dwelling; cost, \$150; owner, Adelbert C. Becker, 440 East Tremont av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 2786.

10TH ST, 15 West, window openings to 4-sty brick dwelling; cost, \$800; owner, Bartlett Arkell, 15 West 10th st.; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 2805.

12TH ST, 311 East, doorway, fireproof door to 3-sty brick lodging house; cost, \$125; owner, Children's Aid Society, 311 East 12th st.; architect, Henry H. Holly, 39 West 27th st. Plan No. 2804.

19TH ST, 146 East, increase in height of top story of 3-sty brick residence; cost, \$750; owner, George W. Bellows, 146 East 19th st.; architect, Adolph Mertin, 34 West 28th st. Plan No. 2792.

19TH ST, 119-121 East, house tank and extension to tank-house to 12-sty brick club room and studios; cost, \$700; owner, National Arts Club, 119-121 East 19th st.; architect, David Scott, 119 West 33d st. Plan No. 2826.

20TH ST, 40 East, steel tank supports to 8-sty brick lofts; cost, \$850; owner, Wm. Colgate, 5 East 82d st.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2778.

20TH ST, 35-37 East, steel tank supports to 8-sty brick store and lofts; cost, \$2,500; owner, Emily Hopkins, care Jas. H. Benedict, 1 Wall st.; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2818.

23D ST, 449 West, 3-sty brick extension to 4-sty brick dwelling; cost, \$2,000; owner, Dr. Agnes Cloud, 449 West 23d st.; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 2780.

23D ST, 14 East, mason work, partitions, stairs to 4-sty brick store and lofts; cost, \$500; owner, Estate of John H. Mahony, 872 Madison av; architect, Morris Schwartz, 194 Bowery. Plan No. 2827.

25TH ST, 319 West, resetting of windows, partitions to 5-sty brick store and tenement; cost, \$2,500; owner, Dietrich Ruter, 47 West 92d st.; architect, Otto Reissmann, 30 1st st. Plan No. 2808.

27TH ST, 6-8 East, plaster block partitions, iron stair to 21-sty brick offices and lofts; cost, \$100; owner, Madeline I. Dinsmore, 33 Union sq; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2806.

27TH ST, 28-32 West, store front to 12-sty brick store and lofts; cost, \$200; owner, The Sperry Realty Co., 2 West 45th st.; architect, Augustus N. Allen, 2 West 45th st. Plan No. 2763.

27TH ST, 3-5-7 East, outside staircase to 12-sty brick hotel; cost, \$300; owner, Alexander R. Peacock, 1784 Broadway; architect, John R. Hinehman, 437 5th av. Plan No. 2767.

27TH ST, 3-5-7-9-11, cement sidewalk, mason work, store front to 5-sty brick stores and lofts; cost, \$800; owner, Charles E. Johnson, 9 West 29th st.; architect, Julius A. Tassi, 8508 17th av, Brooklyn. Plan No. 2803.

28TH ST, 131-133 West, removal of encroachment to 13-sty brick store and lofts; cost,

\$250; owner, 131 West 28th St. Co., 2 Rector st.; architects, Berger & Son, 121 Bible House. Plan No. 2840.

28TH ST, 12-14 West, marquee to 7-sty brick storage warehouse; cost, \$500; owner, Terminal Warehouse Co., 17 South William st.; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 2836.

29TH ST, 51 West, stoop, cement sidewalk, mason work to 4-sty brick store and lofts; cost, \$500; owner, Thomas Morgan, 130 West 86th st.; architect, Julius A. Tassi, 8508 17th av. Plan No. 2814.

29TH ST, 129-31-33-35 West, tank house to 12-sty brick lofts and stores; cost, \$10,000; owner, East 30th st Constn. Co., Peter Ramsey, president, 110 West 34th st.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 2830.

31ST ST, 159-61-63 West, removal of encroachment to three 3 and 4-sty brick tenements; cost, \$400; owner, The Stuyvesant Real Estate Co., Room 33, Penna. Station; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2817.

31ST ST, 133-135 West, vault lights, alteration to granite steps and fence to 4-sty brick monastery; cost, \$500; owner, Franciscan Fathers, 133-135 West 31st st.; architect, Thomas J. Duft, 407 West 14th st. Plan No. 2800.

32D ST, 2-4 West, removal of encroachment to 4-sty brick stores and restaurant; cost, \$800; owner, Marie H. D. Polk, 310 5th av; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2813.

32D ST, 42-50 West, removal of encroachments to 8-sty brick hotel and stores; cost, \$3,000; owner, Robt. W. Golet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 2824.

33D ST, 23 East, removal of encroachment to 5-sty brick residence; cost, \$4,500; owner, Egerton L. Winthrop, 23 East 33d st.; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2770.

34TH ST, 142 West, stairs, doorways to 4-sty brick restaurant and dwelling; cost, \$150; owner, J. Varnum Mott, 42 Broadway; architect, Joseph H. Stertz, 953 Simpson st. Plan No. 2766.

34TH ST, 43-45 West, store front to 12-sty brick stores and offices; cost, \$500; owner, Monolith Realty Co., 45 West 34th st.; architect, Abraham H. Zacharius, 1661 Madison av. Plan No. 2837.

39TH ST, 29 East, elevator shaft, dumbwaiter shaft, roof tank to 4-sty brick residence; cost, \$5,000; owner, Joseph Milbank, 27 East 39th st.; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2810.

40TH ST, 9-11 East, wood and glass partitions, plaster block partition to 12-sty brick store and offices; cost, \$1,000; owners, Yale & Towne Mfg. Co., 9-11 East 40th st.; architect, Richard Rohl, 128 Bible House. Plan No. 2784.

42D ST, 5 East, mezzanine floor to 10-sty brick store and office building; cost, \$1,000; owner, Jos. Milbank, 5 East 42d st.; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 2765.

45TH ST, 115 West, party wall extension to 3-sty brick stores and dwelling; cost, \$300; owner, Robert H. Davis, 3 East 44th st.; architect, Geo. I. Cavalieri, 3 East 44th st. Plan No. 2815.

49TH ST, 9 East, wood and iron fence, concrete foundations; cost, \$150; owner, Henry Ammerman, Richmond Hill, L. I.; architects, George & Henry Boehm, 7 West 42d st. Plan No. 2785.

51ST ST, 23 East, basement vault, concrete stairs to 4-sty brick school; cost, \$5,000; owner, St. Joseph's Seminary and College, John M. Farley, Pres., 23 East 51st st.; architect, Adolph Balschun, 2698 Creston av. Plan No. 2798.

