

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, APRIL 24, 1915

FINANCIAL CHANGE AIDS "BUILD NOW" PLAN

Effect of the Activity on the Stock Market Upon the Construction Situation—How Prosperity is Produced

OBSERVERS of building finance have noted, with satisfaction, signs of the times indicating a pronounced upturn in general business conditions. There is a growing opinion that the building industries and material manufacturers have seen the worst of the depression. Optimism is the rule to-day, not the exception. Business men since the first of the year have spoken of business as being good, but collections slow. They speak of business to-day as brisk and with collections improving.

Great industries are contemplating extensions to plants, notably the Sauer-Mack Automobile Company, the American Locomotive Company, the American Machine & Foundry Company, the Crucible Steel Company of America and the Bethlehem Steel Company. The Lehigh Valley Railroad, according to President Thomas, is ready to spend a million on improvements, President Truesdale of the Lackawanna Railroad, has been out on the road in contemplation of a great expenditure of money. The Central Railroad of New Jersey recently has placed an order with Harlan & Hollingsworth for steel cars and have more orders of the same character to give out. The New York Central stands ready to release car, locomotive and rail orders.

Cement Prices Low.

In the building material market Portland cement shipments for March indicate, if maintained, an annual production of 100,000,000 barrels, or 12,000,000 more than ever has been produced in a single year. Prices are very low. Common brick is conspicuous as being the only building commodity that is over produced. Lime, crushed stone and sand are in such demand as to require increased plant capacity. About 1,500 more union artisans are employed today than in the same time last month. And the Eastern building season is hardly under way.

Stock market transactions have recently exceeded a million shares a day. More than \$20,000,000 in gold has been sent this month to this market from Ottawa to insure continued credit for English buyers here. The lawmakers of state and nation have about reached the end of their labors, a fact which doubtless inspires renewed confidence in all kinds of investors and especially in the hearts and minds of captains of industry. Savings banks are reporting increased deposits. They are actually redeveloping their surpluses.

Bank Surpluses a Sign.

The first sign of returning prosperity is not always to be found in the number of orders for building materials reported nor in the condition of the real estate market, nor in the condition of the United States Steel Corporation's table of unfinished steel orders. Instead, the first signs should be looked for in the condition of bank surpluses.

Some may entertain the mistaken notion that the shrinkage in the surplus of savings banks is of little consequence to the individual depositors in these institutions, and that therefore such

SIGNS OF PROSPERITY.

\$20,000,000 in Gold Returned to the U. S. A.

Stock Exchange Transactions 1,000,000 shares a day.

Savings Banks are Developing their Surpluses.

Industrial Plants are Building Extensions.

Railroads are Releasing Orders Long Held Up.

Skilled Building Labor is Better Employed.

Current Business-Baiting Legislation Nearing End.

Building Materials are in Better Demand.

Money for Construction is Easier to Obtain.

shrinkage cannot have any effect upon the placing of railroad rail orders, structural steel business or the purchase of lime, brick and cement. But this is a serious error.

Savings Banks' Surplus.

It is necessary for the savings banks to maintain a certain surplus as a matter of prudence and precaution and to insure their solvency beyond peradventure. Therefore, as the existing surplus began to dwindle because of the depreciation of the market value of the securities held, it became necessary to restore by degrees the lost portion by making appropriations for the purpose out of current earnings. Such appropriations in turn, diminished the amount which would be distributed in dividends to depositors, and hence these depositors have been receiving considerably less than would otherwise have been the case.

New York savings banks are all mutual institutions, the profits going entirely to the depositors and on the basis of the current rates of return on the investments in which savings banks are allowed to employ their funds, the depositors in these institutions ought to be getting $4\frac{1}{2}$ per cent per annum in dividends. As a matter of fact some of the largest institutions were paying only $3\frac{1}{2}$ per cent, having had to reduce to that figure owing to the necessity of using part of their current earnings in order to make good the impairment of their surplus account.

Savings Bank Securities.

Large quantities of savings bank securities are invested in railroad stocks. In Maine, during 1913, 50 per cent was thus invested, in Connecticut 38 per cent, and in New Hampshire 33 per cent. Massachusetts, New York and New Jersey ratios ran from 15.96 per cent to 19.61 per cent. The number of depositors in these six states numbers almost 7,000,000 people. Combining the railroad investments of insurance companies, and educational institutions with those of savings banks, about \$1,464-

388,642 in railroad securities were thus held.

When American gold is being shipped abroad in large quantities, as marked the period immediately following the outbreak of the war, the manufacturer, the real estate investor and the prospective builder cannot readily effect loans to tide him over a consequent period of poor collections or commercial paralysis. The only alternative was to shut down. Hundreds of savings bank depositors were thus deprived of their incomes and instead of depositing they were compelled to withdraw money. This resulted in a shifting of funds in the banks to retain a safe reserve which cannot be recovered from railroad securities because of decreased earnings in the traffic departments. Building construction suffered.

Revival of Business.

It is just such a period from which we are emerging. The railroads are beginning to feel an increased amount of business. They asked and received, in some instances, a 5 per cent. freight rate increase which partially makes up for the sub-normal freight shipments. When the danger is passed with the adjournment of the legislatures, and of additional business-baiting legislation and if the full crew bills are repealed, the earnings will be increased, the demand for railroad stocks will improve, savings banks can again begin to pay dividends, the building investment market will regain its strength and materials will begin to move into new construction work. This is what is happening today on the Stock Exchange and in the building material market. It is shown in increased employment of skilled building artisans.

Predictions Fulfilled.

The Record and Guide, in its issue of January 30, said that the big interests of the country were advised of the turn for the better and were planning to build. They knew what was in store for the securities market. To-day their predictions are fulfilled. The New York Stock Exchange had not known what several consecutive million share days were like, in several years. People are more confident. They are reinvesting their money. And real estate will be the next in line to benefit because money is being made more available to "Build Now."

A wave of confidence is rapidly spreading over the country. The enormous buying power is being turned loose, and its beneficial effect is being felt, at the present time. This is, however, only a beginning. Those who are in intimate touch with the situation cannot see anything but a long swing of prosperity in the immediate future.

Real Swing Launched.

Last November the Record and Guide printed reports from several leaders in various lines, in which the present movement was clearly forecasted. It was also pointed out that before the final movement was commenced a "false start" would appear. This happened last February, but now the "real swing" seems to have been launched.

NO RADICAL CHANGES FOR BUILDING CODE

Nothing Foreseen to Raise the Apprehensions of Builders, Unless It Be the Proposed Limitation on the Heights of Buildings

AN impression exists in labor circles that the majority of the building plans now being filed in large numbers are being filed mostly in anticipation of radical changes in the Building Code, and not with the intention of being translated into actual building contracts in the immediate future. The Record and Guide, therefore, called on former Superintendent Rudolph P. Miller, now in charge of the revision of the Building Code, to ascertain the facts with regard to it.

Mr. Miller was informed of the impression among the labor men and asked whether any very radical changes were contemplated in the Code. He replied:

"I do not see that this revision can have any great effect on the filing of plans, because there are no very important or very radical changes contemplated. Certainly none have appeared so far. I do not foresee any such changes that would cause the filing of plans before the changes go into effect, unless it is an expectation that the heights of buildings ordinance will pass and they want to get in ahead of that. That is the one thing that is really radical. The ordinances on materials and working stresses and loads have passed, and there is nothing radical in either of those. The most important change in the working stresses ordinance is really a reduction in the minimum live loads for dwellings and office buildings. Some people think that the changes in the code do not go far enough, but they go just as far as conditions warrant. What the revision really amounts to is merely making the law conform with the present practice, the present good practice, more than anything else."

Mr. Miller added that it was his experience as Superintendent of Buildings that only about 85 per cent of the plans filed were translated into actual buildings, and that a compilation of figures he had had made some years previously which covered a period of ten years showed that.

Superintendent of Buildings Ludwig expressed the belief that the majority of the plans filed would be actually used, and called attention to the fact that requests for examinations of soil were coming in in the Manhattan Bureau, suggesting that possibly the contracts for the new work were being delayed, but that the requests for soil examinations showed that the work in this borough, at least, was really going ahead.

A hearing is announced by the Building Committee for next Thursday at 2 o'clock, at City Hall, on the subject of the ordinance relating to excavations and foundations.

Four new ordinances to form part of the Building Code were passed by the Board of Aldermen this week: Section 2, relating to materials; section 3, relating to working stresses and loads; section 13, relating to wood construction, and section 15, relating to iron and steel construction.

New Regulations for Garages.

Amendments to section 100 of the Regulations of the Municipal Explosive Commission are pending in the Committee on General Welfare of the Board of Aldermen, introduced by Alderman Brush (by request). The principal new provisions follow:

Section 101. For a permit allowing the maintenance and operation of a Private Garage [as provided for in Sections 372 and 373 of these Regulations] where volatile inflammable oils are not stored, the applicant shall pay an annual fee of Five Dollars, where not more than three

motor vehicles are [for a single motor vehicle] stored [therein] and an additional fee of Two Dollars for each additional motor vehicle so stored; if such garage be located outside the fire limits the fee shall be Two Dollars where not more than three motor vehicles are stored and an additional fee of Two Dollars for each additional motor vehicle so stored. Where volatile inflammable oils are stored the applicant shall pay an annual fee of Fifteen Dollars for a single storage tank and an annual fee of Five Dollars for each additional storage tank installed. The unit capacity of storage tanks for purpose of fee shall be two hundred and seventy-five gallons or major fraction thereof.

General Provisions.

Sec. 373. A permit may be issued for a private garage in a building occupied as a dwelling by [either] the applicant or his employee or by the applicant and one other tenant or by the applicant's employee and one other tenant, provided that not more than two [floors or] stories above the garage are occupied or used as living apartments, which apartments shall be separated from the garage by [unpierced fireproof] fire retarding walls and floors, not pierced except by one opening, protected by a fire-proof self-closing door, and provided that there shall be an entrance to the living apartments direct from the street without passing through the garage; and provided further that all motor vehicles stored or kept in [such] the garage shall be the property of the applicant or of his immediate family [and that none of such vehicles shall be let out for hire]. No certificate of fitness shall be required of the person having supervision of such garage. No public garage, however, shall be permitted in any building occupied for dwelling purposes.

Sec. 376. A separator must be installed according to the requirements of the fire commissioner in each individual case. Plans and specifications must be filed and approved by the fire commissioner, and the whole or any portion of the separator installed below the cellar floor must be in a pit sufficiently large so that the separator shall be readily accessible for inspection or maintenance.

Oil Separators.

In all cases the installation shall be such that the effluent from the separator shall discharge into the house sewer on the public sewer side of the house trap and house, and outside court and area drains, toilets and leaders shall not drain into the separator. Drainage from washing stands in garages shall not be permitted to flow into sump pits. When the cellar or basement floor is below the level of sewer, no cars shall be washed on that floor. No gasoline shall be used for cleaning purposes in a garage.

Section 400. No stove, forge, torch [boiler] or other device employing flame or fire [and no] nor any electric or other [appliance] apparatus which is likely to produce an exposed spark, shall be [installed] allowed in any garage, unless it be placed in a room or compartment which is separated from the garage by (fireproof walls and floors) a partition constructed of fire retarding material and provided with a self-closing fireproof door; provided, however, that electric motors may be of the fully enclosed type or provided with an approved type "A" [Fire Department Specifications] motor enclosure; the terminal blocks also shall be properly protected. No boiler or furnace shall be located in any garage unless separated

from the remainder of the building by an unpierced fireproof wall consisting of solid masonry, or its equivalent, of at least 8 in. in thickness; provided, however, that where the construction of such unpierced wall shall be impracticable the Fire Commissioner may permit such openings in such wall as may be necessary, and prescribe such protection as in his judgment the particular case shall require.

Fireproof Construction.

Sec. 371 (a). Except as hereinafter provided in this section, all garages hereafter erected shall be of strictly fireproof construction as to rooms and compartments, where motor vehicles, with gasoline in their fuel tanks, are stored; and all garages heretofore erected shall have all walls, ceilings, and floors covered with fire retarding material in all rooms or compartments where motor vehicles, with gasoline in their fuel tanks, are stored. Garages not exceeding one story in height, however, may have non-fireproof roofs covered on the inside with fire retarding material and window openings and outside doors, removed at least thirty feet from the nearest exposure, may be non-fireproof. Nothing in this section shall prohibit the erection or the granting of a permit for a garage of non-fireproof construction while the following conditions exist:

(a) No volatile inflammable oil is stored except in the fuel tanks of the motor vehicle;

(b) Fuel tanks of the motor vehicles stored, are not opened, filled or drawn from in the garage;

(c) Not more than four motor vehicles are stored;

(d) All motor vehicles stored are the property of the owner and not for sale, rent or hire;

(e) The garage is situated at least fifteen feet from the nearest building, unless the nearest wall of such building or the wall of the garage nearest such building is of unpierced fireproof construction.

[The matter in brackets is omitted from the ordinance.]

Growth of the Suburbs.

One of the salient features in connection with suburban real estate today is the demand for building sites in a section adjacent to desirable summer features. The difficulty of finding in the area contiguous to New York City, locations which combine accessibility, residential and recreational advantages, increases daily.

Real estate men know the limit of suburban development possibilities. It is generally understood in realty circles that the quantity of land available in acreage in the Bronx and Westchester counties and in Morris, Union, Essex and Bergen counties in New Jersey is rapidly diminishing. Lands have been developed along the lines of the all-year suburban home and substantially built up with dwellings of the approved modern type. In most cases it has been the aim of the operator to retain as many as possible of the desirable urban features, and at the same time to afford the advantages of country life.

Long Island is therefore one of the few sections which offer marketable property for more open suburban improvement. Even Long Island shows some effect of the swift movement of population in the city, as evidenced by the increasing number of filings in Brooklyn and Queens.

FOURTEENTH STREET HOLDING ITS OWN

Despite the Removal of Many Large Retail Concerns, Thoroughfare Retains Its Character—New Loft Center Brings Trade

FOURTEENTH street retains its character as a popular shopping district in spite of the steady northward march of the large retail establishments, which has been coincident with the growth of the city in the same direction. The street has undergone little architectural change, within the last forty years, and outside of the new class of tenants remains practically unchanged and as it was when Union Square was the center of the amusement and shopping life in the city. The hotels and theatres have since established themselves farther north and latterly, a number of the big department stores have joined the up-town movement.

Thousands of employees working in the many loft buildings which have been recently erected in the streets nearby use Fourteenth street as a thoroughfare to and from their homes and the large traffic has aided the street in retaining its retail trade. This fact, coupled with the locations of the subway express station and stations of the Third, Sixth and Ninth avenue elevated lines and the Hudson tubes, places these stores within easy reach of practically all parts of Greater New York and sections of New Jersey. There are the additional transit facilities of the crosstown surface lines which connect all of the north and south car lines, except those east of Third avenue.

Fourteenth street is holding its own as far as tenants are concerned, for there is not a single store vacancy in the south side of the street, between Fifth and Sixth avenues, with the exception of the ten-story building at the southeast corner of Sixth avenue, which was formerly occupied by the Fourteenth Street Store. Between Fifth and Sixth avenues a number of concerns dealing principally with ladies' wear are located. They include R. Smith & Company, Morrison's, the Bedell Company, and Milkman's cloak and suit house. Two department stores, James A. Hearn & Son and Rothenberg & Company, remain as evidence that this street is still desirable for retail shopping purposes. East of Fifth avenue all the stores are filled with concerns of a similar nature. They include among others, J. L. Post & Company and the Outlet.

The north side of Fourteenth street is filled with a miscellaneous assortment of retail stores comprising principally piano showrooms and moving picture film exchanges. A good part of the block between Fifth and Sixth avenues is taken up by one of New York's most famous landmarks, the Van Beuren homestead, built in 1855, which was for many years the homestead of the Spingler and Van Beuren families. This dwelling, with its extensive gardens, has remained in its original state regardless of the changes in the character of the neighborhood.

Union Square and Fourteenth street were originally residential districts with long rows of old-fashioned dwellings. The square became a park in 1811, when the City Plan was perfected and the residential community began to encircle the three and a half acres of green. Its eventual transformation into the leading business thoroughfare was forecasted in 1868, when Lake and McCreery, now

James McCreery & Company, bought the northwest corner of Broadway and 11th street, diagonally opposite Grace Church, and moved their dry goods store from Canal street into a new five-story building, erected at that point. About the same time Arnold Constable & Company began building their new store at Broadway and 19th street. It was not very long before Union Square, which lay between these two large establish-

mentaries began to do business in the immediate neighborhood; the St. Denis and the Union Square Hotels are among the reminders of this development.

The Everett House, at the northwest corner of Fourth avenue and 17th street, was long a favorite place for professional people, lecturers, authors, etc. The Morton House was also frequented by theatrical people. Nearby were the Clarendon, the Spingler, and the Westminster Hotels, which were family hostels, largely patronized by diplomats. On the square was the famous French restaurant, Maison D'or, the first one of its kind in the city, and further west near Sixth avenue, Ferraro's dancing academy, one of the most popular in the city at that time.

Theatrical interest centered on Wallack's theatre, at Broadway and 13th street, and on the Union Square theatre, now devoted to moving pictures. Music lovers frequented Steinway Hall and the original Chickering Hall, at No. 11 East 14th street, where the piano company of that name engaged in business, and later at the northwest corner of Fifth avenue and 18th street. The Academy of Music, at Irving place, was the influencing factor in the location of these institutions.

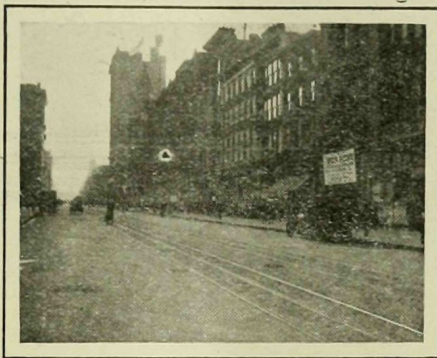
Union Square began to assume its business character when Tiffany & Company established their business in what was then considered an unusually attractive building at the southwest corner of 15th street. Later, R. H. Macy & Company and James A. Hearn & Son came into Fourteenth street.