54TH ST, 247-259 West, girders, columns, concrete piers, fire proofing, mason work to 8-sty brick storage building; cost, \$5,000; owner, Automobile Club of America, Henry B. Anderson, president, 247-259 West 54th st.; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2774.

55TH ST, 242-50 West, iron stairs, metal covered doors, t. c. partitions, dumbwaiter to 12-sty brick garage and offices; cost, \$1,000; owner, Automobile Club of America, 247-259 West 54th st.; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2773.

55TH ST, 24 East, hand-lift, iron trap-doors to 7-sty brick loft building; cost, \$250; owner, Federal Estates Corporation, 30 East 43d st.; architects, Schwartz & Gross, 347 5th av. Plan No. 2789.

56TH ST, 211 West, completion of work in basement of 10-sty brick church and parish building; cost, \$20,000; owner, Broadway Tabernacle Society, Irving R. Fisher, 144-146 Duane st.; architects, Hoggson Bros., 7 East 44th st. Plan No. 2759.

61ST ST, 30 West, doorway to 4-sty brick store and dwelling; cost, \$20; owner, Alexander List, 48 West 68th st.; architect, Frank D. Patterson, 30 West 61st st. Plan No. 2829.

63D ST, 154-156 East, to convert two 4-sty brick dwellings into one dwelling; cost, \$8,000; owner, Fredk. J. Sterner, 139 East 19th st.; architect owner. Plan No. 2782.

63D ST, 220-224 West, brick chimney to 5-sty brick school building; cost, \$500; owner, Children's Aid Society, 224 West 63d st.; architect, Otto Reissman, 30 1st st. Plan No. 2790.

73D ST, 182 East, steel beams, partitions to 5-sty brick garage; cost, \$1,200; owner, Bella Kayton, 1855 7th av; architect, William B. Young, 1931 Broadway. Plan No. 2802.

73D ST, 504 East, runway, stalls to 5-sty brick stable and lofts; cost, \$500; owner, Geo. Knoche, 50 East 73d st.; architect, Harold L. Young, 1204 Broadway. Plan No. 2831.

75TH ST, 205 West, store fronts to 5-sty brick stores and lofts; cost, \$500; owner, William T. Walton, 853 8th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2794.

116TH ST, 155 East, store fronts to 3-sty brick stores and dwellings; cost, \$2,500; owner, Mrs. Maud C. Nelson, 155 East 116th st.; architect, Nathan Langer, 81 East 125th st. Plan No. 2781.

125TH ST, 109 East, partitions, steel beams, stairs, skylight, store front to 4-sty brick store and hotel; cost, \$1,000; owner, Max Bernstein, 3197 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2809.

129TH ST, 67-73 East, girders, beams, spruce posts, tension rods to 1-sty brick garage; cost, \$400; owner, N. Y. Central Railroad; architect, Chas. T. E. Dieterlin, 41 West 127th st. Plan No. 2771.

132D ST, 159 West, mason work, steel beams, partitions, stairs, to 3-sty brick church and rectory; cost, \$3,500; owner, Baptist Temple Corporation, Rev. M. B. Hacloss, 159 West 132d st.; architects, Ogden & Day, 1170 Broadway. Plan No. 2811.

139TH ST, 502 West, window opening to 5-sty brick stores and apartments; cost, \$75; owner, Mrs. Margaretha Schwitters, 64 Perry st.; architect, I. B. Miller, 411 West 38th st. Plan No. 2799.

AMSTERDAM AV, 112, stairway to 3-sty brick store and dwelling; cost, \$100; owner, Samuel Parsout, 112 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 2769.

AMSTERDAM AV, 851, toilet room to 2-sty brick store and dwelling; cost, \$150; owner, Jena Ella Luckings, 851 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 2775.

AMSTERDAM AV, 466, store fronts to 5-sty brick store and tenement; cost, \$200; owner, Victor S. Maier, 466 Amsterdam av; architect, Otto Reissmann, 30 1st st. Plan No. 2807.

AMSTERDAM AV, 2120-22, extension to 1-sty brick store; cost, \$500; owner, Andrew T. McKegney, 2486 DeVoie terrace; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2841.

BROADWAY, 2787, removal of encroachment to 5-sty brick store and dwelling; cost, \$450; owner, Luana Corporation, 55 Liberty st.; architect, John E. Scharwith, 523 West 146th st. Plan No. 2783.

BROADWAY, 625, tanks and steel supports to 11-sty brick lofts; cost, \$2,400; owner, Sound Realty Co., 128 Broadway; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2777.

BROADWAY, 1439, store fronts, radiators, to 4-sty brick store and offices; cost, \$500; owner, Childs Real Estate Co., 200 5th av; architect, Russell T. Walker, 47 West 34th st. Plan No. 2760.

CENTRAL PARK, 88 West, partitions, iron platform and steps, doorways to 12-sty brick tenement; cost, \$200; owner, Esthold Realty Co., 119 West 40th st.; architect, Robt. T. Lyons, 600 West 115th st. Plan No. 2797.

WEST END AV, 619, partitions, staircase, mason work, heating, plumbing, wiring, painting to 4-sty brick residence; cost, \$5,000; owners, Lowenfeld & Prager, 149 Broadway; architect, William W. Knowles, 37 West 39th st. Plan No. 2801.

1ST AV, 1484, store front to 4-sty brick stores and tenement; cost, \$175; owner, Harrie S. Lines, 136 West 131st st.; architect, M. J. O'Connor, 1438 East 95th st. Plan No. 2823.

2D AV, 140-42, marquee to 5-sty brick store and hall; cost, \$500; owner, Philip Menschel, 142 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2761.

2D AV, 1397-9, fireproof stairway, steel tank supports to 6-sty brick stores and factory; cost, \$4,950; owner, Frederick Herrmann, 1451 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2787.

3D AV, 2324-2326, store front to 3-sty brick store and dwelling; cost, \$500; owner, Ray H. Winsten, Edgemere, L. I.; architects, Berger & Son, 121 Bible House. Plan No. 2825.

5TH AV, 126-128, tanks and steel supports to 15-sty brick lofts; cost, \$2,500; owner, Chas. A. Gould, 30 East 42d st.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2779.

5TH AV, 386-390, entrance hallway, flooring, door openings to 8-sty brick store and offices; cost, \$7,000; owner, The Gorham Mfg. Co., Edw. Holbrook, president, 386-390 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 2772.