North of the Square the Gorham Company, Lord & Taylor, W. & J. Sloane,

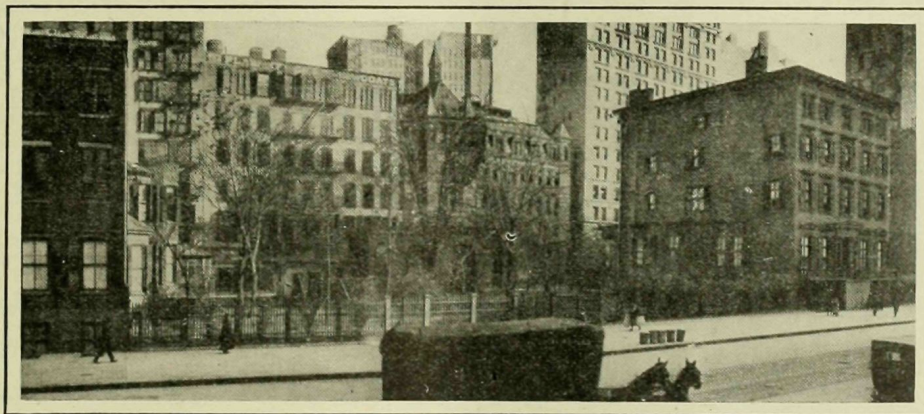
A. A. Vantine & Company, Aitken Son & Company, and others, joined Arnold Constable & Company. The entire district bounded by Fourteenth street, Sixth avenue and Twenty-third street and Broadway, became the center of most of the retail shopping business of the city. Other firms formerly established in the immediate vicinity of Union Square were Schirmer & Company, music publishers; Brentano's, the Domestic Sewing Machine Company, Le Boutellier Brothers, and John Duncan & Sons, grocers. Maillard occupied the building at the southwest corner of University place and Fourteenth street, and the late Jacob Rothschild, owner of the Hotel Majestic, was also formerly a merchant in this street. In the Cruger House, adjoining the present Salvation Army headquarters, the Metropolitan Museum of Art made a modest start more than forty years ago.

For years Fourteenth street continued to be the center of the hotel and amusement life and then the uptown movement began, which drew away practically everything but its retail establishments. Even several of these joined the migration, notably R. H. Macy & Company, which moved to its present location, at 34th street and Broadway, about thirteen years ago.

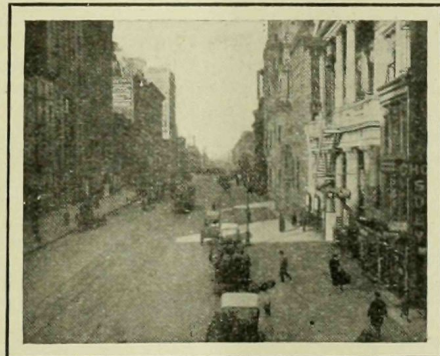
Time has shown, however, that this shift was inevitable, because the need for central locations has caused the creation of new shopping districts, not only around Herald Square, but as far north as 44th street.



EAST FROM SIXTH AVENUE.



THE OLD VAN BEUREN HOMESTEAD.



WEST FROM SIXTH AVENUE.

ments, began to be taken over by business concerns. Many of the remodelled dwellings still stand as evidence of the early residential character of the place.

In those days Fourteenth street was not blessed with the numerous transit facilities which it now enjoys, and the horse car which ran through the street, connecting with the ferry at Christopher street, was the line which placed New Jersey residents in touch with New York. The main bulk, however, of the patrons of the Fourteenth street establishments came from the south; the north was an "undeveloped wilderness." Its position as a wide east and west thoroughfare, accessible to all parts of the city, made it adaptable for retail businesses, and the pretty square was ideal for promenading. Numerous famous

THE MAYOR CAN STOP OVER-REGULATION

The Legislative Measure For Simplifying Building Inspection the Subject of a Dramatic Hearing—Other Bills in the Legislature

AT LAST accounts, Mayor Mitchel was still withholding his approval from the bill to simplify building inspection, and eleventh hour negotiations for a compromise were not expected to be effectual.

"Both as a real estate owner and as a city official I beg of you not to veto this bill, but if you must, do so at once, so that the Legislature will have time to act."

This was the keynote speech in favor of the Lockwood-Ellenbogen bill at the hearing given by the Mayor at City Hall on Wednesday afternoon. The speaker was Hon. Marcus M. Marks, president of the Borough of Manhattan. Voicing the sentiment of three more Borough Presidents, Mr. Pounds took his stand beside President Marks and protested against the charge that Comptroller Prendergast had just made, that the object of the bill was to break down the tenement house law.

It was the most dramatic moment in the most momentous hearing that Mayor Mitchel has yet held. The three other Borough Presidents stood near. All five had frequently given utterance to their sentiments on the question and refrained from further remarks on this occasion, in order that they might save the time of the assemblage and keep another engagement.

The Mayor's Quizzing.

Every speaker that came forward in behalf of the bill was heckled by the Mayor. President Marks was no exception. When asked if the bill would not interfere with the pending heights of building ordinance, Mr. Marks answered negatively. Doubtless perceiving that the Mayor was trying to confuse the question, Mr. Marks suavely advised the Mayor not to let details which could easily be repaired if defective interfere with the main question, and laughingly expressed the hope that the time he was taking in answering the Mayor's questions would not be counted against the opposition.

President McAneny of the Board of Aldermen was the next speaker, and as was to be expected, he advised delay until "a more perfect method of solution" could be devised, evidently having his charter revision in mind. Comptroller Prendergast had spoken first.

The usual course of procedure had been interrupted to permit of the high city officers to make their views known. It was the first time in the history of the city since consolidation that there had been such an array of officialdom on the floor of the chamber. The citizens of New York can congratulate themselves that their chief executive officers are orators of surpassing grace and power.

The Opposition.

The hearing began at half-past three. The opponents of the bill spoke first, with Lawrence Veiller acting as introducer. Mr. Veiller was the first Deputy Commissioner of the Tenement House Department and is now secretary of the Tenement House Committee of the Charity Organization. He drafted the original Tenement House law, and has been its defender ever since. It is not giving too much credit to Mr. Veiller to say that in this campaign carried on by the united business and realty interests of the city he has been the principal organizer of the opposition. In fact, while the campaign culminated in a statesmen's battle between the three chief city officials, on the one hand, and the five borough presidents on the other, the question whether the Tenement



MAYOR MITCHEL.

Will he permit the over-regulation of buildings to continue?

House Department should be left out of the consolidation of departments was the ostensible gage of battle. The real issue, centralization or decentralization, was not brought forward at the hearing.

Mr. Veiller rallied a large company of gentlemen associated with the Charity Organization's work to speak against the bill. A well considered address was made by Robert S. Binkerd, secretary of the City Club—the club which the Mayor has referred to as "the right arm of his administration."

Alfred Marling was listened to with great attention while he argued that the relief which owners hoped for through the bill, would, after a certain point, be imaginary. He admitted, however, that up to the time when the new building would be completed and ready for occupancy there would be a co-ordination of supervision.

Other speakers in opposition were Miss Lillian Wald, of the Henry Street Settlement; Paul D. Cravath, chairman of the Tenement House Committee of the Charity Organization; Eugene Outerbridge, of the Chamber of Commerce; Otto Bannard, vice-president of the Charity Organization; E. R. L. Gould, of the City and Suburban Homes Company, builder of tenements on the East Side; J. G. Holland, of the Federation of Labor; Albert De Roode, of the Citizens' Union; Fire Commissioner Adamson and Tenement House Commissioner John J. Murphy.

The Proponents.

It was nearly five o'clock when the opponent oratory was shut off. Robert E. Simon, who has acted through the campaign as the chairman of the Conference Committee of Real Estate and Allied Organizations, was the first speaker for the proponents, Mr. Simon made an address which was a clear and pointed presentment of the issue, except as to two points, which the Mayor at the outset had asked all the speakers to omit, namely the depressed condition of the real estate market and the hardship of the present system of building inspection, as the Mayor said he was well aware of these things.

"Do the real estate interests feel inclined to co-operate with the Mayor?" asked Mr. Mitchel.

"We certainly do," answered Mr. Simon.

"Then why did you not come to the Mayor before?"

"We did," said Mr. Simon, "and we

made many modifications in the bill to suit the views you expressed. We've compromised all along the line."

The Mayor insisted, however, that he had not been consulted personally.

"By what right do you assume that Mr. Bruere speaks for me?" he asked. "He is not the Mayor. If you want my opinions come to me for them. Don't go about asking others. Mr. Bruere did not represent me at your conferences. What he said was his own personal opinion."

Resents Misrepresentation.

"The real estate people of this city," declared Mr. Simon, "want to go on record as against wilful misrepresentation as to the purposes of this bill by those who oppose it.

"We give in to you, Mr. Mayor, on the question of consolidation, and you have got to give in to us on this bill. We will stand on this law. We admit it is not perfect. No law is. But we will back you up to the limit if you will sign it. We will pay a secretary for a commission you shall name to watch the working out of this plan, and if at the end of a year you are not satisfied we will consent to your plan for centralization."

Real Estate Biggest Asset.

"The biggest asset of the city is its real estate," asserted Mr. Simon. "Its largest income is from this source. What affects the real estate market is reflected in the city's income. Real estate is demoralized. It is in a maze of inspections. Sometimes it is necessary to see six different departments to pass on plans.

"This bill will not cure all the defects, but it is a step in the right direction."

Chasing the Bug-a-Boo.

"You need not be afraid of the Tenement House Law. That is specifically exempted. There can be no going back to conditions existing before the Tenement House Act became a law. There was no Commissioner of Accounts then to investigate derelict officials. And you would not be where you are to-day but for that. You were elected to represent the people of this city. Realty, building and allied interests are the greatest labor employers of any. It is most unfortunate that realty interests have not received a square deal at the hands of the press. The situation is desperate and we must have relief. This bill will afford it. It isn't fair to say that five borough superintendents of buildings appointed by the Borough Presidents will not be equally as honest and efficient as five deputies appointed by a commission."

The Mayor continually and aggressively interrupted Mr. Simon in a manner that the affirmative side resented as heckling, but Mr. Simon maintained his self-control, stuck to his guns and answered the Mayor effectively.

Counselor Walter Lindner, of the Advisory Council of Real Estate Interests, riddled the Mayor's contention that there is no provision for enforcing the law. "An official charged with jurisdiction is bound to exercise that authority," he said, "and is subject to criminal prosecution if he fails." Mr. Lindner said the general intent and general operation of the bill would afford relief and would not cause the complications its opponents claimed.

F. B. de Berard, of the Merchants' Association next spoke in favor of the bill and it was observed that the Mayor did not interrupt him as he did the others.

Laurence M. D. McGuire, president of the Real Estate Board, said that no public official had at any time tried to work out a solution of the evil of over-inspection.

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THE DESIGN OF THE SEVENTH AVE. SUBWAY

Structural Features of a Great Underground Traffic Route that Will Cause the Rebuilding of the Middle and Lower West Side

THE Seventh avenue subway, officially called Routes Nos. 4 and 38, forms the west branch of the city's new trunk subway in Manhattan, to be operated by the Interborough Rapid Transit Company. It serves the lower West Side, connecting this district, which contains the Pennsylvania Railroad station, many steamship terminals, theaters, loft buildings and manufacturing plants, with Washington Heights and The Bronx through the existing Broadway subway at Times Square on the north and, through the William and Clark streets tunnel, with Brooklyn at the south. Two tracks extend through Greenwich street to the Battery.

The new line is expected to have a decidedly enlivening effect on the real estate of the middle and lower West Side zones, which have been left outside of the main currents of city traffic for many years. Alfred Brady, Acting As-

while maintaining the street traffic, by replacing the paving with heavy plank decking supported on timber posts placed every ten feet. At elevated and building columns the concentrated loads due to same are figured in addition to this loading.

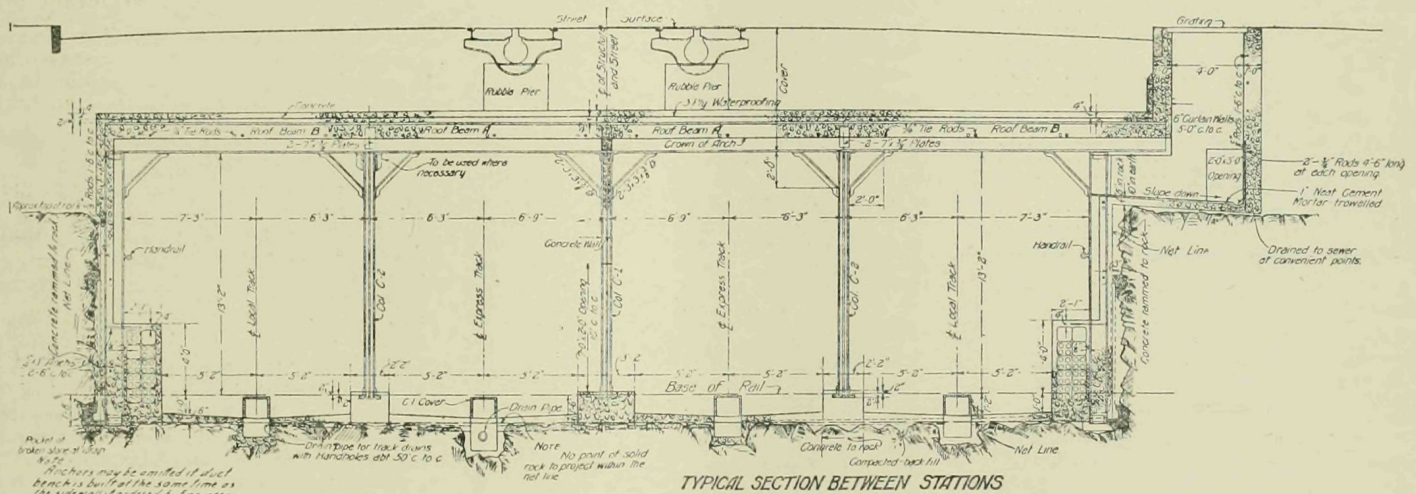
Structural Features.

Steel roof beams or girders, spaced five-foot centers, along the subway, with concrete jack-arches between them, carry the street load. They are supported on 6-inch columns between tracks and I-beam columns in the side-walls. These side-wall columns are designed for both direct load and bending due to side pressure in such a manner that the maximum combined stress does not exceed 20,000 pounds per square inch. Where the structure is on rock and above water, the irregular rock excavation is brought to sub-grade with tamped earth fill. A lining of concrete on this fill makes a

to make express stations as high as possible. Their great width makes them appear like long, low caves, where the ordinary headroom of 13 feet 2 inches from base of rail to roof is used. All express stations except the one at 34th street are entered through overhead mezzanines. As the stations are the part of the system which the public sees most, special care is being taken with architectural details, tiling, plastering, etc.

Ventilation.

In order to maintain proper ventilation of the subway, tracks carrying northbound traffic are separated from those carrying southbound traffic by a 6-inch curtain wall. This wall encloses the tracks going in one direction in a two-track tube. The piston action of the trains will push the air ahead and act as a suction behind the train, drawing the air in at the stations and ex-



TYPICAL SECTION BETWEEN STATIONS
CONSTRUCTION PLAN OF THE SEVENTH AVENUE SUBWAY.

sistant Designing Engineer in the subway work, in a contribution to the Public Service Record (the monthly bulletin of the Public Service Commission) has given a complete description of the design and construction of this great underground railroad, in the course of which the following information is given:

Parts of the way, the Seventh avenue subway runs through the heart of the old Greenwich Village. This section of Manhattan, owing to its peculiar street system, has been isolated from the growing city and preserves to this day the traditions, habits and quaintness of old New York. The cutting through of Varick street and the simultaneous building of this subway therein, will transform Greenwich Village into a business district and destroy another link with the picturesque past.

Eight Contract Sections.

This subway is 4.3 miles long, and is divided into eight contract sections, 1-A, 1 to 6, inclusive, and 6-A, all of which are now in the course of construction. The first two sections, 1-A and 1, are partly in rock and almost entirely below water. Section 2 is in earth, partly old fill, mostly below water and contains the deepest excavation. Sections 3 and 4 are in earth and through widened Varick street and the new Seventh avenue extension, permitting work to be carried on in open cut. On sections 5, 6 and 6-A, work is in rock cut, a considerable distance above mean high water, though at 28th street an old stream was encountered. All work, except in the widened Varick street and Seventh avenue extension, is carried on

smooth track trough. Openings in the concrete prevent the collection of water which would cause pressure and crack the concrete.

In earth the floor is made of concrete one foot thick, which is reinforced with rods and waterproofed at places where the soil is found to be water-bearing. Where the invert is below mean high water, the floor is designed to distribute the dead load of the structure and back-fill as a uniform load over the entire bottom. Where the ground is bad or heavy columns make it advisable, piles spaced about 2 feet 6 inch centers are used. The type of design is such as to readily permit the use of piles, which are to be placed at the direction of the field engineers. At stations and platforms columns are spaced 15-foot centers and 4 feet 6 inches from the edge of the platform, longitudinal girders carrying the intermediate beams from column to column.

Between Battery Park and Franklin street over 200 columns of the elevated railroad, carrying loads from 50,000 to 430,000 pounds, must be under-pinned or carried on the roof of the subway. At the Park Place curve 24 columns of a proposed twenty-story building, having an average load of 1,000,000 pounds per column, are supported on the roof of the subway.

Stations.

Local stations are 405 feet long and have 12-foot side platforms which decrease to nine feet at the ends, and have entrances in the adjoining side streets. Express stations are 480 feet long and have island platforms. It is desirable

pulling it at gratings, located between stations. Ventilating gratings usually four feet wide, are placed at stations over the platforms, on the approach to stations for the incoming track, and about midway between stations, so proportioned as to insure a complete renewal of air every ten minutes at express stations and every fifteen minutes at local stations.

Cost of the Work.