5TH AV, 334, removal of encroachment to 6-sty brick store and offices; cost, \$1,000; owner, Vincent Astor, 26 West 26th st.; architect, T. Kirkpatrick & Co., 334 5th av. Plan No. 2796.

6TH AV, 637-39-41, bay windows to three 4-sty brick stores and dwellings; cost, \$500; owner, Adolph A. Hageman, 67 West 36th st.; architect, Adolph Mertin, 34 West 28th st. Plan No. 2829.

7TH AV, 91-97, brick bulkhead, fireproof man-hole door to 5-sty brick factory; cost, \$200; owners, Liggett & Myers Tobacco Co., 95 7th av; architect, Harry N. Paradise, 231 West 18th st. Plan No. 2791.

7TH AV, 800, elevator, stairs to 2-sty brick cafe and restaurant; cost, \$6,000; owner, Emma L. Badgeley, East Orange, N. J.; architect, Chas. W. Buckham, 307 5th av. Plan No. 2764.

7TH AV, e s. 64 from 11th st, entrances, concrete floor to 3-sty brick garage and laundry; cost, \$1,000; owner, St. Vincent's Hospital, Julia M. Dunn, Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 2834.

8TH AV, 665, store front, stairway, partition, plumbing to 4-sty brick store and dwelling; cost, \$525; owner, William Volk, 658 3d av; architect, William Kurtzer, 192 Bowery. Plan No. 2819.

8TH AV, 509, store front to 4-sty brick store and dwelling; cost, \$500; owner, Estate of Frances A. Lawrence, 51 Cedar st.; architect, Jas. T. Raftis, 131 West 31st st. Plan No. 2842.

Bronx.

161ST ST, s e cor. St. Ann's av, change from peak to flat roof, add ½-sty of brick to 1¼-sty brick offices; cost, \$600; owner, A. Hupfel's Sons, 842 St. Ann's av; architect, M. J. Garvin, 3307 3d av. Plan No. 402.

Plans Filed, Alterations, Bronx (Continued)

ARTHUR AV, 2375-77, 1-sty brick extension, 24x72.8 to 1-sty brick nicotello and stable; cost, \$3,000; owner, Frank Trocchio, 538 Morris av; architects, Arthur Arcander Co., 391 East 149th st. Plan No. 399.

MCGRAW AV, 1869, 3-sty frame extension, 18.4x14, to 2-sty frame store and dwelling; cost, \$2,000; owner, Leonardo Martino, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 397.

NEWBOLD AV, n s, 430 e Havemeyer av, raise to new grade 2-sty frame dwelling; cost, \$350; owner, Giuseppe Faello, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 400.

UNIVERSITY AV, n w cor Weigand pl, 2-sty brick and frame extension, 42.6x33, to 2 1/2-sty frame school; cost, \$2,000; owner, N. Y. University, on premises; architect, Robt. N. Cleverdon, 15 East 40th st. Plan No. 401.

Brooklyn.

BERGEN ST, 506 interior alterations to 2-sty church; cost, \$7,000; owner, Mt. Olivet Church, on premises; architect, G. H. Anderson, Grove st, Peekskill, N. Y. Plan No. 5019.

CEDAR ST, 26, interior alterations to 2-sty dwelling; cost, \$1,200; owner, Adolph Zink, 736 Bushwick av; architect, Emil J. Meisinger, 394 Graham av. Plan No. 5097.

COURT SQ, 12, interior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Jas. Shevlin, 9 Willoughby st; architect, W. A. Parfitt, 26 Court st. Plan No. 5088.

DOUGLASS ST, 23, plumbing to two 3-sty dwellings; cost, \$160; owner, J. Gottlieb, on premises; architect, same. Plan No. 5053.

FULTON ST, 709, interior alterations to 3-sty store and dwelling; cost, \$1,800; owner, Bernheit Faber, 620 Fulton st; architect, A. W. Pierce, 59 Court st. Plan No. 5038.

FULTON ST, 1599, extension to two 3-sty dwellings; cost, \$3,000; owner, Sam Ueberall, 631 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4989.

FULTON ST, 1298, interior alterations to 1-sty theatre; cost, \$8,000; owner, Mary A. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4997.

FULTON ST, 3386, interior alterations to 1-sty theatre; cost, \$300; owner, Abr. Frankel, 118 Cleveland st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5015.

FULTON ST, 503, interior alterations to 7-sty office building; cost, \$750; owner, Offerman Estate, on premises; architect, Lauritz Lauritzen, 525 Bedford av. Plan No. 5069.

INDIA ST, 39, extension to 3-sty tenement; cost, \$190; owner, Eliza Griffiths, 72 Huron st; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 4939.

JEROME ST, 514, extension to 2-sty dwelling; cost, \$600; owner, Morris Katz, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5013.

LEONARD ST, 33, interior alterations to 3-sty dwelling; cost, \$600; owner, D. Vanderveer, 392 Bushwick av; architect, T. Goldstone, 49 Graham av. Plan No. 5020.

MELROSE ST, 332, exterior alterations to 2-sty shop; cost, \$500; owner Samuel Graber, on premises; architects, Kalish & Lubroath, 186 Remsen st. Plan No. 5000.

MELROSE ST, 103, interior alterations to 2-sty tenements; cost, \$400; owner Rialto Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4947.

MIDDLETON ST, 181, exterior alterations to 3-sty tenement; cost, \$400; owner, Freida Lupka, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 4990.

MONITOR ST, 18, exterior alterations to 1-sty stable; cost, \$200; owner, John J. Slattery, 241 Jackson st; architect, G. H. Madigan, 243 Withers st. Plan No. 4971.

NAVY ST, 107, exterior alterations to 3-sty tenement; cost, \$1,000; owner, Margt. Lauro, 109 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5005.

SMITH ST, 450, interior alterations to 3-sty tenement; cost, \$350; owner, Antonio Pidente, 84 Carroll st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5017.

STOCKTON ST, 309, interior alterations to 3-sty tenement; cost, \$200; owner, Sarah Bogin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4980.

SUYDAM ST, 109, interior alterations to 2-sty dwelling; cost, \$300; owner, Frederick Pink, 315 Lenox rd; architect, Willard Parker, 885 Gates av. Plan No. 4996.

WATKINS ST, 618, interior alterations to 3-sty tenement; cost, \$750; owners, Kurland & Boxer, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5058.

WOODHULL ST, 17, interior alterations to 3-sty dwelling; cost, \$500; owner, Jas. J. Long, 169 Meserole st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4933.