The total contract price of the eight sections of Routes Nos. 4 and 38, is \$14,783,000, which is paid for according to the terms of Contract No. 3, between the City of New York and the Interborough Rapid Transit Company. This includes only the construction work. The track work, block signals, power plants, lighting, rolling stock and station finish, will be taken care of under separate contracts or provided by the operating company. The chief items entering into the construction contracts, their cost and relative value, are:

Excavation	\$6,078,000	40%
Concrete	2,070,000	14%
Structural steel	1,982,000	14%
Waterproofing	1,026,000	7%
Underpinning	894,000	6%
Sub-surface Structures	650,000	4 1/2%
Restoring Pavements	440,000	3%
Sewers (exclusive excavation)	411,000	3%
Maintaining Elect. Railways	376,000	2 1/2%
Other Items	867,000	6%

The first set of bids was received on October 31, 1914; the date of completion for the last contract is June, 1917.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

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

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

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The business interests of New York are like the martyrs in the arenas of the ancients, prostrate and appealing to Caesar. Will it be thumbs up or thumbs down?

The enemies of prosperous business are to be found in New York as well as in Congress. The over-regulation and the over-taxation of New York City real estate are part and parcel of the attacks on business interests generally by uplifters and socialists.

The duplication in building inspection which the taxpayers most resent has come from departments launched upon an unoffending local public by the State. There was no duplication of work under the borough government. The remedy is of course to stop the State's interference.

For the sake of the reputation of the Manhattan daily papers for accuracy and wisdom, in ordinary affairs, it is regrettable that they have permitted themselves to be grossly misled by the uplifters as to the contents of the Lockwood bill for a mitigation of the over-regulation of buildings—when the meaning of the bill is so plain.

The movement among the business men of the city for legislation to reduce the evil of over-regulation has been carried to the point where no one denies the need for relief in some way, and where the responsibility has been by a great assemblage of substantial citizens put squarely up to the Hon. John Purroy Mitchel, as Mayor, either to give his approval or disapproval to the pending bill and let it take its course at once. No part of his duty to the people of the city requires that he should block the way. As a great moral and economic issue the case has been won. Mayor Mitchel should not withhold the fruit of that victory.

A Case in Point.

Pending in the Committee on General Welfare of the Board of Aldermen are amendments to the ordinance relating to garages, public and private, and to oil-selling stations. One of the new general provisions is that garages exceeding one story in height must hereafter be built fireproof. And another new provision is that all existing garages shall have all walls, ceilings and floors covered with fire-retarding material in all rooms or compartments where motor vehicles are stored. The amendments, when enacted, will be found in Section 100 of the regulations of the Municipal Explosive Commission. While these amendments are pending in the Committee on General Welfare there is in preparation in the Committee on Buildings an ordinance relative to the Classification of Buildings, the tentative draft of which provides that garages outside of the fire limits less than fifteen feet in height and less than 600 square feet in area may be built non-fireproof; and if they are situated outside of the new suburban limits they may be forty feet in height without being fireproof. These tentative provisions have received the approval of the Superintendent of Buildings in each of the five boroughs.

Here plainly is a conflict of laws and jurisdictions illustrative of the confusion existing in the administration of the innumerable and oftentimes inexplicable laws applicable to buildings in this city. Who is in charge of the construction of garages, the Superintendents of Buildings or the Municipal Explosive Commission? Obviously the authorities themselves are in doubt, for both are claiming the same jurisdiction and making conflicting regulations. The former hold that it is unnecessary that every little private garage in the Greater City—in distant Richmond suburbs as well as in the congested parts of Manhattan—should be built fireproof, as the Fire Commissioner would have it. Under the Lockwood bill, providing for the co-ordination of building inspection, this conflict of ordinances and departmental supervision would be avoided, as the Superintendents of Buildings, each in his respective borough, are to have jurisdiction over the construction and alteration of garages, while the Bureau of Municipal Explosives would have control over the maintenance and use of the buildings when they are completed. Architects, builders and business men generally believe that this is the sensible and economical way.

War and Property.

John Ruskin agreed with the saying of the militarists that war is necessary. More than this, he asserted that war is the foundation of all great art. To Ruskin's mind, war is also the foundation of all the high virtues and faculties of men, and he declared that it is quite an undeniable fact that peace and the vices of civil life flourish together—peace and sensuality, peace and selfishness, peace and corruption. Ruskin found, in brief, that all great nations have been nourished by war and wasted by peace, taught by war and deceived by peace.

But the warfare to which John Ruskin referred is not of the kind now being waged in Europe. The truly creative or foundational "war," he maintained, is one in which the natural restlessness and love of contest in men are disciplined into modes of beautiful and peaceable living. It is a "war" in which natural ambition and love of power in men are disciplined into the aggressive conquest of surrounding evil. "To such a war as this all men are born," said the great critic; "in such a war as this any man may happily die; and forth from such a war as this, throughout the extent of past ages, come all the highest sanctities and virtues of humanity."

Scientifically, all life is in its last analysis a struggle—a war. Every living thing is armed for war, offensive or defensive. But it is a cruel as well as a

false doctrine which teaches that once in every generation a portion of the population must be killed off in order that the remainder may thrive, and that a vast amount of property must be destroyed in order that men may have work and profit in reproducing it. Still, it is a fact that the so-called waste of money—if we consider money alone—in international physical warfare is grossly exaggerated. The sinking of a battleship, for example, does not represent absolute loss. First, because the money was spent at the time of the ship's construction, not at the time of her destruction. As an investment a ship is destined to represent a total loss eventually through deterioration, if not by destruction. In the second place, the money spent for construction was not lost, but was paid out for wages and material, and therefore it contributed to the support of a great number of people.

The destruction of lives in war is a diabolical crime against nature, but the destruction of property by war, as by fire and flood, is in a very large degree merely an anticipation of natural and economic processes, which most often carry a blessing in disguise to the world at large, if not to particular individuals. But for the European war and the business it has generated for the people of this country, the economic situation here would have been far more distressful.

The Alternative.

According to President McAneny, a direct State tax of \$18,000,000 will mean a tax rate of 2.15 in New York City next year, unless there is a cutting down of the service by the city in its departments. A city government at all sagacious will not hesitate long in accepting the alternative. A tax rate of 2.15 means more to this city than to any other in the State, because real estate is assessed here at its full market value, while in the other cities it is not assessed so highly as a general rule, and consequently the tax does not fall so heavily as here. In 1,121 instances when Manhattan property was sold during the year 1913, and the considerations made a matter of public record, it was found that the aggregate of the considerations was less than the aggregate of the assessed valuations by 1 per cent. In 919 Brooklyn cases the average consideration was less than the average value estimated by the Tax Department for assessment purposes by 2 per cent. In 383 Bronx sales the average consideration received was less by 3 per cent than the property was taxed for. (The figures are official.)

A rate of 2.15 figures out in the case of a property valued at \$1,000,000 as a tax of \$21,500; in the case of a piece of realty valued for assessment purposes at \$100,000 it amounts to a tax of \$2,150, and for a dwelling estimated to be worth \$10,000 the 2.15 rate means a tax of \$215, or \$17.50 a month. If to the last named sum, for example, be added a figure that will represent the interest on the owner's investment in the dwelling, plus his coal bill, his repair bill and the occasional assessments for adjacent public improvements, there will be revealed a total annual charge so large as to raise the question very seriously in the owner's mind whether it pays any more to invest in New York real estate. In the case of the owners of office and loft buildings now half vacant this higher tax of thirty-five points in two years (and sixty-seven points in nine years) is a very severe infliction.

Can the City of New York afford to have the announcement go forth authoritatively that it doesn't pay to invest in realty within its bounds? For the country is wide and there are other places in which to live and carry on business. Mr. McAneny concedes that the 2.15 rate means an increase of rents—house rents, loft and office rents and store rents. And the alternative is to discontinue some of the service the city is rendering. During the last budget hearings it was made very plain that not only does the city attempt too much, but that there are too many hands even for the necessary work. The number of inspectors of one sort or another going about the city is

extremely large, and the expense to the city is staggering, not to say anything about the annoyance to owners and tenants from the visitations. In the first two months of the present year (as can be learned from Comptroller Prendergast's summary for February) the payroll expenditures of the city amounted to about twenty million dollars. Ninety thousand is the number of persons on the city payroll, and how many more thousands there are on other payrolls which are met by voluntary contributions from the public generally nobody knows. Proportionately, there are more men and women in the public and semi-public service here than in any other city in the land. Eighteen million dollars of tax money was spent last year for health and sanitation, nine million for charitable purposes, two million for recreation, science and art, thirty-two million for the protection of life and property, and forty million for education. The per capita cost of all the budget appropriations for the year 1914 was no less than \$34. In other words, a man with a wife and four dependent children had to pay directly or indirectly, in the form of taxes or rent, the total of \$170 as his share of supporting the local government. It is inevitable that the city must shorten its protecting arm, put the civil service upon a business basis, and no longer sacrifice the interest of the public at large for the sake of the public servants.

City Rights in the Brooklyn Waterfront.

Editor of the RECORD AND GUIDE:

Dear Sir.—Permit me to call the attention of your readers to the incomplete presentation of the rights of the City of New York in the proceedings to acquire rights for the terminal station of the freight railway on the Brooklyn waterfront in Gowanus Bay. The deed to the First Construction Company recites that it grants "subject to the right of the City of New York and State of New York and United States of America to regulate and control the use of the lands below original high-water mark."

It is submitted that the words "to regulate and control the use of the lands" are synonymous with the words "to the use of," which words as every lawyer knows, constitutes a naked trust, under § 93 of the Real Property Law, vesting the entire title in the person entitled to the use or control of the use of the land.

If this construction is correct, the First Construction Company has no title to the land "below original high-water line."

Second. According to the authoritative map to determine this line of original high-water (a map made by Lieutenant Ratzler, in 1766), introduced in these proceedings by the City (p. 244 of Vol. I of testimony), all of the land to be taken was below original high-water mark, except about 100 square feet, at the intersection of present Clinton and Creamer streets.

The location of these lines is further confirmed by three maps on file in the Kings County Register's Office, which are referred to in the deeds through which these claimants derive title, i. e., a map of the property of Nicholas Laquer, filed Feb. 15, 1838; a map of the lands of Jordan Coles, filed Dec. 12 and 17, 1834, and a map of lands of the heirs of Mathias and Nicholas Van Dyke, filed in 1834.

It is therefore submitted that the city proposes to pay the First Construction Company, according to the testimony of experts who testified as to the value of land, owned in fee simple absolute—while in fact under proper legal construction it does not belong to the First Construction Company except possibly about one hundred square feet.

Third. There was no mistake in drawing the deed to the First Construction Company. The grantor conveyed all that he had any right to convey, in fee, when he excluded all land below original high-water mark from passing to that grantee and to any one, except the City and State of New York, and possibly the United States. The grantor above named and his predecessors in title derived their rights, beyond the line of original high-water from Chapter—of the laws of 1847. This

act authorized Daniel Richards and others, owners of upland, to erect docks as on land under water in front of their land to a line, including Halleck street, on the westerly one-half of the site to be taken for the Terminal, and extending along Sigourney street on the easterly half of the site, so as to include most of the site to be taken.

The fourth section of this act provides that "nothing in this act contained shall be taken or construed to destroy, abridge or in any manner impair or affect the rights of the Mayor, aldermen and commonalty of the City of New York, in respect to any land under water, or other land belonging to the said Mayor, Aldermen and commonalty of the City of New York, or to which they may have right or make claim, nor shall this act authorize any dock, wharf, pier or basin to be erected upon or in front of any of the lands belonging to the City of New York, without the permission of the Mayor, Aldermen and commonalty of the said City first had and obtained."

The reason for the insertion of this proviso is found in the charters of the City of New York, granted by Lord Cornbury and Governor Montgomerie (see Gerard's "City Water Rights," p. 35), granting to the City of New York the ownership of land between high and low-water mark on Long Island from Wallabout Bay to the west side of Red Hook.

These proceedings are not yet closed; ought not the legal representatives of the city to present these claims fully and emphatically, before an award is made?

J. BLEECKER MILLER,
Secy. United R. E. O. Assn.

Projections Beyond the Building Line.

Editor of the RECORD AND GUIDE:

I note in your edition of April 17, a communication from Hon. Cyrus C. Miller, former Borough President of The Bronx, on the proposed ordinance relating to "Projections Beyond the Building Line." It would seem that Mr. Miller is under a misapprehension in regard to this proposed ordinance.

The proposed ordinance does not provide for any encroachment outside of the building line that is not already provided for by some ordinance. It therefore does not legalize any illegal encroachment. What will be accomplished by this ordinance is consistency between existing ordinances. It is quite true that, generally speaking, the provisions outlined in the ordinance represent the practice established for Manhattan in 1911. At a conference of the Superintendents of Buildings some time last year this matter of projection outside the building line was discussed, and the Superintendents generally agreed that the Manhattan regulations as then established seemed fair and reasonable. The Superintendent from The Bronx felt that they were too liberal. Mr. Miller knows quite well that the establishment of the Manhattan regulation of 1911 restricted the permissible encroachments into the street to what was considered, not only by the Borough President, but also by the architects, as a fair and reasonable amount.

If Mr. Miller carries his ideas to their logical conclusion, there could be no projection outside of the building line, not even a belt course, cornice or window sill. I think that he would hardly be willing to go so far as to prohibit these projections. If he doesn't, then why not permit other reasonable projections that are for purely ornamental purposes? Furthermore, Mr. Miller, as Borough President, did not deem it necessary to prevent projections outside the building line if they were ten feet above the sidewalk.

I should be very glad to have from Mr. Miller any suggestions as to the proper amounts of these projections, and to have him indicate which of the projections, in his judgment, should be absolutely prohibited. While this matter is being revised and an attempt is being made to harmonize the ordinances, it is just as well to consider also what limitations should be fixed as a matter of policy.

RUDOLPH P. MILLER.

The Garbage Disposal Question.

Editor of the RECORD AND GUIDE:

The extremely unfair press campaign that has been indulged in by the city administration because Governor Whitman properly vetoed the garbage disposal bill, calls for a strong protest. I advised all New York City realty protective associations to ask the Governor to veto the bill, and the following were my reasons:

City refuse consists of garbage, ashes and rubbish; garbage from American cities cannot be burned alone, but can be reduced by reduction plants, and grease and oil obtained as by-products; or garbage can be burned with rubbish and ashes; ashes, although containing from 15 to 30 per cent. of carbon, cannot be burned alone, but can be burned with rubbish, with or without garbage; rubbish consists of rags, paper, waste, bottles and tin cans. The tin cans can be sold to detinning plants, and the bottles resold.

There is a difference of opinion in Europe as to whether it is more economical to burn garbage, rubbish and ashes as a whole in incinerating plants, or to reduce the garbage in reduction plants, and burn rubbish and ashes in incinerating plants. But the preponderance of opinion is that it is better and more economical to incinerate all city refuse and utilize the power derived therefrom. The power so produced can be used either for electric lighting purposes or for power in light manufacturing plants, or for electrically charging the motor garbage wagons used in the collection of city refuse.

It is absolutely necessary, sooner or later, for New York City to erect incineration plants for burning its refuse instead of the present antiquated plan; and it is all important that such plants be built in small units throughout the different boroughs so as to make short hauls for cartage purposes, as it is only by this means that economies, if any, can be effected.

The question arises if these incineration plants were built in the several boroughs of the city, for what purpose could the power generated be used? The power could be used for recharging the batteries for the electric motor garbage trucks hauling refuse; or it could be used for lighting the streets, or sold for commercial purposes provided the city had the use of electric conduits, which it does not now own. It would therefore seem that the only use that the city could put the power generated to would be to recharge its electric garbage trucks.

I consider that the City Administration owe a public apology to Governor Whitman when it publicly stated that but for his act the city would have saved \$1,400,000 per annum on an expenditure of \$9,000,000.

In conclusion, I am in favor of the erection of incinerating plants even without a reduction in present expenditure, whenever the financial condition of the city warrants such expenditure, which it certainly does not now do.

STEWART BROWNE,
170 Broadway.

Hearing on Bronx Subways.

A joint conference and hearing before the Rapid Transit Committee of the Board of Estimate and Edward E. McCall, chairman of the Public Service Commission, will be held at eleven o'clock, Monday, April 26, in the rooms of the commission, in order to arrive at a conclusion in the matter of the proposed connection of the old and new subways, on Southern Boulevard and Westchester avenue, by a spur on Whitlock avenue.

A delegation of the Bronx Board of Trade, headed by the Traffic & Waterways Bureau, will appear and urge that the Board of Estimate appropriate the necessary funds for this work.

—In general business conditions in this country one extreme has eventually been balanced by the opposite extreme, as in nature. The present rebound from extreme depression in the stock market is extraordinary only because of its suddenness. It foreshadows the certain revival in real estate.

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MR. M'GUIRE PROTESTS.

And Substantiates His Statement That the Mayor Was Consulted.

President Laurence M. D. McGuire of the Real Estate Board, sent to the Mayor on Thursday a letter which recites certain important facts in connection with the Lockwood-Ellenbogen bill. Mr. McGuire says:

"In view of the developments at the hearing before you yesterday on the so-called Lockwood-Ellenbogen Bill, I feel I did not have an opportunity of putting certain facts, which I consider important, on the record. The speakers who appeared in opposition to the bill were accorded by you an uninterrupted hearing. I regret to have to say that those who spoke in favor of the bill, including myself, were not accorded this same privilege to which I submit they were entitled.

"While I personally realize that the bill did not have your support and I may say it was generally understood, and in fact publicly stated, that you would disapprove the bill, I nevertheless felt that you would accord both sides equally fair consideration.

"You repeatedly stated at the hearing yesterday that you were not consulted at the time the bill was being drafted.

"The minutes of a meeting of the executive committee of the conference held on Friday, December 11, at 11 a. m., contain a record of the presence of City Chamberlain Bruere as representing the Mayor, also a statement that the chairman (Mr. Robert E. Simon) said 'he had asked Mr. Bruere to this meeting for the purpose of hearing the Mayor's views on this subject.'

"Again, under date of January 16, a written invitation was sent to you by the secretary for a meeting of the Conference Committee to be held on January 21, from which I quote as follows: 'The enclosed notice to the delegates of the various associations will give further particulars. You are respectfully requested to be present at this meeting in order that all phases of the matter may be discussed. This conference would appreciate it if you could spare the time to attend the meeting or, if not, send a representative.' I enclose herewith a copy of a letter under date of January 20, signed by your secretary, Mr. Theodore Rousseau, in which you regretted your inability to attend this meeting.

"You will no doubt recall asking me to attend a luncheon at the Whitehall Club along with yourself, Commissioner Adamson, Corporation Counsel Polk and Mr. Abram I. Elkus. You asked me then if the real estate interests were unalterably committed to what was called the Borough consolidation. I told you that the Conference Committee had voted in favor of the transferring of the functions now exercised by the various city departments to the Building Bureaus in the different boroughs. I nevertheless, expressed it as my opinion that if a so-called central plan, which had your approval, could be submitted to the Conference Committee I was confident it would receive every consideration.

"It was then agreed that Mr. Elkus should draft a bill for a central department and I was to submit the bill to the Conference Committee.

"I may say here that this meeting was held prior to the drafting of the Lockwood-Ellenbogen Bill and consequently had your bill for a Central Department been submitted, the committee would have been in a position to substitute it

for the Borough plan upon which they had before voted.

"Now this is what actually happened. Instead of Mr. Elkus submitting to the committee your proposed Central plan, he being counsel both for your committee on Consolidation of Departments and for the State Factory Investigating Commission, on the morning of February 15, at an executive session of the State Factory Investigating Commission, the members of your committee came before the members of the State Factory Investigating Commission and submitted a plan giving the Board of Estimate power to consolidate these various departments. In other words, instead of the agreement to submit a Central plan being carried out, this eleventh hour suggestion to give the Board of Estimate power and which, by the way, I believe could not have passed the Legislature, was submitted.

"These facts I feel will show conclusively that you were not only consulted but you were constantly informed as to what the Conference Committee was doing.

"This being the case, I believe the facts should be recorded and this is my purpose in sending you this letter. I regret exceedingly that in public statements attributed to you, none of which you have denied, you have misunderstood the character and the purpose of the supporters of this measure, and I personally resent being alluded to as a land speculator, and I believe the seventy odd representative organizations who have made a hard, fair and earnest fight to obtain relief from an intolerable condition are justified in feeling hurt at your public allusions to them.

* * *

"Whatever your action may be, I want to go on record now as having been of open mind on this whole question, as having considered every phase of it, and as having been instrumental in meeting fairly every objection that was made to the original Lockwood-Ellenbogen bill. I am on record before the Joint Committee on Cities of the Legislature as being as much in favor of a Central as a Borough plan and you must know that I personally would have favored a Central plan, were it a legislative possibility. I do not believe you are justified in feeling that the real estate interests of the City of New York are antagonistic to your administration. You will recall on February 6th, at the dinner of the Real Estate Board I took the initiative in pledging the real estate interests to support your administration and that representative gathering there and then heartily pledged themselves in support of you. I believe we are entitled to your support. We are a unit for the Lockwood-Ellenbogen Bill as amended and I now make one further appeal to you and ask in all fairness and consideration for the great real estate interests of the City of New York, that you approve of the bill."

How Business Men Feel About Over-Regulation.

William H. Browning, of Browning, King & Co., a large real estate owner, has written a letter to Mayor Mitchel on the subject of the Lockwood-Ellenbogen bill, in which he records the state of feeling among business men on the subject:

"I feel that there must be something wrong in the attitude of the daily newspapers toward this bill. You can go into any place of business anywhere in the city and you will find that the feeling against the present system is most bitter. It is not real estate alone, it is

the business and industries of the city that are being injured.

"The real estate interests cannot be prosperous unless business is prosperous, and the employers in the business cannot be prosperous unless the business they work for is prosperous. It all seems so silly to me, and it is really sad when one sees the Tenement House Department of the Charity Organization Society opposing this law with one hand and trying to help the bread line on the Bowery with the other. I may be very stupid, but I cannot see any sense in it pushing people out of work and then trying to feed them. Unfortunately public business has no competition. It would be so refreshing to see it set an example of efficiency to private business.

"Remember, however, if the administration does not make good on the payroll, all the talking in the newspapers and all the nice laws passed to benefit one class and tax another under the assumption that there are two classes in business, when there is no such thing, will not do any good. Your administration will stand or fall by the size of the people's payroll and the size of the payroll will depend entirely upon the amount of prosperity of the business under its control."

MAYOR CAN STOP OVER-REGULATION.

(Continued from page 680.)

"That is not true," exclaimed the Mayor irritably. "I took such action myself."

Mr. McGuire also said that every effort had been made to meet the Mayor's wishes and asked if certain clauses in the bill drawn by Mr. Elkus were not inserted for this purpose.

"I don't know whether he did or not," snapped the Mayor. Mr. McGuire, finding the Mayor in an antagonistic mood, did not prolong his remarks.

Stewart Browne, president of the United Real Estate Owners' Association, said the civic associations understood Mr. Bruere to say he represented the Mayor at the conferences and they certainly thought he spoke for the Mayor. Real estate must get relief. The Mayor should choose between two evils. "You should waive your personal objection to the bill and any minor defects should be lost sight of in view of the great relief it offers. If you will not sign the bill I ask you to return it to Albany promptly," concluded Mr. Browne.

"So as to carry out the program," said the Mayor, sarcastically.

"I know you don't lack the nerve to sign this bill if you think it will afford relief," said Mr. Browne.

"If I'm satisfied after investigating the legal points I shall not lack the nerve either way," asserted the Mayor.

Clarence Shumway, of the North Side Board of Trade, said the Tenement House Law is unusually well guarded in the bill and those who deny this have not investigated the provisions of the Lockwood-Ellenbogen bill.

W. B. Greenman, of the Brooklyn Builders' Association, said that during the numerous conferences preceding the framing of the bill and after its introduction all objections were met in a fair spirit and all of the seventy civic associations regretted that the Tenement House Department refused to fall in line to afford relief. But for this the bill had practically no opposition.

Prof. Charles T. Perry said the Mayor must realize that the bill does, to some extent, afford relief and that it does, to a large extent, represent public opinion; so it must have a germ of something in it that is worth while. "We know that, even were you not consulted, you are too much the Mayor of this great city to sulk in your tent."

"It was up to you," said Prof. Perry, "as the honored head, the father of this great city, knowing what we were doing, to have said to us who were preparing this bill, of your own accord, 'come forward, let us talk this matter over.'"

Joseph L. Bittenweiser said the opponents of the bill seemed to think the Tenement House Law more sacred than the Ten Commandments. The whole

city and not the real estate interests was crying for relief.

"If you find no better objection than these gentlemen have given and no worse than you yourself have given, you should approve this bill," he said. "No law outside the Decalogue was ever perfect—the Tenement House Law least of all—for it had to be amended hundreds of times. I am sure you will be very careful before taking on your shoulders the responsibility of vetoing this bill, which is so plainly of the people, by the people and for the people."

Other Legislative Measures.

The Legislature will adjourn this (Saturday) afternoon.

The Senate has passed, under a suspension of the rules, Senator Mills's second bill amending the secured debt tax law by increasing the recording tax from 5 mills to 7½ mills and fixing the exemption at five years instead of for the life of the bond.

A new administration bill provides that after October 1, 1915, liquor dealers shall turn over to the State Treasury 2½ per cent. of their gross receipts, payable monthly, excepting the first \$2,000 of annual receipts.

The Direct Tax.

"The direct tax will be nineteen millions and a few hundred thousand," said the Governor. "I'd hoped we could keep it to eighteen million, but we can't. There is no doubt about the obligations we will have to meet. And our revenues are falling off. If the liquor tax will amount to five millions the direct tax will be sufficient to meet our obligations."

Both houses have passed Senator Slater's bill repealing the Burns law, passed nearly twenty years ago to prevent the construction of trolley roads on the Albany post road, especially along the narrow portions of it in Westchester county.

Both houses have passed the Spring bill to consolidate the Compensation Commission and the State Labor Department. The bill creates an industrial commission of five members.

The only things necessary now to make Rockaway a city are the signatures of Mayor Mitchel and Governor Whitman to the bill which has passed both houses of the Legislature.

Water System at Brentwood.

With the opening of the spring season the suburban real estate operators report a brisk demand for improved and unimproved property in sections contiguous and easily accessible to the metropolitan centers. In many cases the market tendency has been in harmony with the physical improvements made on the properties. At Brentwood, Long Island, a new central pressure water system has just been installed. It is a great improvement over the former system and feeds the entire Brentwood Park District. The Brentwood Realty Co. reports the completion of three new houses of bungalow and semi-bungalow design.

Real Estate Board Tennis.

A tennis tournament for members of the Real Estate Board of New York is scheduled to be held Saturday, May 8, at the "Notlek Courts," Claremont avenue and 119th street. The preliminary play for classification will be held April 24. Among its members the board includes several individual players of note and it is expected before the prizes are distributed many close and interesting games will result. The committee in charge consists of Alfred V. Amy, chairman; Wallace J. Hardgrove, secretary; Harry Parker, Leroy Coventry and E. A. Tredwell.

—The Supreme Court holds that the Interborough Rapid Transit Co. of New York must pay a franchise tax of \$500,000 imposed by the State of New York for the privilege of doing business in the State. That will help to ease off the direct State tax for other taxpayers.

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LOCAL IMPROVEMENTS.

Washington Heights District.

Resolutions for the following indicated improvements have been adopted:

Closing and discontinuing of Chittenden avenue from Northern avenue to Riverside drive. Petition of Jonas M. Libbey. The Bureau of Design and Survey reports that the closing of Chittenden avenue would leave a 40-foot strip in private ownership flanked by public parks on either side. The report also calls attention to the fact that the petitioners for the closing should file a bond to meet possible damages under chapter 1000 of the Charter.

Construction of receiving basins adjacent to the southwest corner of West 160th street and Fort Washington avenue, and the southwest corner of Fort Washington avenue and Broadway, the estimated cost being \$820 and the assessed valuation, \$1,693,000. This improvement originates in connection with the proposed paving of West 160th street. It is deemed advisable to improve surface drainage conditions before paving work is commenced.

Murray Hill District.

Alteration and improvement to sewer in West 24th street, between Sixth avenue and Broadway. Laid over two weeks on March 9th and again on March 23d. Estimated cost \$15,600. Assessed valuation \$35,622,500. The proposed improvement is due to the fact that the condition of this sewer is very bad throughout. The mortar joints are gone at the crown and sides, with bricks loose or missing. There is a heavy crack in the crown. The house connections are badly broken in numerous instances, permitting dirt to enter. The sewer was built in 1849.

Construction of receiving basins adjacent to the southeast corner of West 52nd street and Sixth avenue, and on the south side of West 52nd street and north side of West 51st street, between Sixth and Fifth avenues. Estimated cost \$1,340. Assessed valuation \$9,422,000. This improvement originates in connection with the proposed repaving of West 52nd street. It is deemed advisable to improve surface conditions before repaving work is commenced.

Alteration and improvement to sewer in East and West 28th street, between Madison avenue and Broadway, at an estimated cost of \$17,700, the assessed valuation being \$20,309,000. The proposed improvement is presented because an examination of the existing sewer indicates that it is in a very bad condition throughout its entire length. It is badly distorted, the crown having flattened and the sides buckled. The brickwork is loose and in numerous places there are holes varying in size from 8 to 18 inches. The existing sewer was built in 1847.

Kips Bay District.

Construction of receiving basins adjacent to the northwest corner of 15th street and Avenue B, and the southeast corner of 16th street and Avenue A, at an estimated cost of \$900 and assessed valuation, \$1,013,500. This improvement originates in connection with the proposed repaving of 15th street. It is deemed advisable to improve surface drainage conditions before any paving work is undertaken.

Greenwich District.

Alteration and improvement to sewer in Pine street, between Nassau street and Broadway, and in Broadway, east side, between Pine and Cedar streets, at an estimated cost of \$13,000, assessed valuation being \$39,040,000. The existing sewers have settled unevenly in varying amounts up to fifteen inches, probably due to excavations for the new Equitable building. They are cracked, distorted and liable to collapse, thereby creating an unsanitary condition that is a menace to public health, and are in a physical condition which endangers public safety. The Corporation Counsel advises that the owners of the Equitable building or their contractors cannot be held liable because no specific negligence on the part of the contractor can be shown, and states that the city will be guilty of neglect unless these matters are brought be-

fore the proper officials for action. He also advises that the procedure now being taken in bringing this matter to the attention of the Local Board is the proper one.

Construction of receiving basin adjacent to the southwest corner of Tenth avenue and 27th street. Estimated cost, \$440; assessed valuation, \$1,567,450. This improvement originates in connection with the proposed repaving of West 27th street. A readjustment of surface drainage makes the proposed basin desirable.

SEVEN YEARS OF PLENTY NEXT.

This Is the Prediction for Long Island Realty—Speculation Not a Market Feature.

Real estate, throughout Nassau county, Long Island, is displaying the best spring activity in several years, and operators and builders assert that it justifies the old saying that real estate undergoes an unusually brisk movement every seven years. It is about seven years since the last era of marked activity in Nassau and Queens counties properties.

The suburban sections of western Long Island are so extensively improved and transit facilities have become so prolific, that real property has lost the boom aspect completely and has solidified into actual fee values.

It is predicted by investors and operators that if a great buying movement of Long Island real estate starts this spring, as seems likely, that those who sign contracts of purchase will retain them and get deeds to home sites and improve them for occupancy. Speculation is not a market feature.

Queens is carrying on numerous building operations and Nassau county is the scene of much home construction. The north shore of Queens, from Beechhurst east to the Nassau line, is retaining its detached home character, while the central area is susceptible to urban types of construction because of the new subway routes that penetrate it. The north shore of Nassau county is being improved along costly lines, while the south shore of the same county, from the Queens line easterly to Baldwin Harbor, is a theatre of construction of moderate-priced homes.

Long Island is no longer a transit enigma to commuters between Manhattan and the suburbs. It now shares residential honors with the five suburban counties of New Jersey, as well as with Rockland and Westchester counties. The urban growth in the major part of Queens borough is necessarily bringing into greater demand for suburban homes the central and southern parts of Nassau county.

—The president of an industrial concern employing about twenty traveling salesmen, who cover all of the United States as far west as the Rocky Mountains, says the reports he receives from his representatives conclusively point to a decided improvement in sentiment and business conditions. Pittsburgh he sets down as the bluest spot in the United States, while Chicago is optimistic, and points beyond are positively enthusiastic. The sentiment east of the Alleghenies, he says, is still depressed but improving.

PRIVATE REALTY SALES.

Those who were encouraged by last week's good showing to the opinion that the real estate market has a marked tendency toward improvement should not be led toward a contrary view by a cursory survey of this week's business. While not so many deals have been reported as in the previous week, the sales represent the same diversified demand which has characterized recent dealings. There have been 164 conveyances recorded this week, as against 134 last week, which more than balances the falling off in the number of sales privately reported.

Special interest attaches to several important transactions. A Times Square corner figured in a long-term lease as a site for a tall structure to be devoted exclusively to film producers. This class of business, on account of the highly inflammable nature of its commodity, has

created a demand for certain kinds of space, and the new building, it is said, will cater to this demand. Just north, the old Lincoln Hotel is also reported to be involved in a deal which will result in a large commercial improvement.

Apartment houses and costly private residences also figured prominently in the business. It is evident to many that there is still a fundamental strength to the market, evidenced by the greater number of deeds recorded, many of which undoubtedly represent sales that did not happen to be reported.

The total number of sales reported and not recorded in Manhattan this week was 30 as against 35 last week and 28 a year ago.

The number of sales south of 59th street was 6 as compared with 5 last week and 12 a year ago.

The sales north of 59th street aggregated 24 as compared with 30 last week and 16 a year ago.

The total number of conveyances in Manhattan was 164, as against 134 last week, 21 having stated considerations totaling \$625,000. Mortgages recorded this week numbered 69, involving \$1,063,610, as against 73 last week, totaling \$2,532,687.

From the Bronx 9 sales at private contract were recorded, as against 17 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$13,602,177, compared with \$580,751 last week, making a total for the year of \$27,937,850. The figures for the corresponding week last year were \$1,320,170 and the total from Jan. 1, 1914, to April 25, 1914, was \$13,736,094.

\$1,000,000 Brooklyn Deal.

Oppenheim, Collins & Company have purchased, through Clark T. Chambers, from H. B. Duryea and William Kuhr, the property at 471-479 Fulton street and 155-157 Lawrence street, Brooklyn, an area of about 12,000 square feet, with a frontage of 75 feet in Fulton street. The same firm acquired adjoining property last Fall from the Loeser estate and now controls a plot fronting 135 feet in Fulton street. A modern structure is contemplated which will be devoted exclusively to the business of the purchaser. The land and building will represent an investment of more than \$1,000,000.

Old Burns Restaurant Sold.

Charles S. Kohler sold for Mrs. Susie E. Fitchette, the Burns restaurant property, 783-785 6th avenue, with an "L" to 102-104 West 45th street, four, three and four buildings, 50x100 on the avenue and 43x75 in the street, to a client of the Lawyers' Title Insurance & Trust Company. It was rumored yesterday that the buyer was John Dunstan, proprietor of "Jacks'" restaurant. The property was held at \$300,000. Blandy, Mooney & Shipman, as attorneys, represented the seller.

Adds to Holdings.

The E. R. Merrill Spring Company, now owning and occupying 527 and 529 West 27th street and 526-532 West 28th street, have purchased the adjoining three-story building, 531 West 27th street, from Noah B. Shute, and 525 West 27th street from the John Frey estate, and now control eight lots, with frontages of 95 and 100 feet, respectively, in 27th and 28th streets.

Sale and Lease in Fulton Street.

Charles F. Noyes Company sold for the Hudson Realty Company the five-story building at 210 Fulton street, on a lot about 25.6x80, located in the same block in which the terminal buildings are situated. The same brokers leased the building for the sellers for ten years to the New Jersey Wire Cloth Company. In part payment the Hudson Realty Company took 185-187 Clinton avenue, Brooklyn, a residence with garage, covering a plot 66x200. The total transaction involved about \$135,000. Stoddard & Mark acted as attorneys.