4TH PL, 46, interior alterations to 3-sty dwelling; cost, \$300; owner, Marie Blank, 40 4th pl; architect, Edw. H. Scalley, 527 Henry st. Plan No. 4973.

E. 4TH ST, 501, extension to 2-sty dwelling; cost, \$500; owner and architect, Annie Quinn, on premises. Plan No. 5068.

14TH ST, 397, interior alterations to two 3-sty dwellings; cost, \$1,000; owner, Nathan Saretzken, 411 7th av; architect, T. Goldstone, 49 Graham av. Plan No. 5021.

15TH ST, 235, extension to 2-sty dwelling; cost, \$600; owner, Wm. F. Hurley, 253 15th st; architect, Thomas Bennett, 3d av, cor 52d st. Plan No. 5061.

BAY 35TH ST, 140, extension to 2-sty dwelling; cost, \$250; owner, Andrew Kopf, on premises; architect, Adolph W. Gutheil, 8738 24th av. Plan No. 5098.

39TH ST, 116, extension to 4-sty factory; cost, \$500; owner, Edw. Dannemeller, on premises; architect, Gus. Seaberg, 407 Douglass st. Plan No. 4961.

42D ST, 131, extension to 1-sty lodgings; cost, \$2,500; owner, Gerolamo Corrao, 151 42d st; architect, C. Gallo, 60 Graham av. Plan No. 5071.

84TH ST, 1828, exterior alterations to 2-sty dwelling; cost, \$200; owner, Albert Halman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5001.

BROADWAY, 854, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Harry Miller, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4959.

BROADWAY, 1514, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Gustave Auslander, 8 Saratoga av; architect, Alfred Auslander, 1369 Clay av, Bronx. Plan No. 4946.

DE KALB AV, 29, interior alterations to 4-sty storage; cost, \$550; owner, Nichols Langer Estate, 91 Grand av; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 4988.

FT. HAMILTON AV, 3904, extension to 2-sty theatre; cost, \$5,000; owner, John L. Bohm, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 5076.

HUDSON AV, 87, exterior alterations to 4-sty tenement; cost, \$500; owner, Benjamin Ibelli, 88 Hudson av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4934.

LAFAYETTE AV, 1014, exterior alterations to 4-sty tenement; cost, \$300; owner, B. Black, 77 Walton st; architect, Sidney L. Gould, 419 Chauncey st. Plan No. 5060.

MYRTLE AV, 719, interior alterations to 3-sty tenement; cost, \$300; owner, Saml. Goldinger, 492 Greene st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4963.

MYRTLE AV, 672, interior alterations to 3-sty dwelling; cost, \$1,800; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, John P. Voelker, 979 3d av, Manhattan. Plan No. 5079.

OCEAN AV, 704, extension to 1-sty greenhouse; cost, \$2,000; owner, A. H. Dollard, on premises; architects, Lord & Burnham Co., 42d St. Building, Manhattan. Plan No. 4978.

SEA BREEZE AV, n s, 485 w Ocean pkway, interior alterations to 2-sty dance hall; cost, \$6,000; owner, Brighton by the Sea Co., 162 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5082.

SNEDIKER AV, 317, extension to 2-sty dwelling; cost, \$350; owner, Morris Aginsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4992.

3D AV, 5410, interior alterations to 2-sty store and dwelling; cost, \$5,000; owner, Sol Friedman, 5303 5th av; architect, Wm. Debus, 86 Cedar st. Plan No. 4995.

6TH AV, 4523, extension to 1-sty dwelling and garage; cost, \$1,200; owner, Paul Peters, on premises; architect, E. J. Ericson, 5418 5th av. Plan No. 4957.

21ST AV, e s, 215 s Bath av, exterior alterations to 2-sty dwelling; cost, \$1,500; owner, Mary Rousset, on premises; architect, C. Schubert, 13th av and 86th st. Plan No. 4985.

Queens.

BROOKLYN HILLS.—Freedom av, n e cor Tulip st, plumbing to dwelling; cost, \$200; owner, L. Baranague, premises. Plan No. 1577.

BROOKLYN HILLS.—Brandon av, n s, 235 e Freedom av, new plumbing in dwelling; cost, \$100; owner, N. Quala, premises. Plan No. 1636.

COLLEGE POINT.—Av D, n s, 90 e College av, storm shed and porch on rear of dwelling; cost, \$200; owner, S. Fehn, premises. Plan No. 1586.

COLLEGE POINT.—North Boulevard, n s, 100 e College av, erect porch on dwelling; cost, \$700; owner, F. E. Treibel, premises. Plan No. 1594.

CORONA.—Railroad av, s s, 125 e Sycamore av, 1-sty frame extension, 12x20, rear dwelling, tin roof; cost, \$450; owner, L. Currate, premises. Plan No. 1613.

ELMHURST.—Ericson st, e s, 320 n Grand st, interior alterations to dwelling; cost, \$150; owner, Wm. Howell, premises. Plan No. 1640.

FAR ROCKAWAY.—Waterview av, w s, 250 s Bayswater av, interior alterations to garage; cost, \$500; owner, L. Leavitt, premises. Plan No. 1626.

FLUSHING.—Smart av, 125, interior alterations to dwelling; cost, \$300; owner, Rocco Pihero, premises. Plan No. 1619.

FLUSHING.—Wilson av, n w cor Amity st, repair and reshingle porch; cost, \$200; owner, C. Voelker, premises. Plan No. 1620.

FLUSHING.—Broadway, n s, w Murray lane, repair stable after fire damage; cost, \$500; owner, McCreery Estate, Broadway, Flushing. Plan No. 1581.

JAMAICA.—Globe av, 185, new foundation to dwelling; cost, \$150; owner, Wm. Pennecke, premises. Plan No. 1583.

JAMAICA.—South st, 548, water closet compartments in dwelling; cost, \$100; owner, A. Reisenberger, premises. Plan No. 1595.

JAMAICA.—Twombly pl, 2 to 12, electric sign on store; cost, \$500; owner, K. Vill, premises. Plan No. 1630.

JAMAICA.—Fulton st, n w cor Bergen av, new store front; cost, \$100; owner, W. & H. Realty Co., 200 Broadway, Manhattan. Plan No. 1647.

L. I. CITY.—Crescent st, 717, general interior alterations to store; cost, \$1,000; owner, N. Oliva, 67 Flushing av, L. I. City. Plan No. 1642.

L. I. CITY.—Jackson av, 437, electric sign on store; cost, \$100; owner, I. N. Payntar, 171 Hunter av, L. I. City. Plan No. 1629.

L. I. CITY.—9th st, 88, new foundation to dwelling; cost, \$800; owner, W. Schultz, premises. Plan No. 1631.

L. I. CITY.—Jackson av, 52, new plumbing in dwelling and interior alterations; cost, \$700; owner, G. J. Ryan, 46 Jackson av, L. I. City; architect, H. Wosthoff, 83 8th st, L. I. City. Plan No. 1639.

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L. I. CITY.—16th av, n e cor Newtown rd, 3-sty frame extension, 19x10, front dwelling, interior alterations; cost, \$1,000; owner, C. Fuhrman, 183 Newtown av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1585.

L. I. CITY.—Crane st, e s, 226 s Jackson av, install new elevator in factory; cost, \$2,425; owner, Neptune Meter Co., premises. Plan No. 1593.

L. I. CITY.—Jackson av, 426, electric sign, on store; cost, \$50; owner, Jos. A. Burns, 167 Beebe av, L. I. City. Plan No. 1611.

L. I. CITY.—Queens st, e s, 100 s Jackson av, new 2-sty frame extension, 10x12, to rear dwelling, tin roof; cost, \$100; owner, W. Lee, premises. Plan No. 1627.

MASPETH.—Jefferson av, w s, 200 n Grand st, repair coop; cost, \$10; owner, W. Mulborn, premises. Plan No. 1614.

MASPETH.—Perry av, 160, enclose porch to dwelling; cost, \$25; owner, F. Ziemansky, premises. Plan No. 1623.

MORRIS PARK.—Liberty av, n s, 20 w Church st, new foundation to dwelling; cost, \$200; owner, Wm. Scott, premises. Plan No. 1632.

OZONE PARK.—Freedom av, w s, 300 n Jamaica av, plumbing to dwelling; cost, \$50; owner, A. Hubs, premises. Plan No. 1624.

OZONE PARK.—McCormack av, e s, 60 n Jamaica av, plumbing to dwelling; cost, \$50; owner, M. Blumenfeld, premises.

OZONE PARK.—Freedom av, e s, 200 n Jerome av, plumbing to dwelling; cost, \$50; owner, J. Sterazo, premises. Plan No. 1625.

OZONE PARK.—Freedom av, w s, 150 s Kimball av, 2-sty frame extension 14x9, rear dwelling, tin roof; cost, \$500; Jacob Satek, 1256 Freedom av, Ozone Park; architect, G. Stahl, Ozone Park. Plan No. 1587.

OZONE PARK.—Grafton av, s s, 50 w Herold av, 2-sty frame extension, 13x20, rear dwelling, new plumbing; cost, \$350; owner, W. Mocenski, premises. Plan No. 1582.

OZONE PARK.—Jerome av, s s, 25 and 50 w Thadford av, plumbing to 2 dwellings; cost, \$120; owner, M. Gross, premises. Plan No. 1580.

QUEENS.—Poplar st, n w cor Kelsey av, concrete block foundation to dwelling; cost, \$150; owner, L. E. Haskell, Queens. Plan No. 1649.

RAMBLERSVILLE.—Center of meadows, e L. I. R. R., four billboards, 48x10; cost, \$200; owner, O. J. Gude Co., Manhatten. Plan No. 1588-89-90-91.

RICHMOND HILL.—Kimball av, n s, 40 w Church st, plumbing to dwelling; cost, \$50; owner, M. Cavanagh, premises. Plan No. 1618.

RICHMOND HILL.—Jamaica av, 2609, new store front to dwelling; cost, \$800; owner, F. Stern, premises. Plan No. 1612.

RICHMOND HILL.—Atlantic av, 4413, dig new cellar to dwelling; cost, \$75; owner, F. S. Cicione, premises. Plan No. 1616.

RICHMOND HILL.—Cedar av, 162-4, plumbing to two dwellings; cost, \$130; owner, Mrs. Hillmuth, premises. Plan No. 1609.

RICHMOND HILL.—Ridgewood av, n w cor Oxford av, new plumbing in church; cost, \$250; owner, Pilgum Cong. Church, premises. Plan No. 1635.

RIDGEWOOD.—Forest av, n w cor Putnam av, new store front; cost, \$250; owner, C. Gaudier, premises. Plan No. 1621.

UNION COURSE.—4th st, s s, 125 e Shaw av, 2-sty frame extension, 16x12, rear dwelling, tar and gravel roof; cost, \$400; owner, Lauria Cayea, 22 4th st, Union Course; architect, owner. Plan No. 1615.

WOODHAVEN.—Jamaica av, s w cor Bigelow pl, interior alterations to dwelling; cost, \$100; owner, L. Picken, premises. Plan No. 1643.

WOODSIDE.—Greenpoint av, s w cor Betts av, new foundation to dwelling; cost, \$200; owner, E. Koch, premises. Plan No. 1617.

Richmond.

BAY ST, 648, Stapleton, 1 electric non-combustible sign to frame store electric sign; cost, \$100; owner, C. L. Mouquin, 273 West End av; builder, Federal Sign Sys. Electric Co., 1790 Broadway. Plan No. 291.

RICHMOND TER, s s, 55 e Van Name av, Port Richmond, new foundations and plgk. to frame church; cost, \$1,000; owner, Diocesan Missionary and Church Extension Society, New Brighton; architect, Thos. Perkins, West Brighton; builder, Frank Russell, 79 West 22d st, Bayonne, N. J. Plan No. 287.

AMBOY RD, s s, and Main st, Tottenville, new store front to brick store and dwelling; cost, \$500; owner, A. H. Yetmann, Tottenville; builders, Depew & Jensen, Tottenville. Plan No. 286.

BROADWAY, n s, 200 e James st, Tottenville, 1-sty addition to frame storage; cost, \$250; owner, architect and builder, Atlantic T. C. Co., Tottenville. Plan No. 290.

CASTLETON AV, s s, 50 e Caroline st, West Brighton, 3-sty addition and new stairs to frame store and dwelling; cost, \$1,000; owner, Marcus Klauber, Rosebank; architect, John Davies, Tompkinsville; builder, Louis Desgum, New Brighton. Plan No. 289.

LOCKMAN AV, w s, 900 s Richmond ter, Mariners' Harbor, new stoop to frame dwelling; cost, \$175; owner, Edwin Kridler, Mariners' Harbor; builder, C. C. Conklin, Mariners' Harbor. Plan No. 292.