Hotel Arverne Sold.

Henry Prince has bought from Fannie Epstein, through Frederick Southack and Alwyn Ball, Jr., the Hotel Arverne and grounds, at Arverne, L. I. The hotel contains 183 sleeping rooms, besides parlors, dining room and help rooms. Mr. Prince will spend about \$25,000 to remodel it and instal new furniture.

New Phase of Deal.

Mrs. Robert Stafford, purchaser of the nine-story apartment house, 116 East 63d street, reported sold last week by the Lenox Hill Realty Company, Samuel A. Herzog, president, through Pease & Elliman, gave in part payment the six-story loft building, 25-27 West 32d street, on plot 47.6x98.9, leased to Nathan Zobel, to 1928, at a net annual rental of \$24,000.

Borough President Sells Realty.

Marcus M. Marks, president of the Borough of Manhattan, has sold the three five-story flats, 1049-1053 Park avenue, on plot 81.8x102.2, 19 feet south of the south-east corner of 87th street. The buyer is the Realty Corporation, which has not, as yet, announced its plans. The brokers were Earle & Calhoun and Henry I. Cooper.

Peter Doelger May Buy.

The Bookman estate is reported to be negotiating with Peter Doelger, the brewer, for the sale of the "Powellton," a seven-story apartment house, at the northeast corner of Broadway and 97th street, on plot 100.11x149.7, which the estate acquired in 1907 from Benjamin Mordecai.

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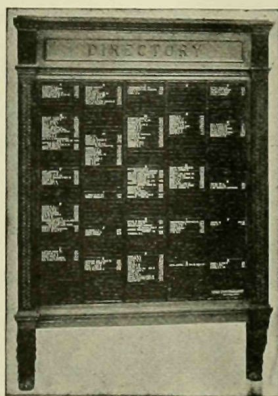
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Frederick Brown has resold, through S. & J. H. Albert and Eddy A. Weinstein, the 6,000 lots, known as the Steamport estate, near Belle Terre, Port Jefferson, L. I., and held at \$120,000. Mr. Brown acquired the tract about two months ago in exchange for the twelve-story loft building, 40-42 West 27th street.

Apartment Deal Pending.

The Orland Realty Company, Frederick Brown, president, which recently bought from Mrs. Lillia B. Hyde the two eleven-story apartment houses at 29 and 35 Claremont avenue, is reported to be negotiating for their resale.

Banker Buys Home.

Alexander J. Hemphill, president of the Guaranty Trust Company, purchased, for his own occupancy, the five-story residence, 13 east 69th street, on plot 33x100.5, from Mrs. Louise Minturn.

Manhattan—South of 59th St.

41ST ST.—Edgar A. Manning sold to Mrs. Kate W. Winthrop for Joseph Garry, 145 East 41st st., old buildings, on lot 25x98.9. Mrs. Winthrop is the owner of the property adjoining on the east and now controls a plot 75x98.9.

49TH ST.—Frank B. Taylor and Clark T. Chambers sold the 5-sty dwelling, 35 West 49th st, on lot 22x100.5, Columbia College leasehold, for Mrs. H. K. Brent, to Marie Heckscher.

49TH ST.—Estate of Timothy Donovan sold 542 West 49th st, a frame dwelling, on lot 25x100, to Eugene S. Luden.

Manhattan—North of 59th St.

62D ST.—Pease & Elliman sold for M. Hirshkind et al 131 East 62d st, a 4-sty dwelling, on lot 23.6x100, to a client of Rushmore, Bisbee & Stern, attorneys.

63D ST.—Henry B. Gould, of Folsom Brothers, Inc., sold to Joseph Huber the 5-sty private house 17 East 63d st, on lot 29.6x100.5, for the New York Trust Co., representing the Estate of Trenor L. Park. The property was sold for cash. It was purchased by the late Mr. Park in 1906 and was sold at \$200,000. Stetson, Jennings & Russell represented the seller and Frank Obernier the buyer.

63D ST.—William B. May & Co. sold for the estate of Anthony Wallace to a client of the Lawyers' Title Insurance & Trust Co. the 4-sty dwelling 12 East 63d st, on lot 25x100.5. The buyer is reported to be John G. Agar.

69TH ST.—Daniel B. Freedman bought from Oviedo M. Bostwick 21 West 69th st, a 4-sty dwelling, on lot 20x100.5. The brokers were L. J. Phillips & Co.

80TH ST.—John J. Kavanagh sold for the estate of Eda Brash 65 East 80th st, a 4-sty dwelling, on lot 18.8x102.2.

93D ST.—John J. Kavanagh sold for Charles H. Hawley the 5-sty apartment house, 62 East 93d st, to Thomas Paynter.

100TH ST.—D. H. Jackson Co. has resold the 6-sty apartment house, 14-16 West 100th st, on plot 40x100.

116TH ST.—Herbert A. Sherman sold for Justus L. Bulkeley 108 West 116th st, a 4-sty building, on lot 20x100.11, to the Williams Building Corporation.

118TH ST.—William Reitman bought from the Gibraltar Mortgage Co., Harry Mack, president, the 6-sty tenement, 63-65 East 118th st, on plot 50x100.

123D ST.—D. H. Scully & Co. re-sold for the Henry Morgenthau Co. the 3-sty dwelling, 58 East 123d st, on lot 18.3x100, taken in part payment recently for the southwest corner of Brook av and 156th st, Bronx.

128TH ST.—Charles W. Smith has sold for the Charles Hensle Realty Co., 16 West 128th st, a 3-sty dwelling on lot 17.6x99.11. In part payment the buyer gave a large residence at DuEois and Sea Cliff avenues, Sea Cliff, L. I., with about one acre of ground.

131ST ST.—Cahn & Pittman bought from Isaac Manheimer, the 5-sty apartment house, 51 East 131st st, on lot 25x100.

142D ST.—Joseph Williams has sold 533 West 142d st., a 3-sty dwelling, on lot 16.8x99.11.

148TH ST.—J. S. Maxwell sold for the 160 Broadway Holding Corporation, the 5-sty apartment house, 514-516 West 148th st, on plot 41.8x100, to George L. Tighe.

178TH ST.—Airmor Co. has sold the "Golden Rod," the 6-sty apartment house, 508-510 West 178th st, on plot 75x95.

AUDUEON AV.—Hanna Cohn has re-sold the plot 100x100 on the west side of Audubon av, 25 ft south of 179th st, to the V. R. Building Corporation, Selig Rosenberg, president, which will build two 5-sty apartment houses.

BROADWAY.—Margaret Treacy sold to the estate of Timothy Donovan the lot 25x155 at the southeast corner of Broadway and 20th st. The buyer now controls a plot 150x133 at this point.

COLUMBUS AV.—Louis F. Sommer sold for the Michaels estate 944 Columbus av, a 5-sty flat on lot 25,100.

MADISON AV.—William Colgate has purchased from Julia E. Ford for investment 2109 and 2111 Madison av, two 3-sty dwellings, each on lot 20x80. Mr. Colgate is also the buyer of

the similar house at 2105 Madison av, reported sold recently by the City Real Estate Co. Both deals were negotiated by Horace S. Ely & Co.

PARK AV.—Williams Building Corporation sold to M. Russek the 6-sty tenement 1665-1667 Park av, on plot 50.6x90.

ST. NICHOLAS AV.—Slawson & Hobbs sold for Mrs. Mary E. Reisig the 4-sty private house 767 St. Nicholas av, on lot 20x118. The buyer gave in part payment the plot 100x200 at the corner of Boston rd and Peace st, Pelham Manor.

VERMILYEA AV.—Wood-Just Realty Co. sold to Isidor S. Becker, the plot, 50x150, on the east side of Vermilyea av, 200 ft. east of 204th st.

STH AV.—The 6-sty tenement, on plot 40x100, at the southwest corner of 8th av and 152d st, is reported to have been sold by John Katzman.

Bronx.

LORILLARD PL.—Paul Bultmann sold for Peter Freese, 2389 Lorillard pl., a 16-fam apartment house, on plot 41x92.

134TH ST.—H. P. Phelps sold for the Henry Morgenthau Co. the 5-sty flat, 306 East 134th st, on lot 25x100.

140TH ST.—Smith & Phelps sold the 3-sty dwelling 415 East 140th st, on lot 17.9x100, for Lillian E. Enser.

BATHGATE AV.—W. E. & W. I. Brown, Inc., sold for Dennis Dugan, the 1-fam dwelling, 1620 Bathgate av, on lot 20x115.

CLINTON AV.—Frederick Brown sold 1820 Clinton av, a 3-sty dwelling, on lot 19x90, to Joseph A. Shea, who gave in exchange a plot 75x100 in Gouverneur st, 160 ft. south of Vanderbilt Park.

GRAND BOULEVARD & CONCOURSE.—B. H. Weisker has sold for H. J. Douglas the plot 50x81 on the west side of Grand Boulevard and Concourse, 190 ft south of 188th st. There is a 2-sty dwelling on the plot.

UNION AV.—The 173d St. Improvement Co. sold the 5-sty flat, at the northwest corner of Union av and 158th st, on plot 50x114, to Helen Lacks, who gave in exchange the dwelling 2190 Aqueduct av, on plot 37.5x98.

WHITE PLAINS AV.—Hugo Wabst has sold a plot on the east side of White Plains av, about 500 ft. south of the contemplated Gun Hill rd station of the subway extension now building.

Brooklyn.

PACIFIC ST.—Bulkeley & Horton Co. sold 1005 Pacific st, a 3-sty dwelling, for Mrs. Rose Shannon to Thomas Hetherington.

ST. JAMES PL.—A. J. Waldron and S. Noonan sold for Francis Leich to Adolph and Thekla Meyer the 3-sty dwelling 27 St. James pl.

UNION ST.—John Pullman sold for Frederick M. Witzel the 2-sty dwelling 646 Union st to Thomas Alliegro.

UNION ST, ETC.—Realty Associates sold the dwelling 1204 Union st to Alexander Cooper; also the 22 lots on plot 440x127.9 in the south side of Carroll st, between Bedford and Rogers avs, to John J. Kilcourse, who will erect 2-family dwellings; the northeast corner of Sterling st and Rogers av, 100x90, to the Brooklyn Union Building Corporation, which will improve with 3-sty stores and flats, and 20-22 Maujer st, 50x100, to the Havemeyer Construction Co. for improvement with a 4-sty tenement.

WOODBINE ST.—Alferman Brothers sold for the estate of Peter Cornell the 3-sty dwelling 68 Woodbine st.

1ST ST.—Henry Pierson & Co. sold the 2-family dwelling, 398 1st st, for Oscar Palmleaf; also 52 St. Mark's av, a 3-sty dwelling to Nora A. Clarke.

8TH ST.—John Hill sold for the estate of Hugh McLaughlin, the plot 66x100, in the south side of 8th st, 210 ft east of 5th av to the I. A. Clarke Co. which will erect a 2-sty building to be leased to the Government for 10 years, for use as Station V of the Post Office.

50TH ST.—Tutino & Cerny sold for Jeanette M. Larkins, the 2-sty, 2-fam house, 547 50th st, on lot 19.1x100.

64TH ST.—B. J. Sforza sold for Pellegrino Venezia the lot 20x100 in the south side of 64th st, 120 ft. east of 14th av.

65TH ST.—B. J. Sforza sold for Henry Stengel, the 2-sty, 2-fam house, 1515 65th st, on lot 20x100.

85TH ST.—The Mohawk Co. bought through Frank A. Seaver & Co., the ten lots in the south side of 85th st, 100 ft. east of 3d av.

GRAND AV.—Nicholas J. Occhifinto sold 609 Grand av 3-sty store and dwelling on lot 16x55 for Jessie M. Smith.

IRVING AV.—Charles F. Werner sold 421 Irving av, a 2-family dwelling, for Anna Schauer.

RALPH AV.—Brooks & Momand sold for Lloyd W. Seaman the vacant plot 80x75 at the northeast corner of Ralph av and Herkimer st for improvement with a 4-sty flat.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to Rosalie Williams and 60x100 on Park av to Claire Dexter.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Spruce av to Walter Fitzmaurice and 20x100 on Willow av to Robert Izzette.

PHILIPSE MANOR, N. Y.—Estates of Tappan Zee, Inc., sold to Henry Bley 3 plots, 2 adjoin-

ing the Philipse Manor Country Club and the other opposite the tennis courts.

SCARSDALE, N. Y.—Scarsdale Estates sold, through the Robert E. Farley Organization, a plot on Walworth av, Greenacres, to Emmett H. Naylow.

YONKERS, N. Y.—Alfred W. McCann bought from the American Real Estate Co. a residence on Hillcrest av, Park Hill, on plot 70x150.

LEASES.

Film Producers on Times Square.

George W. Godfrey, of Scranton, Pa., has leased to the newly-formed 727 Seventh Avenue Realty Company, George Backer and Arnstein & Levy, the two-story building at the southeast corner of Seventh avenue and 49th street, on plot 100.5x100, for a long term, at a rental aggregating about \$1,750,000. The lessee will erect a sixteen-story building, especially designed to meet the needs of moving picture producers. It is reported that a prominent lending institution has agreed to finance the project.

Lincoln Hotel May Go.

A syndicate of moving picture men, said to be headed by Frank L. Dyer, of the Dyreda Art Film Corporation, are reported to be negotiating for the lease of the old Lincoln Hotel, at the northwest corner of Broadway and 52d street, on plot 100x110. The owner is the Posada Realty Company. Principals declined to discuss the details of the deal yesterday, except stating that nothing definite had been decided upon.

Doctors Lease Dimock House.

Drs. J. Wallace Beveridge and A. J. Quimby have leased furnished, through Pease & Elliman, from Mrs. Susan Whitney Dimock, the residence at the northwest corner of Madison avenue and 60th street, for about \$15,000 a year. The same doctors recently leased the one-time Calumet Club property at the northeast corner of Fifth avenue and 29th street, which lease was abrogated when Burton Brothers acquired the corner.

Ten Years Printers' Lease.

The Kalkoff Company, printers, now at 251 William street, leased through Nelson, Lee & Green the top floor and an additional story to be erected in the Monahan building, 216-222 West 18th street, for ten years. The extra story on the roof is estimated to cost about \$10,000 and will be used for the executive offices of the company.

Times Square Restaurant Lease.

William S. Coe leased the two four-story houses, 158-160 West 45th street, on plot 40x100, adjoining the New York Theater, for twenty-one years at an aggregate net rental of about \$200,000, to the J. B. G. Restaurant, Louis Bilquez, proprietor, established in West 25th street for the last thirty-five years. The brokers were Pease & Elliman.

New Broadway Restaurant.

La Parisienne Rotisserie, Rozzetti & Cella, leased through John N. Golding from Madison Grant, the two-story building 1599-1601 Broadway, adjoining Churchill's, for ten years, with a privilege of a ten-year renewal, for a restaurant. The lessee has been located for many years at 630 8th avenue, near 40th street.

Jeweler in East 47th Street.

Worthington Whitehouse leased for the Goelet Realty Company the store and basement at 14 East 47th street to Howard & Company, jewelers, for a number of years on Fifth avenue.

Manhattan.

BLEIMAN & CO. leased for the 32-33d St. Corporation, the store and basement in 2 West 33d st to Friedman & Distillator, of 652 Broadway; also the store and basement in 16 West 33d st to Weissenburger & Moch, of 652 Broadway; and the store and basement, 8-10 West 33d st to B. J. Galligan & Co; for the No. 652 Broadway Corporation, the store and basement of 652 Broadway to Philip Dressner of 4 Bond st and the store and basement in 687-689 Broadway to Feldstein Brothers & Co.

CAMMANN, VOORHEES & FLOYD, with Daniel Birdsall & Co. have leased 44 Water st. to

Barbour & Samaha; also with Horace S. Ely & Co. the 4th floor at 127-129 Water st to Sagarra & Dejoung.

CARSTEIN & LINNEKIN leased at 37 West 19th st, the 3d loft to the Imperial Cloak & Suit Co, and the 4th loft to the Perfect Skirt Co., of 27 E. 21st st; also space at 456 4th av to J. Abrahams, Inc. and Gizella Ostericher; offices in 347 5th av to the Sterling Silver Mfg. Co. of 11 Maiden la; Edward J. Wessels of 116 West 32d st; the Metal Art Works; Amy Osborne; Nathaniel A. Reichlin and the Paye & Baker Mfg. Co. of 9 Maiden la; in 320 5th av to Robert Spencer; and in 1161 Broadway to the Sexton Mfg. Co. of 366 Broadway and the Richmond Protective Alarm Co.

CITY OF NEW YORK has leased about 7,600 sq. ft., comprising half of the ground floor, the entire 2d floor and the basement in the taxpayer at 1124-1130 St. Nicholas av, for the establishment of a new magistrate's court.

CROSS & BROWN CO. leased offices in 417 5th av to F. & J. Alpern and in 30 East 42d st to the New York State Hospital Commission and the John Deere Co.

O. D. & H. V. DIKE leased the 4th floor in the Candler Building, 220 West 42d st, to the Lighting Studios Co. of 132 Madison av, and space on the 10th floor to Lady Grace MacKenzie.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the building under construction at 400 Park av; also apartments at 122 East 82d st for Ernest H. Wands to Mrs. Sheldon Davis; at 115 East 53d st for Moore & Wyckoff, agents, to Howard M. Cowperthwait; also renewed leases in 9 East 49th st for Charles Brown to C. F. Jensen Co. and Mrs. Russell Sage.

DOUGLAS L. ELLIMAN & CO. leased apartments in 43 East 62d st to C. Olcott; in 955 Park av for Bing & Bing to T. J. S. Flint; in 178 East 70th st to Howland S. Davis and in 993 Park av for Bing & Bing to George A. Lembecke.