RICHMOND TURNPIKE and Cebra av, n e cor Tompkinsville, frame extension to brick store and dwelling; cost, \$300; owner, Robt. Kienzle, Tompkinsville; architect, C. B. Hewcker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 288.

ST. MARY'S AV, s s, 200 w Ormond pl, Rosebank, new roof, siding, floors and addition to frame dwelling; cost, \$135; owner and builder, Chas. Rosenholz, Stapleton; architect, John Davies, Tompkinsville. Plan No. 293.

SURF AV, s s, 100 w Seaside blvd, South Beach, concrete walls and spruce to frame hotel toilet; cost, \$20; owner, W. Nunley, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 294.

SURF AV, n s, 50 w Loretta st, Tottenville, 1-sty addition to frame dwelling; cost, \$250; owner, H. Sherry, Tottenville; architect and builder, W. Wilpern, Tottenville. Plan No. 295.

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 July 18. The location is given, but not the owner's address:

HILLSIDE.—Alice Lechentshak, north side New York av, near Long av, 2-sty frame, \$6,000.

JERSEY CITY.—Rose Lerner, 157-159 Bergen av, two 3-sty brick, \$18,000; Rose Don Dero Siletti, 182 Congress st, 4-sty brick, \$12,000; Benjamin Caminsky, 177-179-181 Baldwin av, three 3-sty brick, \$24,000; Katharine Mench, 261 Hutton st, 3-sty brick, \$10,000; Rose Lerner, 161-163 Bergen av, two 3-sty brick, \$16,000; Harry J. Max, 24, 26 and 30 Broadway, three 3-sty brick, \$30,000.

ELIZABETH.—Jacob Weinstein, 637-639 South Park st, two 3-sty frame, \$13,000; Isador Goorevich, 600 Livingston st, 3-sty frame, \$5,000.

EAST ORANGE.—Fiore Dattalo, 419 Halstead st, 3-sty frame, \$5,000.

WEST NEW YORK.—John Maus, northeast corner Hudson av and 10th st, 4-sty brick, \$19,000.

NEWARK.—Mathias Hiltgen, 750-752-754 South 19th st, three 3-sty brick, \$24,000; Mathias Hiltgen, 756 South 19th st, 3-sty brick, \$8,000; Jos Heller and Jos. Beloserkowsky, 56 Hillside pl, 4-sty brick, \$13,000; Herman Siemering, 243 Livingston st, 3-sty frame alteration, \$7,000; Chinich & Densky, southeast corner Pechine av and Runyon st, 3-sty frame, \$9,000; Amalia Marra, 82 Nichols st, 3-sty brick, \$6,000; Oraton Investment Co., 106 1st st, 3-sty brick, \$14,000; Ralph Urcinolo, 57 Stone st, 4-sty brick, \$10,000.

NORTH BERGEN.—Giuseppina Pedretti, south side New road, 236 ft. west of Boulevard, 2-sty brick, \$6,000.

BAYONNE.—Abraham Mendelwager, 982 Broadway, 3-sty frame alteration, \$4,000.

APARTMENTS FLATS AND TENEMENTS. NEWARK, N. J.—E. H. Shepard, 564 Main st, East Orange, has plans in progress for a 4-sty brick flat, for the Empire Realty Co., 61 Freeman st, Orange, to cost about \$45,000.

CHURCHES.

PATERSON, N. J.—Emanuel Mission of the Methodist Church is having plans prepared by Floyd Parsons, 1133 Broadway, Manhattan, for a church and parsonage, frame, 1½-stys, 35x70 ft, seating capacity 250, on 16th st, to cost about \$12,000. Architect will take bids on general contract about July 29.

PERSONAL AND TRADE NOTES.

HON. CYRUS C. MILLER goes next week to Greenboro, Vt., to spend a vacation season.

COMMISSIONER R. A. C. SMITH, of the Department of Docks and Ferries, has sailed for Europe.

MICHAEL STAUB, general contractor, has moved from Mamaroneck, N. Y., to Newburgh, N. Y.

EDWARD J. RALDIRIS, formerly associated with the Building and Tenement House Departments of the City of New York, has been appointed secretary of the Department of Water Supply.

INTERNATIONAL CASEMENT CO., INC., Jamestown, N. Y., has opened a New York office in the Park Row Building, 21 Park Row, room 1733. The new office will be in charge of M. Gray Carrel.

WILLIAM B. GRAY, formerly general superintendent of S. Pearson & Son, Inc., general contracting, has resigned and opened offices at 2 Rector st, where he will conduct a civil engineering practice.

THE SPENCER HEATER COMPANY of Scranton, Pa., will move its New York branch on August 1, to larger quarters in the Architects building, 101 Park avenue, corner of 40th st. E. R. Troxell, Jr., is the New York manager.

SENATOR JOHN B. ROSE of the Greater New York Erick Company is being mentioned in the daily papers in connection with the Republican nomination for Lieutenant-Governor on the same ticket with Mr. Hinman, who is proposed for Governor.

ALBERT C. KAY, architect, formerly connected with A. P. Kahr, Buffalo, N. Y., has opened an office for the practice of his profession at 119 Barton st, Buffalo, and desires catalogues and samples from manufacturers interested in the building trades.

CYRUS C. MILLER, former Borough President of the Bronx, who is representing Frank J. Helmle, the Brooklyn architect, in his controversy with the Department of Public Charities, over the cancellation of his contracts, expressed the opinion that an amicable settlement of the dispute could be reached.

ELECTRICAL CONTRACTORS.—The electrical fraternity of New York was well represented at the National Electrical Constructors' convention, which closed last Friday night at

Detroit, with the election of the following officers: President, John R. Galloway, Washington, D. C.; first vice-president, J. C. Hatsel, New York City; second vice-president, W. L. Hutchinson, Kansas City, Mo.; third vice-president, John C. Rendler, Los Angeles.

EIGHTH ANNUAL CHICAGO CEMENT SHOW will be held at the Coliseum, February 10-17, 1915. The show is under the management of the Cement Products Exhibition Co., 208 South La Salle st, Chicago. Plans are well under way for the 1915 show and the first allotment of space will be made by drawing on Saturday, August 8, 1914, at the office of the Cement Products Exhibition Co. Only those whose applications are filed on or before noon, Saturday, August 1, 1914, will be permitted to participate in this drawing. Exhibits comprising cement products, cement and concrete machinery, reinforcing materials, coloring mixtures, fire-proofing systems, and other articles pertaining to the use of Portland cement will be brought together during this exhibition.

OBITUARY

JAMES F. McCABE, general contractor, who had contracts for the construction of two sections of the New York City subway, died at Haverstraw, N. Y., Saturday, July 19.

GEORGE STEWART, chief engineer for the American Coal Products Co., 17 Battery pl, died of a complication of diseases at his home, 1807 East 14th st, Brooklyn, Thursday, July 16. He was seventy-four years old.

FRANK DE FRATE, who was the oldest employe of the Hodgman Rubber Co., at Tuckahoe, N. Y., died of general debility at his home in Scarsdale av, Yonkers, N. Y., Thursday, July 23. Mr. De Frate was eighty-nine years old and had been employed with the rubber company for fifty-nine years. He is survived by a granddaughter and a nephew.

JOSEPH WILES, a retired general contractor, died at his home, 812 Ocean parkway, Brooklyn, Monday, July 20. He was born in Southampton, England, seventy-four years ago and has been a resident of Brooklyn for more than fifty years. Mr. Wiles was prominent in Brooklyn fraternal circles and an active member of numerous lodges and societies. He is survived by two sons and a daughter.

ARTHUR SANDS, a retired civil engineer, died of a complication of diseases at his home at Washington, N. J., Tuesday, July 21. He was seventy-seven years old. For a number of years Mr. Sands was connected with the Novelty Iron Works, which during the civil war built engines for use by the United States government. He is survived by his widow.

DAVID O. FOWLER, 640 Madison av, president of the Uvalde Asphalt Paving Co., died of heart disease in his summer home, in Lawrence, L. I. Mr. Fowler was fifty-four years old, and was a great-grandson of Admiral Comte De Grasse, the French sailor, who fought for American independence during the Revolutionary war.

J. WHEELER HARDLEY, secretary and director of the Wolverine Copper Co., died Tuesday, July 21, at the General Memorial Hospital following an operation. He was sixty-five years old and lived at 848 Prospect pl, Brooklyn. He also was interested in the Mohawk Mining Co. and the Michigan Copper Mining Co. and was a member of the Union League Club, of Manhattan. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

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.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

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.

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.

SHEET METAL CONTRACTORS.—At the national convention at Cincinnati, July 16-19, Secretary Edward L. Seabrook reported that the question of installing metal trim in buildings is still an unsettled problem. A resolution was adopted saying that "the thanks of this association are due to the National Warm Air Heating and Ventilating Association for the work they have thus far performed looking toward the elevation of the warm air furnace business to the high plane in the field of heating to which its intrinsic merit entitles it. We pledge the National Warm Air Heating and Ventilating Association our undivided and enthusiastic support." Paul F. Brandsted, of Washington, D. C., was elected president of the ensuing year, and the next convention will be held at Denver.

BUILDING MATERIALS AND SUPPLIES

DISTRIBUTORS MAKING PRICE INDUCEMENTS TO PROSPECTIVE CONSTRUCTORS TO ENCOURAGE ACTION BEFORE PRICES ADVANCE

Quotations Not So Low in a Decade—Mill Supplies Shrinking—Linseed Again Advances.

CURRENT prices on building materials are such as to indicate a disposition on the part of distributors to make every concession possible that will induce prospective builders to go ahead with plans at once. There is an increasing firmness in the supply department in other parts of the country where, outside of the metropolitan district, the building statistics show a volume of construction comparable with the high water mark of \$376,507,817 in plan filings made up to this time last year. Here, however, the tendency is below last year's record, and it is with the purpose of counteracting this lethargy that current price lists are being made elastic.

There are only two notable exceptions to this rule; steel and linseed oil. In the last two weeks there has been a sharp upturn in the latter, resulting in a two-cent raise in current quotations to 56 and 57 cents. Dealers say this advance was due to falling off in supply and consequent higher seed prices at Duluth, rather than to an increase in demand. So close had consumers been buying prior to the advance, however, that the demand increased as soon as it was evident that the uplift was not due to manipulation with the result that even further advances are expected.

As the week closed the bottom level of 1.26c was dropped from structural steel quotations, leaving the list bare at the single figure of 1.31c. At the same time Raritan river common brick shifted its bottom level to \$5.50 per M. wholesale, while Hudson common continued to rule uneasily at \$5.25 to \$5.75. Hardware and glass schedules also were nervous under improved undertone on Friday.

This is exactly what will occur in other building commodities, say local distributors, hence their interest in trying to make prospective builders see the wisdom of coming into the market now. Mill supplies are much lower than they were a month ago. At that time there was a tendency to make sacrifices in order to move materials. In some cases distributors took advantage of this condition and bought heavily. They knew that dealers were carrying very light stocks, and when the building movement actually did begin to develop they anticipated that the hand-to-mouth policy of buying would give way to a policy of stacking.

They looked for increased activity in June, but while other parts of the country showed improvement, the metropolitan district actually fell behind as far as its ratio of new building operations were concerned. Plans were filed, but for

some reason a large percentage of building in New Jersey and New York failed to develop activity. Money was not as freely forthcoming here as it was in the West, apparently, and to help to overcome this difficulty prices were permitted to remain without change from the levels ruling in May and June.

Builders in some parts of Queens complain of the same sluggishness, as do those in New Jersey. They aver that money is not hard to get on good investment propositions, but that investors are undecided about whether the time is propitious to improve their properties. In Newark, for instance, the prospective change in the routing of the surface car system incidental to the erection of the Public Service Terminal is causing owners in the business section to hold tight to their property as it is pending closer surveys of realty values that will be possible a little later. In Queens there is marked hesitancy regarding building operations in accord with the effect that the new subway service will have there. Brooklyn owners are holding back for other possible values while Manhattan and the Bronx are undergoing another period of readjustment in trade districts that bids defiance to realty experts to solve at the moment.

Practically no new building projects are being lined up on the streets through which the new transit lines are being routed in any section of the city, while Jersey City, Newark and Hoboken, according to realty experts, are following a policy of watchful waiting to see the next trend of commerce and industry. Once these two factors are determined, the housing problem is resolved into a mere mechanical problem of putting up buildings enough to accommodate the new population.

At the same time builders say that it will be a long time before materials will be procurable at prices as low as those now prevailing. They predict that another thirty days will not lapse before the lead of linseed oil is followed by other commodities.