DOUGLAS L. ELLIMAN & CO. leased apartments in 399 Park av to Jesse Wineburgh; in 43 East 62d st to Harold H. B. Pardee; in 993 Park av for Bing & Bing to Townsend Hornor; in 122 East 76th st, as agents for Julius Tish-

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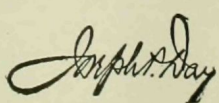
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man & Sons, to Miss Lillian M. Williams; in 719 5th av to Mrs. E. L. Haas, and in 103 East 86th st to Dr. Robert H. Fowler.

M. FORMAN & CO. rented for the St. James Realty Co. to Frank L. Vona the southerly store at 1133 Broadway; for the Rexton Realty to Needleman & Schneider, 3,500 ft. of space in 136-140 West 21st st; for Frank L. Wing, 15,000 sq. ft. in the Wing Building, 9th av and 13th st, to the House of Rothschild; for the Mary A. Chisholm estate 5,000 sq. ft. in 56 West 22d st to Henry B. Katzman; for the New York Telephone Co., a store to Adolph Gluck at 32 East 29th st; for Andrew J. Connick the 2d floor at 8 West 29th st to Kushner & Nadler; for John B. Young the 2d floor to Sternschein Brothers at 42 West 28th st.

GAINES & DRENNAN CO. and M. & L. Hess leased the store and basement in 54 West 23d st to Philip Sachs, bakery and restaurant.

JOHN N. GOLDING leased the store and basement in 2929 3d av to the Regal Shoe Co. for 10 years; also part of the 7th floor in 597-599 5th av to the Vapor Heating Co. of 1123 Broadway; the north store in 2089 Amsterdam av, to the Great Atlantic & Pacific Tea Co. and half of the 2d floor in 100 Broadway to Taylor, Eates & Co. of 111 Broadway; the 16th floor to Merrill, Rogers & Terry; offices on the 9th floor to Edward W. Wilson and on the 18th floor to the Airmor Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Walter F. Kingsland, of Paris, to Philip Lumer, the store and basement 195 East 76th st.

M. & L. HESS (INC.) leased in the Cosmopolitan Garden, 34-44 West 23d st, booths 86, 87 and 88 to C. E. Flynn for 10 years, the rental aggregating about \$35,000; also the front part of the 3d loft at 30-2 West 15th st to D. Stone Co., of 102 5th av, dealers in laces, embroidery, &c.

M. & L. HESS (INC.) leased the 1st loft in 127 West 30th st to L. Sansone and offices in 128-130 East 23d st to the Advance Therapeutic & Chemical Co.

HOUGHTON CO. and Thomas & Eckerson leased the 4-sty dwelling 62 West 70th st to Rose McGrade.

GEORGE KETCHUM leased for the Sanford Hotel Co. a large store at 1450 Broadway to A. T. Thompson.

GORMAN H. LENNEY leased offices in 200 West 72d st to the Amern School of Languages; also dwellings at 155 West 73d st for Mrs. Frances L. Bardet to Thomas Trebell, and 253 West 93d st for Robert S. Streep to Mrs. Louise Fitzgerald; and an apartment in 220 West 107th st to M. Quasbart.

CHARLES F. NOYES CO. leased the ground floor and 2d floor of the 10-sty banking building 25 Pine st to Bigelow & Co. of 49 Wall st; also leased offices in 160 Broadway to Alfred C. Marks of 115 Broadway and John Holden of 141 Broadway.

SAMUEL H. MARTIN has leased for the Society of the Immaculate Conception the 4-sty dwelling 140 West 65th st to D. P. Saltzman.

PEASE & ELLIMAN rented for Mrs. Simon Sterns, to Dr. Howard Ogilvie, the 5-sty dwelling, 36 West 77th st; also for Mrs. A. H. Underwood, to Charles G. Bourne and Judge Julius M. Meyer, the 4-sty dwelling, 268 West 73d st.

PEASE & ELLIMAN rented for J. F. Hinde to Mrs. Vera K. Mathews, the 3-sty dwelling, 145 West 95th st; also for John L. Tonnele, the top floor in 12 East 48th st to the Rocklitz Studios, photographers; and for the 850 Park Av. Co., George F. Johnson, president, an apartment to Dr. William B. Boyd.

PEASE & ELLIMAN leased for the 850 Park Av. Co., George F. Johnson, president, a special apartment of 16 rooms and 5 bathrooms, formed by making a duplex apartment on two floors to F. B. Davis, and leased in the same building, a suite to E. S. Emanuel.

PEASE & ELLIMAN rented the 3-sty house at 115 East 65th st to Henry C. Beadleston. The lease was made for the tenant, W. B. Dillon, and extended for the owner, Alfred R. Conklin. Also rented an apartment in 330 West 85th st for B. Crystal & Son to Maurice B. Bronner; and made the following renewals of apartment leases: at 960 Park av, those of Louis J. Ehret and Francis B. Swayne; at 875 Park av; of Miss Edith L. Smith and H. D. Tallmadge; and at 829 Park av of W. B. Symmes, Jr.

PEPE & BRO. leased for the Mala Realty Co. the 2d and 3d floor of 71 West 3d st to F. Montagna, of 69 West 3d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Leo Schlesinger the store and basement at 639 Madison av to Ella Borland.

SHAW & CO. leased for Ellison & Co. the store, 211 West 126th st to the Odontograph Co.; also for Cecilia L. A. Slater, the store in the northwest corner of 7th av and 130th st to Helen Staubsinger.

SHAW & CO. leased for L. Hurd Sanford the 3-sty dwelling 263 West 127th st to Charles Nord.

HERBERT A. SHERMAN leased for Frank N. Dowling, the 3-sty dwelling, 138 East 39th st, furnished, to Gouverneur M. Carnochan, Jr.

WILLIAM SITTENHAM leased parlor floors in 34 West 39th st to Bertha Gear; in 51 West 37th st to B. Gordon & Co.; in 107 West 47th st to Elinor Falk; and in 123 5th av to John C. Clendinning & Co.; also basement stores in 127 5th av to William R. Price of the International School Equipment Co.; in 107 West 47th st to M. Schwartz and Eonnie Thornton, and the 2d floors in 123 5th av to Ferdinand Klein; in 125 5th av to the American Plush & Velvet Pressboard Co.; and in 68 West 48th st to Antonio Cariello.

TUCKER, SPEYERS & CO. leased to Burton Brothers the store at the northwest corner of 5th av and 25th st, as a branch, pending the

construction of their new building at 5th av and 29th st.

UNGER & WATSON, INC., leased the 3-sty dwelling, 241 East 60th st for the estate of B. Goldschmidt to Louis T. McFadden.

UNGER & WATSON, INC. leased the 3-sty dwelling, 786 Lexington av, for the estate of Mary T. Owens to Louise Nylander.

J. IRVING WALSH rented for Clement March the studio building 8 Macdougall alley to Victor D. Salvatore, sculptor; also rented for the estate of J. T. & W. S. Pyle the building at 327 West st.

WM. A. WHITE & SONS rented for Charles A. Moran, trustee, the building at 11 Vestry st to Corning & Co., rectifiers and distillers, of Peoria, Ill.; bachelor apartments in Holworthy Chambers, northwest corner of 32d st and Madison av, to William Baxter, and Charles Ja-burg; in 19 West 54th st to Stoddard Hancock and in 173 Madison av to H. Matheson.

WM. A. WHITE & SONS rented for Acker, Merrill & Condit the southerly store, adjoining Maillard, at 5th av and 34th st, to Sheridan, ladies' and misses' wearing apparel, of 29 West 34th st, at an aggregate rental of about \$200,000; also the entire store, basement and sub-basement at 81 John st to the Kennedy Valve Manufacturing Co., of Elmira, N. Y.; with Geo. R. Read & Co., space on the 9th floor of 31 Nassau st to Doremus & Morse, advertising agents, of 50 Pine st; and for Trinity Corporation, 11 Vandam st, to Miss Sheila Laurie.

WM. A. WHITE & SONS have rented approximately 7,000 square ft of space in the 12-sty building, 163 & 165 West 24th st, in one entire floor to Andrew G. Eland, of 256 West 23d st; and a like amount of space to the Nursery Furniture Co., of 256 West 23d st; also an entire floor in 102 Beekman st to the Joseph Franz Co.; in 111 Reade st two floors to C. H. Fisher & Co. and two floors to the Prudential Specialty Co., of 394 Greenwich st; at 22 Warren st a floor to the Monarch Towel Supply Co.; at 147 Spring st a floor to Shenfeld & Hart; at 23 and 25 Jay st the 5th floor to the Tuck Press; at 97 Wooster st the 5th floor to Isidor Levine; at 130 Bleecker st the 5th floor to the Smart Set Specialty Clothing Co.; and in 282 Pearl st the 1st floor to A. C. Stallman.

WM. A. WHITE & SONS rented for Albert M. Kahn et al the building 106 and 108 Beekman st to the Koppe Chemical & Oil Co.; also for George C. Cook et al the building at 520 Washington st to William P. Leuthner. This building was formerly occupied by E. E. Pritchard & Co.; and Wm. A. White & Sons have rented to E. E. Pritchard & Co. the store, basement and 4 lofts at 481-483 Washington st; the entire sub-basement and office space in the Franklin-Hudson Building, at the southeast corner of Franklin and Hudson sts to G. & W. Heller, of 213 West 28th st; space in the same building to Henry M. Day, of 100 Hudson st, Paul Schindler, Chr. Bjelland & Co. of 158 Franklin st, Walter L. Tappen; and additional space to White, Washburne & Co.; offices in 10 and 12 Old sl to the Somerville Brattice Clothing Co.; offices in 21 and 23 Maiden la to Warren T. Coffin, Abraham Goudvis and David Davidson; for Bowers & Sands the building at 331 Greenwich st to George E. Cutler, butter and eggs, now at 22 Harrison st.

Bronx.

HUGO WABST leased a store at 3320 White Plains av to Steinbrenner & Goeben for a branch bakery.

Brooklyn.

CHARLES E. RICKERSON leased the 3-sty dwellings 49 Prospect pl to John W. McCarthy and 378 Park pl to Mrs. Isbill.

CHARLES F. WERNER leased the property 1448 Myrtle av through to Menahan st to August Senges, furniture dealer.

Queens.

FAR ROCKAWAY.—Lewis H. May Co. leased cottages for Henry Hagan on Healy av to Joseph Skolny; for W. W. Clock on Atlantic av to A. Latner; for Andrew McTigue on Grandview av to Mrs. D. Weil; and for John Winkler, in Seneca st to Henry Phillips.

LEWIS H. MAY CO. leased at Rockaway Park, L. I., for Arthur J. O'Keefe cottage on South West End av to August Zinsser; for Louis W. Werle on West End av to W. A. Guthrie; and for Paul Von Boeckman on Columbus av to Mrs. S. Loewy.

Suburban.

CROSS & BROWN CO. leased with Feist & Feist for the Mutual Benefit Life Insurance Co. the store at 738 Broad st to C. T. Silver Motor Co.

JULIA BEVERLEY HIGGINS has rented for Rollin Saltus, his place, "Norwood," at Mount Kisco to W. Barton Baldwin.

FISH & MARVIN rented for Dr. George S. Huntington his country estate adjoining the Scarsdale Golf and Country Club and between Scarsdale and Hartsdale, for the summer, furnished.

FISH & MARVIN leased, furnished, for the summer, for Walter Large "Juniper Lodge," near Briarcliff Manor, a 17-acre estate, to Miss Helen P. Richardson.

FISH & MARVIN rented for the summer, furnished, "Wacusee Lodge" at Wallacks Point, Stamford, Conn. to Mrs. S. H. Chapman; also furnished, for the summer, for the estate of H. C. Schenck, a 2-acre property at Rye, N. Y.

SCARSDALE ESTATES leased a residence in Gilmore Court to a Mr. Naylor; at Philippe Manor, C. V. Kenison leased from the Estates of Tappan Zee, House No. 12 and W. E. Taylor leased House No. 5.

FRANK SCOTT has leased from Mrs. Bertha E. Fritz, the dwelling, 1 East Franklin av, Ridgewood, N. J.

JOHN F. SCOTT and De Blois & Eldridge leased for Mrs. Katherine J. White two houses at Cedarhurst, L. I., to the German Embassy, whose summer headquarters has heretofore been at Newport, R. I.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

CHARLES J. APPELL.—330, 332 and 334 8th av, 776-72-71-5, three 5-sty ten., each 22x100, each \$32,000; 376 8th av, 778-72, 4-sty ten., 20x 65, \$24,000.

ELIZABETH H. JACQUES.—51 Whitehall st, 4-13, 4-sty bldg., 27x34.6x31.5x35.4, at s e cor Front st, \$66,000.

HENRY KORNAHRENS.—170 West nec Murray, 131-26, 5-sty loft, 26x87, \$60,000; 171 West, 131-27, 5-sty loft, 26x87.4, \$36,000.

NELLIE MEYER.—5th av, sec 95th st, 1506-69, vacant plot 61.5x102.2 2-3, \$310,000 (decedents 1/64th interest was valued at \$3,875; also east side 5th av, 40 ft. north of 94th st, 1506-3, vacant plot 60x102.2 3/4, \$240,000 (decedents 1/64th interest valued at \$3,000).

EMILIE F. WOODWARD.—210 East 116th st, 1665-45 1/2, 3-sty dw., 17x101x irreg., \$11,500.

OBITUARY

CORNELIUS F. CRONIN, retired real estate operator, died on Thursday, at the Catholic Club, aged eighty. He was noted for his charities. He was a member of the Knights of Columbus, and unmarried.

CHARLES F. INSLEE, associated for more than twenty-five years with the Equitable Life Assurance Society, died, aged fifty-five, at the home of his mother, Mrs. Edgar Smith, 45 South Oxford st, Brooklyn.

JOHN M. TOLBERT, head of the firm of John M. Tolbert & Co., fire underwriters, and Tolbert, Bird & Co., marine underwriters, died at the Bellclaire Hotel.

REAL ESTATE NOTES.

BASTINE & CO. have been appointed agents for 36 East 22d st.

GORMAN H. LENNEY, for the last ten years, at 31 Nassau st, has moved to 39 East 42d st.

SIDNEY L. WARSAWER has been appointed agent for 709-715 8th av.

ALFRED C. MARKS has moved his office to 160 Broadway.

J. IRVING WALSH has been appointed agent for 82-84 West 12th st.

O. D. & H. V. DIKE have been appointed agents for 840 Courtlandt av and 360 East 160th st.

DOUGLAS ROBINSON, CHARLES S. BROWN Co, has been appointed agent for the sale of the Colony Club property at 122 Madison av.

SAMUEL GOLDSTICKER, real estate auctioneer and appraiser, has moved his offices from 149 Broadway to 37 Pine st.

PODGUR REALTY CO., the Sinbar Realty Co., the Pew Realty Co., the Charles Pincus Co. and Podgur & Wilson, formerly at 1029 East 163d st, have taken offices at 505 5th av.

JOHN C. R. ECKERSON moved his real estate brokerage business from 35 West 30th st, in the Wallack's Theatre building, to 299 Madison av, corner of 41st st.

CHARLES BUERMAN & CO. were the brokers in the recently recorded sale of the stable 659 Water st for the Utopia Realty Co. to James S. Reardon.

FRANK M. WILLIAMS, State Engineer, who was to deliver two lectures before the Bronx Board of Trade on "Waterways of New York State," has postponed the date to April 30.

HORACE S. ELY & CO. were the brokers in the recently recorded sale of 2105 Madison av, a 3-sty dwelling on lot 20x80, for the City Real Estate Co. to William Colgate.

BROOKS & MOMAND negotiated the sale of the 5-sty flat, 2153 Southern Boulevard, for A. Kruger to Arthur T. Lawrence, recorded Monday.

M. BAYARD BROWN is the purchaser of the southwest corner of Amsterdam av and 79th st, recently sold through Cammann, Voorhees & Floyd.

L'ECLUSE, WASHBURN & CO. announce at the request of Mrs. Cyril P. W. F. R. Dugmore that she has not rented her estate at Great Neck, L. I., but will occupy it this season herself.

WORTHINGTON SCOTT, formerly with the McVickar Gaillard Realty Co. has become associated with the L. A. Kerngood Co., recently incorporated and transacting a general real estate business at 7 Pine st.

WILLIAM H. FALCONER.—Regret is expressed that currency was given in these columns to a report of the death of Mr. William H. Falconer, long an active real estate agent in this city. We are pleased to learn that Mr. Falconer, now at the age of 85, is in good health.

ORLAND REALTY CO., Frederick Brown, has taken title from Marion Leyden to the "Netherlands" apartment house, 340-346 West 86th st, recently reported sold through S. & J. H. Albert, as brokers.

ALLAN ROBINSON, president of the Allied Real Estate Interests, will talk on "Real Estate Legislation," at the meeting of the City College Club, to-night, at the club-rooms, 302 Madison av.

PEASE & ELLIMAN have been appointed agents for 3 East 38th st by J. Sergeant Cram; also for 5 East 35th st by the Metcalfe Co. and for the 12-sty St. Urban apartment house, Central Park West and 89th st, by the Barston Realty Co.

PEASE & ELLIMAN, in conjunction with Wm. A. White & Sons, have obtained a loan of \$145,000 for 5 years on 25-27 West 32d st, taken in exchange by the Lenox Hill Realty Co, Samuel A. Herzog, president, for the house at 116 East 63d st, purchased by Mrs. Robert Stafford.

M. MORGENTHAU, JR., CO., for many years at 95 Liberty st, will move this morning to larger quarters on the 20th floor of 111 Broadway. M.

Morgenthau, Jr., president of the company, is also president of the Real Estate Association of the State of New York and the New York headquarters of the association will also be moved to the new offices.

BENENSON REALTY CO. has taken title from Henry Leerburger to the entire block front in the west side of 165th st, between Clay and Teller avs, 222x127. In part payment, the Benenson Realty Co. gave a 5-sty apartment house, 2131 Prospect av, 37x100; also a 5-sty apartment house, 462 East 147th st. The buyer is contemplating the improvement of the block with flat and store property. The deal was negotiated by Leo Hess and A. J. Madden.

CONTRACTS have been closed for a 20-year lease by A. M. Bedell, on the southwest corner of 6th and Washington avs, St. Louis. The total aggregate of the rent is about \$500,000. The corner is one of the busiest in the city, and is improved with a 4-sty building. Mr. Bedell, a month ago traded "Ulysses Court," 528 Riverside dr, for the million dollar leasehold on the corner of 7th and Washington avs, St. Louis. The Willard S. Burrows Co. negotiated both transactions.

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JAMAICA

SMITH & PHELPS placed for various owners the following first mortgage loans: \$3,000 on the three lots on the east side of Woodycrest av, 100 ft. south of 166th st; \$5,000 on the three lots at the southwest corner of Woodycrest av and 166th st; \$5,000 on the plot 83.6x100 on the east side of Woodycrest av, 117.6 northwest 166th st; \$7,000 on the four lots at the northwest corner of Woodycrest av and 166th st; \$1,000 on the plot 58x118xirreg on the west side of Unionport rd, 140 ft. south of Guerlain pl, through to Gray st, and \$27,000 on the 6-sty apartment house, 516 East 157th st.

ADVISORY COUNCIL of Real Estate Interests has elected James G. Timolat to succeed William S. Van Clief as the representative from the Borough of Richmond on the Advisory Council. Mr. Van Clief has withdrawn from the Council because of ill-health, requiring him to be absent from the city during the last few months. Mr. Timolat is the president of the Oakland Chemical Co., director of a number of civic societies on Staten Island, and actively interested in the proper development of real estate and industrial enterprises in Richmond.

WM. A. WHITE & SONS report that since January 1, 1915, they have placed on bond and mortgage loans aggregating \$3,242,000, as follows: \$100,000 on 22 West 59th st; \$155,000 on Cathedral Parkway and 7th av; \$185,000 on the west side of Wadsworth av, 184th to 185th sts; \$187,500 on 930 St. Nicholas av; \$200,000 on 115 and 117 West 27th st; \$195,000 on 7 and 9 East 20th st; \$210,000 on the northeast corner of Cathedral Parkway and Lenox av; and \$200,000 on 70 and 72 West 46th st; and for Larkin Brothers, \$1,800,000 on the block front on the west side of 8th av, between 33d and 34th sts. The same firm has been appointed agent for 1205-1215 Broadway, 24-44 Sullivan st, 43-51 Watts st, 83 Pine st and 24 Broad st.

REAL ESTATE STATISTICS
 The Following Table is a Resumé 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 1914. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	164	165
Assessed value.....	\$10,835,500	\$12,027,500
No. with consideration..	21	19
Consideration.....	\$625,000	\$379,625
Assessed value.....	\$615,000	\$438,000
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	2,167	2,224
Assessed value.....	\$120,748,710	\$139,927,083
No. with consideration..	292	237
Consideration.....	\$15,161,392	\$8,850,003
Assessed value.....	\$15,787,250	\$9,395,017

Mortgages.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	69	95
Amount.....	\$1,063,610	\$2,822,764
To Banks & Ins. Cos....	16	32
Amount.....	\$608,000	\$1,942,500
No. at 6%.....	30	39
Amount.....	\$234,816	\$861,414
No. at 5½%.....	6	6
Amount.....	\$192,000	\$62,000
No. at 5%.....	13	27
Amount.....	\$402,000	\$857,850
No. at 4½%.....	1	3
Amount.....	\$23,000	\$84,000
No. at 4%.....	.....	1
Amount.....	.....	\$5,000
Unusual rates.....	1	.....
Amount.....	\$700	.....
Interest not given.....	18	19
Amount.....	\$211,094	\$952,500
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	1,240	1,382
Amount.....	\$27,238,613	\$41,680,840
To Banks & Ins. Cos....	236	333
Amount.....	\$11,082,182	\$23,328,600

Mortgage Extensions.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	47	62
Amount.....	\$2,080,800	\$2,045,300
To Banks & Ins. Cos....	14	14
Amount.....	\$1,168,300	\$1,011,000
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	619	718
Amount.....	\$30,417,543	\$33,920,885
To Banks & Ins. Cos....	215	218
Amount.....	\$17,690,150	\$20,983,950

Building Permits.

	1915 April 17 to 23	1914 April 18 to 24
New buildings.....	13	4
Cost.....	\$1,026,400	\$412,500
Alterations.....	\$293,725	\$228,225
Jan. 1 to April 23 Jan. 1 to April 24		
New buildings.....	153	152
Cost.....	\$18,907,465	\$15,162,290
Alterations.....	\$3,760,336	\$4,417,799

BRONX.

Conveyances.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	119	92
No. with consideration..	23	3
Consideration.....	\$142,130	\$20,033
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	1,840	1,769
No. with consideration..	209	207
Consideration.....	\$1,685,569	\$2,102,918

Mortgages.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	54	58
Amount.....	\$621,293	\$659,656
To Banks & Ins. Cos....	5	6
Amount.....	\$24,500	\$28,800
No. at 6%.....	27	27
Amount.....	\$401,393	\$459,799
No. at 5½%.....	4	6
Amount.....	\$15,300	\$24,000
No. at 5%.....	7	6
Amount.....	\$60,200	\$41,000
Unusual rates.....	.....	4
Amount.....	.....	\$5,682
Interest not given.....	16	15
Amount.....	\$144,400	\$129,175
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	979	1,101
Amount.....	\$8,448,745	\$10,030,113
To Banks & Ins. Cos....	55	133
Amount.....	\$1,551,550	\$2,587,651

Mortgage Extensions.

	1915 April 16 to 22	1914 April 17 to 23
Total No.....	18	20
Amount.....	\$346,600	\$724,000
To Banks & Ins. Co.....	6	5
Amount.....	\$88,500	\$340,000
Jan. 1 to April 22 Jan. 1 to April 23		
Total No.....	261	260
Amount.....	\$5,335,105	\$5,210,100
To Banks & Ins. Cos....	69	44
Amount.....	\$1,732,250	\$1,368,000

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings.....	7	17
Cost.....	\$295,200	\$436,500
Alterations.....	\$17,280	\$38,900
Jan. 1 to April 22 Jan. 1 to April 23		
New buildings.....	298	249
Cost.....	\$8,770,225	\$5,445,955
Alterations.....	\$262,090	\$385,905

BROOKLYN.

Conveyances.

	1915 April 15 to 21	1914 April 16 to 22
Total No.....	490	419
No. with consideration..	55	46
Consideration.....	\$2,812,813	\$320,568
Jan. 1 to April 21 Jan. 1 to April 22		
Total No.....	6,473	6,978
No. with consideration..	682	773
Consideration.....	\$6,186,021	\$5,585,932

Mortgages.

	1915 April 16 to 22	1914 April 16 to 22
Total No.....	377	292
Amount.....	\$3,508,978	\$1,085,225
To Banks & Ins. Cos....	77	64
Amount.....	\$635,450	\$446,050
No. at 6%.....	213	146
Amount.....	\$458,307	\$401,751
No. at 5½%.....	96	69
Amount.....	\$679,100	\$409,650
No. at 5%.....	44	63
Amount.....	\$2,309,396	\$243,080
Unusual rates.....	1	1
Amount.....	\$800	\$3,000
Interest not given.....	23	13
Amount.....	\$61,375	\$27,744
Jan. 1 to April 22 Jan. 1 to April 22		
Total No.....	4,690	4,772
Amount.....	\$19,598,158	\$20,062,104
To Banks & Ins. Cos....	766	980
Amount.....	\$4,591,041	\$8,098,641

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings.....	131	69
Cost.....	\$1,009,950	\$348,250
Alterations.....	\$81,270	\$60,679
Jan. 1 to April 22 Jan. 1 to April 23		
New buildings.....	1,617	1,356
Cost.....	\$12,877,765	\$12,537,335
Alterations.....	\$1129,684	\$869,974

QUEENS.

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings.....	159	114
Cost.....	\$605,540	\$609,595
Alterations.....	\$11,143	\$43,318
Jan. 1 to April 22 Jan. 1 to April 23		
New buildings.....	1,565	1,405
Cost.....	\$5,338,516	\$6,239,392
Alterations.....	\$269,117	\$334,958

RICHMOND.

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings.....	27	42
Cost.....	\$21,526	\$59,815
Alterations.....	\$2,642	\$8,525
Jan. 1 to April 22 Jan. 1 to April 23		
New Buildings.....	244	269
Cost.....	\$659,629	\$316,192
Alterations.....	\$44,445	\$77,047

AUCTION SALES OF WEEK.

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

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

The Auction Market.

On a bid of \$255,000 above existing encumbrances, amounting to about \$12,000,000, Arthur B. Thatcher, representing the Bondholders Committee, acquired, on Saturday, at public sale, the

properties of the bankrupt New York Real Estate Security Company. The sale was confirmed, on Tuesday, by Stanley W. Dexter, referee, upon the application of Wechsler & Kohn, attorneys for James N. Rosenberg, trustee in bankruptcy. Other sales of interest involved the five-story mercantile building at 257 Fifth avenue, which went to the plaintiff in the foreclosure suit, the Windham Realization Company, for \$229,000, and the four-story dwelling, 38 East 36th street, offered by the Moore estate, to a client of the Douglas Robinson, Charles S. Brown Company, for \$83,000. The buyer is reported to be William Church Osborn, attorney.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 23, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

New Chambers st, 13, nec William, 27.6x—x21.6; due, \$8,573.53; T&C, \$124.60; State & City Realty Co. 8,850

11TH st, 138 (*), ss, 435 w 6 av, 22.6x125.3, 3 & 4-sty & b bk dwg; due, \$5,381.72; T&C, \$—; sub to 1st mtg \$17,000; Eliz F Pegg. 17,500

57TH st, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; adj May 6.

61ST st, 207 W (*), ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & str; due, \$3,618.56; T&C, \$75; sub to mtg \$12,500; Morris Jaffe. 12,750

77TH st, 66-72 E, ss, 155 w Park av, 100x100.2, 3-5-sty bk dwgs; also 93D ST, 4-6 W, ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt; also 111TH ST, 136 W, ss, 287.8 e 7 av, 37.6x100.11, 5-sty bk tnt; also 111TH ST, 140 W, ss, 250.2 e 7 av, 37.6x100.11, 5-sty bk tnt; also 111TH ST, 507 W, ns, 150.2 w Ams av, 62.6x100.11, 6-sty bk tnt; also 111TH ST, 517-21 W, ns, 274.6 w Ams av, 100x100.11, 6-sty bk tnt; also 114TH ST, 122 W, sec St Nicholas av (Nos 66-72), 131.2x100.11x89.2x118.5, 7-sty bk tnt & str; also 114TH ST, 609 W, ns, 125 w Bway, 100x100.11, 9-sty bk tnt; also 135TH ST, 506 W, ss, 191.8 w Ams av, 45.10x99.11, 6-sty bk tnt; also 136TH ST, 520-2 W, ss, 275 e Bway, 100x99.11, 6-sty bk tnt; also 136TH ST, 530 W, ss, 105 e Bway, 70x99.11, 6-sty bk tnt; also 141ST ST, 476 W, sec Ams av (Nos 1627-33), 35x99.11, 7-sty bk tnt & str; also 141ST ST, 600 W, swc Bway (Nos 3449-59), 90x99.11, 6-sty bk tnt & str; also 142D ST, 605 W, ns, 100 w Bway, 100x99.11, 6-sty bk tnt; also 144TH ST, 560 W, ss, 100 e Bway, 100x99.11, 6-sty bk tnt; also 145TH ST, 155-7 W, ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & str; also 145TH ST, 159-61 W, ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & str; also 150TH ST, 462-80 W, ss, 80 w Ams av, 170x99.11, 6-sty bk tnt & str; also 162D ST, 615 W, nec Ft Wash av (Nos 3880-8), 100x99.11, 6-sty bk tnt & str; also 162D ST, 615 W, nec Ft Wash av, 164.11x69x188x99.2, 6-sty bk tnt; also 176TH ST, 500 W, swc Ams av (Nos 2324-36), 100x119.10, 6-sty bk tnt & str; also 177TH ST, 502-4 W, ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; also AUDUBON AV, 220 & 228, nwc 176th, runs w100xn199.10 to ss 177th xe100 to av ss 199.10 to beg, 2-6-sty bk tnts; also BROADWAY, 42, es, 206.7 s Exch pl, 116.3x197.7x115.7x175, 20-sty bk office bldg; also BROADWAY, 3099-3103, ws, 221.7 n 122d, 80.5x100, 6-sty bk tnt; also BROADWAY, 3132, es, 67.6 s 125th, 32.6x75, 5-sty bk tnt; also BROADWAY, 3441-7, nwc 140th (Nos 601), 90x99.11, 6-sty bk tnt; also BROADWAY, 3134, es, 35 s 125th, 32.6x75, 5-sty bk tnt; also CLAREMONT AV, 180, nec 125th (No 603), 100x100, 6-sty bk tnt; also CLAREMONT AV, 182, es, 100 n 125th, 40x100, 5-sty bk tnt; also CLAREMONT AV, 190, es, 169.8 s 127th, 40x100, 5-sty bk tnt; also CENTRAL PARK W, 418, swc 102d, 100.11x117, 10-sty bk tnt; also CENTRAL PARK W, 447-8, swc 105th, 55.11x100, 7-sty bk tnt; also COLUMBUS AV, 386 (leasehold), ws, 76.8 s 79th, 25.6x100, 1-sty bk str; also COLUMBUS AV, 380-4, nwc 78th (No 101), 102.2x100, 7-sty bk tnt; also MT MORRIS PARK W, 35, swc 124th, 100.11x100, 6-sty bk tnt; also RIVERSIDE DR, 448, es, 156.5 n 116th, 58.9x135.5x50.10x123.10, 12-sty bk tnt; also RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; also RIVERSIDE DR, 583, nec 135th, —, 6-sty bk tnt; also ST NICHOLAS AV, 60, nec 113th, 118.5x144.2x100.11x82.3, 7-sty bk tnt & str; also ST NICHOLAS AV, 961, nwc 158th, 203.3x78.5x199.10 to ss 158th xe41.11 to beg, 6-sty bk tnt; also 138TH ST, 590 E, ss, 237.2 e St Anns av, 37.5x100, 5-sty bk tnt; also 145TH ST, 546 & 550 E, ss, 75 w St Anns av, 78.2x99.11, 2-6-sty bk tnts; also BATHGATE AV, 2029, nwc 179th, runs n60.4xw188.2 to es Washington av (No 2020) xs60.4xe188.2 to beg, 1-6 & 1-5-sty bk tnt & str; also BROOK AV, 278, es, 25.1 n 139th, 37.7x103.7x37x100, 5-sty bk tnt & str; also BROOK AV, 282, es, 62.9 n 139th, 37.7x107.2x37x103.7, 5-sty bk tnt & str; also FOREST AV, 1044-48, es, 196.8 n 165th, 75x170x75.5x170, 2-5-sty bk tnts; also WASHINGTON AV, 1477, ws, 90 s 171st, 37.5x100.2, 5-sty bk tnt; Arthur B Hatcher, representing the Bondholders Comm (bankruptcy sale). 12,255,000

78TH st, 101 W, nwc Columbus av, see 77th, 66-72 E.

92D st, 55 W, ns, 284.10 w Col av, 20x100.6, 3-sty & b stn dwg; due, \$14,432.68; T&C, \$332.40; F L Albiene. 20,250

93D st, 4-6 W, see 77th, 66-72 E.

102D st, swc Central Park W, see 77th, 66-72 E.

103D st, 111 E (*), ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; due, \$5,085.02; T&C, \$186.15; Anna Goldman, 5,000

105TH st, swc Central Park W, see 77th, 66-72 E.

111TH st, 136 W, see 77th, 66-72 E.

111TH st, 140 W, see 77th, 66-72 E.

111TH st, 507 W, see 77th, 66-72 E.

111TH st, 517-21 W, see 77th, 66-72 E.

111TH st, 253 W (*), ns, 92 e 8 av, 96x100.11, 6-sty bk tnt; due, \$40,080.14; T&C, \$1,003; Henry F Schwartz. 35,000

113TH st, nec St Nicholas av, see 77th, 66-72 E.

114TH st, 122 W, see St Nicholas av, see 77th, 66-72 E.

114TH st, 609 W, see 77th, 66-72 E.

118TH st, 68-70 (*), ss, 140 w Park av, 50x100.11, 6-sty bk tnt; due, \$48,433.91; T&C, \$688.10; Baron De Hirsch Fund. 43,000

119TH st, 86 W, see Lenox av, 170-8.

119TH st, see Riverside dr, see 77th, 66-72 E.

124TH st, swc Mt Morris Park W, see 77th, 66-72 E.

125TH st, 603 W, nec Claremont av, see 77th, 66-72 E.

128TH st, 154-160 W (*), ss, 166.8 e 7 av, 66.5x99.11, 4-3-sty & b bk dwgs; due, \$3,148.54; T&C, \$—; sub to 1st mtg \$27,000; Chas T Pegg. 32,000

135TH st, nec Riverside dr, see 77th, 66-72 E.

135TH st, 506 W, see 77th, 66-72 E.

136TH st, 530 W, see 77th, 66-72 E.

140TH st, 601 W, nwc Bway, see 77th, 66-72 E.

136TH st, 520-2 W, see 77th, 66-72 E.

141ST st, 476 W, see Ams av, see 77th, 66-72 E.

141ST st, 600 W, swc Bway, see 77th, 66-72 E.

142D st, 605 W, see 77th, 66-72 E.

144TH st, 560 W, see 77th, 66-72 E.

145TH st, 159-61 W, see 77th, 66-72 E.

145TH st, 155-7 W, see 77th, 66-72 E.

150TH st, 462-80 W, see 77th, 66-72 E.

158TH st, nwc St Nicholas av, see 77th, 66-72 E.

159TH st, swc St Nicholas av, see 77th, 66-72 E.

162D st, 565 W, nec Bway, see 77th, 66-72 E.

162D st, 615 W, nec Ft Washington av, see 77th, 66-72 E.

176TH st, nwc Audubon av, see 77th, 66-72 E.

176TH st, 500 W, swc Ams av, see 77th, 66-72 E.