Building plan filings in the five boroughs as reported up to noon yesterday with comparisons with the filings of a week ago, follow:

	Week Ending			
	June 17.		June 24.	
	No.	Value.	No.	Value.
Manhattan	7	\$815,000	10	\$726,550
Bronx	30	824,650	13	435,900
Brooklyn	103	883,320	76	582,535
Queens	92	1,018,568	94	377,265
Richmond	27	36,220	25	137,750
Totals	259	\$3,577,738	219	\$2,260,000

McMorrow Realty Company, which went to George A. Just; 550 tons for the Mordecai Realty Company at 63 West 36th street, and 350 tons for an apartment at 42 East 62d street, which went to the Hinkle Iron Works.

The American Steel & Wire Company reports specifications against contracts booked since July 1 averaging about 5,400 tons a day. This is considered fairly satisfactory for July. New business, however, has averaged scarcely 4,000 tons a day, but the sales department predicts higher prices for wire products. The charges manufacturers are still reluctant to write wire contracts at prices at which they were taking business for shipment over the next thirty days.

Strike Talk Unconfirmed.

Reports were current this week that a large body of insite steel and iron workers were considering a strike for higher wages. It was also rumored that the strike would become effective next week. The demands were said to include a five-hour work day on Saturdays, nine hours a day five days a week, a minimum scale of \$20 a week for finishers and \$16 for helpers and \$12 for apprentices, union agreement and sanitary shops. This does not include the structural iron workers, bridgemen or erectors, according to information received from various headquarters, and neither could confirmation be obtained from other sources as to the identity of the union affected.

LINSEED OIL.

Another Advance in Price of One Cent per Gallon.

REFLECTING in some degree the general lowering of supply of all building materials at source of production the second advance of one cent a gallon in linseed oil in this market this week was significant. While the second jump was primarily due to the scarcity of seed at Duluth the sudden buying movement at the consuming end had a great deal to do with it.

For almost a year linseed oil prices have been held at low levels. The cause was the same as that pervading all other departments of building materials and supplies. Dealers were content, in the face of a more or less desultory buying movement, to make their requisitions on the jobbing trade on a hand-to-mouth policy. The result was that when the market, despite warnings given in these columns some three weeks ago, actually moved up, and they were convinced that it was not merely another piece of manipulation, their stocks were short and, fearing further advances, they rushed in to buy. So great became this demand that cards were immediately moved up another cent.

COMMON BRICK.

Raritan Moves Up on Bottom Range—To Prosecute Thieves.

HUDSON River common brick developed a slight gain in unloading operations this week, although the wholesale outward movement was less than arrivals by eleven barge-loads or approximately 3,850,000 brick. Raritan river brick interests eliminated the low level of \$5.25 and refused to sell below the \$5.50 minimum on list. The demand for yard brick in Newark was reported to be nominal on actual movement, but strengthening in undertone on later delivery.

Further investigation into the operations of the two men under arrest in Hoboken charged with, in one case, purloining brick from barges consigned by the Sayre & Fisher Company to the North Hudson Supply Company, and in the other case with receiving the stolen material, developed the fact that some of this brick has found its way into second-hand dealers' hands in this city when ready sales could not be made by the padrones, or "shoestring" contractors, to builders. It is the intention of those interested in the arrests reported in the Record and Guide last week to vigorously prosecute the men now in custody.

"This is a case," said a prominent brick man, "in which the honor of every brick manufacturer is at stake. It would not surprise me at all if facts showed that a large part of the present weakness in the brick market were directly due to lack of confidence in honest counting of brick.

"There is no doubt that many brick manufacturers do make an effort to give honest count, but when brick is constantly being missed from full cargoes by architects and contractors, and complaint to the distributor fails to bring permanent relief, it seems to me a specified instead. At any rate, it will do no matter of small wonder that other materials are harmed to ask brick manufacturers and distributors these questions:

"Is it not high time to counteract this distrust among brick specifiers? 'Is it not the easiest way to put a check on employes in charge of transportation, even if to do so involves a little extra expense for honest inspectors?'"

Official transactions for Hudson River brick covering the week ending Thursday, July 23, 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.		1913.	
Left over, July 17-12.		Arrived.	
	Sold.		Sold.
Friday, July 17	8	8	8
Saturday, July 18	5	4	4
Monday, July 20	5	5	5
Tuesday, July 21	2	2	2
Wednesday, July 22	8	8	8
Thursday, July 23	12	6	6
Total	42	33	33

Reported en route, Friday, July 23-8.

Condition of market, weak. Prices: Hudson, \$5.25 and \$5.75; Raritan, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., July 24, 21.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
June 17	1,441,500	July 10	1,671,500
June 18	808,000	July 11	845,000
June 20	1,917,000	July 13	1,849,000
June 21	1,680,000	July 14	1,683,000
June 22	1,755,000	July 15	1,513,000
June 23	1,445,000	July 16	1,281,000
Total	9,046,500	Total	8,842,500

1913.
Left over, Friday A. M., July 18, 55.

Arrived.		Sold.	
Friday, July 18	10	7	7
Saturday, July 19	4	0	0
Monday, July 21	15	10	10
Tuesday, July 22	4	8	8
Wednesday, July 23	10	3	3
Thursday, July 24	11	6	6
Total	54	34	34

Condition of market, dull. Prices: Hudsons, \$6.75 to \$6.90; Raritan, \$6.50 to \$6.75; Newark, yard, \$8.25. Left over Friday a. m., July 25, 75.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 23, 1914	856
Total No. bargeloads sold Jan. 1 to July 23, 1914	835
Total No. bargeloads left over July 24, 1914	21
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to July 24, 1913	1075
Total No. bargeloads sold Jan. 1 to July 24, 1913	1000
Total No. bargeloads left over July 25, 1913	75

IRON AND STEEL.

Slight Strengthening in Structural Material—Low Level Off.

PRICES moved up slightly in the structural steel market Thursday. This was the first real evidence, outside of the upward shift in linseed oil, of a definite improvement in the basic material market and reflects the stiffness incidental to the stronger demand for fall deliveries.

The Carnegie Steel Company notified its customers of an advance of a dollar a ton on bars, plates and shapes. The minimum price now being 1.15c base, Pittsburgh. At tidewater city, the quotations on structural material are 1.31c flat, 1.26c level being eliminated. It is said that the largest steel companies are not sold very far ahead at the low prices heretofore prevailing and that manufacturers now show a tendency to make even a stronger effort to secure higher prices before long time contracts are freely taken.

This action immediately follows a sharp improvement in structural steel orders developing in the east for both plain and fabricated material. Orders for numerous loft and apartment buildings in this city have been taken within the last ten days, including 1,100 tons for an apartment building at 86th street and West End avenue, which went to the Hay Foundry and Iron Company, 800 tons for the