177TH st, swc Audubon av, see 77th, 66-72 E.

177TH st, 502-4 W, see 77th, 66-72 E.

Amsterdam av, 1627-33, see 141st, see 77th, 66-72 E.

Amsterdam av, 2324-36, swc 176th, see 77th, 66-72 E.

Audubon av, 220 & 228, nwc 176th, see 77th, 66-72 E.

Broadway, 42, see 77th, 66-72 E.

Broadway, 3099-3103, see 77th, 66-72 E.

Broadway, 3132, see 77th, 66-72 E.

Broadway, 3134, see 77th, 66-72 E.

Broadway, 3441-7, nwc 140th, see 77th, 66-72 E.

Broadway, 3449-59, swc 141st, see 77th, 66-72 E.

Broadway, 3880-8, nec 162d, see 77th, 66-72 E.

Central Park W, 418, swc 102d, see 77th, 66-72 E.

Central Park W, 447-8, swc 105th, see 77th, 66-72 E.

Claremont av, 180, nec 125th, see 77th, 66-72 E.

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Auction Sales—Manhattan (Continued)

Claremont av, 182, see 77th, 66-72 E.
 Claremont av, 190, see 77th, 66-72 E.
 Columbus av, 380-4, nwc 78th, see 77th, 66-72 E.
 Columbus av, 386, see 77th, 66-72 E.
 Fort Washington av, nec 162d, see 77th, 66-72 E.
 Lenox av, 170-8 (*), see 119th (No 86), 100.11x85, 8-sty bk tnt & str; due, \$210,197.02; T&c, \$2,285.55; Bank for Savings in City N. Y. 175,000
 Mt Morris Park W, 35, swe 124th, see 77th, 66-72 E.
 Riverside dr, 448, see 77th, 66-72 E.
 Riverside dr, 468, see 119th, see 77th, 66-72 E.
 Riverside dr, 583, nec 135th, see 77th, 66-72 E.
 St Nicholas av, 60, nec 113th, see 77th, 66-72 E.
 St Nicholas av, 66-72, see 114th, see 77th, 66-72 E.
 St Nicholas av, 961, nwc 158th, see 77th, 66-72 E.
 1ST av, 1843 (*), ws, 25.8 n 95th, 25x80, 5-sty bk tnt & str; due, \$11,224.45; T&c, \$576.90; Bertha M Johnson. 9,000

1ST av, 127 (*), ws, 52.4 s 8th, 24.6x50, 5-sty bk tnt & str; due, \$17,879.11; T&c, \$2,948.89; German Savings Bank in City N. Y. 21,800
 2D av, 2218 (*), sec 114th (Nos 300-2), 20.11x80, 4-sty stn tnt & str; due, \$14,941.73; T&c, \$367.97; Green-Wood Cemetery. 15,500
 3D av, 1081-9 (*), sec 64th (Nos 209-6), 100.5x130, 1-sty theatre & 3-1-sty bk str; due, \$90,102.90; T&c, \$—; Kath S Galbraith et al. 5,000
 5TH av, 257 (*), es, 74.2 n 28th, 24.7x100, 5-sty stn str; due, \$219,559.01; T&c, \$12,511.70; Windham Realization Co. 229,000

HENRY BRADY.

Hamilton ter, 51 (*), es, 479.6 n 141st, 25x96.6x25x98.7, 3-sty & b bk dwg; due, \$2,901.08; T&c, \$256.40; German Savings Bank in City N. Y. 16,000
 162D st, 209 E (*), ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & str; due, \$17,101.35; T&c, \$608.55; Jas W Newton. 15,000
 Riverside dr, ns, 445.1 w 158th, 102.11x204.7 to 160th x100x228.3, vacant; adj May 4.
 Riverside dr, ns, 478.4 w 158th, 110.11x231.11 to cl 160th x39.10x63.2x237.6, vacant; adj May 4.

M MORGENTHAU JR CO.

Monroe st, 188 & 190 (*), ss, 60.2 e Montgomery, 43.11x95.9, 2-5-sty bk tnts & str; due, \$35,120.73; T&c, \$1,126.41; Alfred Heinsheimer et al. 33,000
 Monroe st, 192 (*), ss, 104.1 e Montgomery, 24.10x98.3x24.11x97.1, 5-sty bk tnt & str; due, \$21,032.31; Alfred Heinsheimer et al. 20,000
 Monroe st, 194 (*), ss, 129 e Montgomery, 24.10x99.6x24.6x98.3, 5-sty bk tnt & str; due, \$21,022.39; T&c, \$609.20; Alfred Heinsheimer. 20,000
 93D st, 183 E (*), ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; due, \$22,328.32; T&c, \$1,007.56; Christine G Oppenhyim et al. 22,000
 108TH st, 67 W (*), ns, 150 e Col av, 25x100.11, 5-sty bk tnt; due, \$4,114.63; T&c, \$666.80; sub to mtg \$22,000; Minnie Bussel. 28,750
 118TH st, 313-5 E (*), ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & str; due, \$49,121.81; T&c, \$787.69; Lawyers Mtg Co. 47,000

BRYAN L KENNELLY.

11TH st, 68-70 E, ss, 197.7 w Bway, 42.3x94.9, 2-3-sty bldgs (vol); bid in at \$50,250.
 25TH st, 330 W (*), ss, 425 e 9 av, 25x98.9, 2 & 3-sty bk loft & str bldg; due, \$5,540.72; T&c, \$250; Jno C Welwood. 18,000
 36TH st, 38 E, ss, 105 w Park av, 25x98.9, 4-sty dwg (exrs); Douglas Robinson, Charles S Brown Co for a client. 83,000
 137TH st, 263-5 W (*), ns, 80 e 8 av, 45x99.11x22.6x12.6x22.6x87.5, 6-sty bk tnt; due, \$52,622.74; T&c, \$286.40; Mary J Kingsland. 40,000
 Broadway, 3581 to 3599, ws, whole front bet 147th & 148th (Nos 602-4), 199.10x125x99.11x50x99.11x75, 1-sty bk str; due, \$27,727.32; T&c, \$—; Irving Scott, a party in interest. 32,000

DANIEL GREENWALD.

96TH st, 334 E (*), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & str; due, \$28,256.02; T&c, \$127; Louis T Lehmyer. 20,000
 1ST av, 635 (*), ws, 98.9 s 37th, 24.8x80, 5-sty bk tnt & str; due, \$14,929.26; T&c, \$766.56; Jos W Dougan. 15,500

D. PHOENIX INGRAHAM.

Rutgers pl, 24 (*), ss, 57.7 w Clinton, 25.5x72.3x25.7x71.10, 5-sty bk tnt & str; due, \$2,997.50; T&c, \$2,495.75; Emily M Wheeler. 14,000
 Rutgers pl, 26-8 (*), swe Clinton (No 241), 57.8x71.4x57.4x71.10, 5-sty tnt & str; due, \$53,288.33; T&c, \$6,802.80; Anna S Wilson. 40,000

SAMUEL MARX.

11TH st, 122 W (*), ss, 218.9 w St Nicholas av, 15x100.11, 4-sty & b bk dwg; due, \$10,225.79; T&c, \$129.70; Equitable Life Assur Soc of U S. 9,000
 131ST st, 222 to 226 W (*), ss, 240 w 7 av, 45x99.11, 3-3-sty & b stn dwgs; due, \$22,657.19; T&c, \$87.10; Brooklyn Trust Co. 21,000

HERBERT A. SHERMAN.

22D st, 136-8 W (*), ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft & str bldg; due, \$89,161.97; T&c, \$2,947.60; Marie F Powell. 85,000

L. J. PHILLIPS & CO.

173D st, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; due, \$5,538.01; T&c, \$5,237.75; sub to 1st mtg \$150,000; Reed Realty Co, party in interest. 154,728

JACOB H. MAYERS.

66TH st, 58 E (*), ss, 160 w Park av, 20x100.5, 5-sty bk dwg; due, \$28,856.45; T&c, \$—; Alice Sachs. 20,000

Total \$13,463,878
 Corresponding week 1914..... 1,187,275
 Jan 1, 1915 to date..... 25,784,494
 Corresponding period 1914.... 11,952,930

Bronx.

The following are the sales that have taken place during the week ending April 23, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Adams st (*), es, 297.2 n Van Nest av, 27.5x108.2x25x100; due, \$4,155.01; T&c, \$377.30; Ella A Butler et al. 1,000
 Cedar st (*), ws, 200 s Chester av, 25x100; due, \$1,009.54; T&c, \$240.03; sub to pr mtg \$2,800; Rebecca Fuhr. 2,900

138TH st, 590 E, see 77th, 66-72 E, Manhattan Auction Sales.
 145TH st, 546 & 550 E, see 77th, 66-72 E, Manhattan Auction Sales.
 179TH st, nwc Bathgate av, see 77th, 66-72 E, Manhattan Auction Sales.
 Bathgate av, 2029, nwc 179th, see 77th, 66-72 E, Manhattan Auction Sales.
 Brook av, 278, see 77th, 66-72, Manhattan Auction Sales.
 Brook av, 282, see 77th, 66-72 E, Manhattan Auction Sales.
 Forest av, 1044-48, see 77th, 66-72 E, Manhattan Auction Sales.
 Frisby av, ns, 220.5 w Rowland, 25x122.9x25x122.7; partition; P J Heaney. 1,700
 Washington av, 962-6, es, 161.6 s 164th, 58.11x200, 3-2-sty fr dwgs; due, \$10,894.71; T&c, \$550; Williams Building Corp. 11,950
 Washington av, 1477, see 77th, 66-72 E, Manhattan Auction Sales.
 Washington av, 2020, see 77th, 66-72 E, Manhattan Auction Sales.

HENRY BRADY.

Cedar st (*), ws, 125 s Chester av, 25x100; due, \$1,213.28; T&c, \$218.07; sub to 1st mtg \$3,000; Charlotte Recke. 3,500
 Cedar st (*), ws, 150 s Chester av, 25x100; due, \$1,119.33; T&c, \$228.51; sub to 1st mtg \$3,000; Charlotte Recke. 3,100
 Cedar st (*), ws, 175 s Chester av, 25x100; due, \$1,299.49; T&c, \$238.41; sub to 1st mtg \$3,000; Charlotte Recke. 3,100
 167TH st 841 E, see 170th, 580 E.
 170TH st, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & str; adj May 6.
 188TH st, 504 E (*), ss, 152 w Bathgate av, 20x95, 3-sty bk tnt; due, \$8,264.50; T&c, \$157.60; Farmers' Loan & Trust Co. 7,500
 Ryer av, 2098 (*), es, 181.6 n 180th, 18.6x103.7x—x103.10, 3-sty bk tnt; due, \$7,129.46; T&c, \$108.08; Farmers' Loan & Trust Co. 6,500
 Stebbins av, nec 167th, see 170th, 580 E. 6,290

HERBERT A. SHERMAN.

Herschel st, 106 (*), ws, 227.10 s Halsey pl, 25.4x97.10x14x4x11x97.10; due, \$3,790.85; T&c, \$431.02; Jane M Hicks. 3,200
 Herschel st, 103 (*), ws, 303.9 s Halsey pl, 39.6x112.7x27.1x105.8; due, \$3,778.36; T&c, \$462.12; Jane M Hicks. 3,200
 Decatur av, 2767 (*), ws, 125.4 s 198th, 25x82.3x25.2x86.4, 2-sty fr dwg; due, \$5,558.50; T&c, \$465.54; Louis H Cramer et al. 6,290

CHAS. A. BERRIAN.

Castle Hill av, 1321 (*), ws, 175 n Westchester av, 25x108; due, \$6,519.44; T&c, \$150; Arnold Timerhans. 6,000
 Rombouts av, 3707-35 (*), ws, 100 s Light, 270x100.5x63.11x05x206.2x100; due, \$20,208.18; T&c, \$—; sub to pr mtg aggregating \$52,709.10; Dyre Av Realty Co. 60,709

M. MORGENTHAU JR CO.

St Paul pl, nwc Washington av, see Washington av, 1443.
 Washington av, 1443 (*), nwc St Paul's pl, 65.3x100.5x70.10x100.7, 5-sty bk tnt & str; due, \$68,109.57; T&c, \$851.50; N Y Life Ins & Trust Co. 3,500

GEORGE PRICE.

181ST st W, see Davidson av, see Davidson av, sec 181st.
 Davidson av (*), sec 181st, 87.4x94.8x77.9x79.5, 1-sty bk factory & vacant; due, \$6,738.01; T&c, \$475; Wm H Cauldwell Jr. 1,000
 Park av, 3104, es, 29.11 n 158th, 28.3x70.4x—x83.7, 3-sty fr tnt; due, \$2,729.67; T&c, \$1,011.11; Thomas Callanan. 4,650

JAMES J. DONOVAN.

Beaumont av, 2316 (*), es, 200 n 183d, 115x100, 2-sty fr dwg & vacant; due, \$1,463.03; T&c, \$212.54; Flora L Root. 8,500
 Prospect av, ws, 100 n 180th, 35.3x66.1, vacant; adj sine die.

Total \$138,299
 Corresponding week 1914..... 132,895
 Jan 1, 1915 to date..... 2,153,356
 Corresponding period 1914.... 1,783,164

Brooklyn.

The following are the sales that have taken place during the week ending April 21, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

ADAMS ST (*), es, 100 n Nassau, 24x25 xirreg; Jno A Ruth..... 500.00
 9TH ST (*), ns, 222 w 3 av, 25x100;
 Kate A Cullen 1,450.00
 E 56TH ST (proposed), cl, 215 n Av U, —x— to cl 52d (proposed); withdrawn
 78TH ST, ns, 300 w 14 av, 20x100;
 Abley Realty Co 4,000.00
 78TH ST, ns, 280 w 14 av, 20x100;
 Abley Realty Co 4,000.00
 NEW LOTS RD (*), ss, 24 w Van Sicken av, 507.1xirreg; Maria Wyckoff..... 100,000.00
 9TH AV (*), ws, 40.2 n 57th, 40x100;
 Liens Purchase Co 250.00

WILLIAM J. McPHILLIAMY CO.

MINNA ST (*), ss, 200 e Chester av, 100x100; Amalie W Hassenkamp ... 500.00
 PULASKI ST (*), ss, 530.2 e Throop av, 25.5x100; Wilhelmina Bultmann ... 4,000.00
 SEELEY ST, ns, 199 w 20 av, 24x100;
 Duncan Campbell' 3,100.00
 82D ST, nes, 180 nw 20 av, 40x100;
 withdrawn
 85TH ST, swc 2 av, 140x125; withdrawn
 LIBERTY AV, swc Alabama av; withdrawn

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 1476 BROADWAY, N. Y. Phone Bryant 146

JAMES L. BRUMLEY.

6TH ST, ss, 282.10 e 8 av, 35x100;
Feltman Bros27,250.00
10TH ST (*), nwc Prospect Park W,
97.10x92.6; Jas S Corrigan24,000.00
81ST ST (*), ss, 134 w 17 av, 17x100;
Bklyn Hospital3,000.00
86TH ST (*), sws, 157 w Gravesend av,
200x195; Mig Holding Co..... 141.00
ST MARK'S AV (*), ns, 199 e Ralph av,
19.6x127.9; Jas S Lawson et al..... 3,500.00

NATHANIEL SHUTER.

E 8TH ST (*), es, 260 n Av D, 30x
100; Henry W. Chadeayne3,650.00
40TH ST (*), ss, 100 e 3 av, 25x100.2;
Caroline L Brown1,100.00
AV D, ns, 60 e E 39th, 20x90; Jno P
Griebel2,850.00
GEORGIA AV (*), es, 360 s Blake av,
20x97.6; Sol Marks4,500.00
CLASSON AV (*), es, 250 s Putnam av,
38.2x110.5; Christopher W Wilson.... 5,000.00

JOSEPH P. DAY.

CROPSEY AV, sws, adj land of Peter
Voorhees, 194.5x to Harway av x13.3
xirreg; also LAND bet high and low
water and under water of Gravesend
Bay in letters patent of Margt R
Bateman, being in Sec 21, blocks
6927 6928 & 6942; Peter J Shields...17,500.00
6TH AV, 160, ws, 85 n Lincoln pl 21
x100; Margt Blainey..... 8,000.00

JACOB H. MAYERS.

CHESTER ST (*), ws, bet Blake & Du-
mont avs, Lot 39; Juliette F Potter.. 4,000.00

HOWARD O. WOOD.

22D AV (*), nws, 105.3 ne E 2d, 17x
49.1; Lucy W Peek1,500.00
Total\$223,791.00
Corresponding week, 1914..... 155,935.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

APR. 24.
No Legal Sales advertised for this day.

APR. 26.
61ST ST, 242 W, ss, 200 e West End av, 25x
100.5, 5-sty bk tnt; Equitable Life Assur Soc
of U S—Annie Goldstein et al; Action 1;
Alexander & Green (A), 165 Bway; Abram
Ellenbogen (R); due, \$10,761.99; T&c, \$182.-
50; Joseph P Day.

61ST ST, 244 W, ss, 175 e West End av, 25x
-00.5, 5-sty bk tnt; same—same; Action 2;
same (A); Arnon L Squiers (R); due, \$10,-
761.99; T&c, \$182.50; Joseph P Day.

77TH ST, 12 W, ss, 225 w Central Park W, 25x
102.2; 4-sty & b stn dwg; Wilber A Bloodgood
et al—Francis J Reilly et al; Thos H Basket-
ville (A), 46 Cedar; Michl J Mulqueen (R);
due, \$21,323.16; T&c, \$4,843.71; mtg recorded
Sept 4, 1908; Joseph P Day.

85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty
bk tnt; Lillie Siegbert et al; exrs & trstes—
Robt Lawrence et al; Elkus, Gleason & Pros-
kauer (A), 170 Bway; Jno H Rogan (R);
due, \$43,259.99; T&c, \$2,818.40; mtg recorded
Dec 28, 1909; M Morgenthau, Jr, Co.

APR. 27.
BROOME ST, 365-9, sec Mott (Nos 166-70), 72.8
x103.4x70.8x108.9, 2-6-sty bk tnts & str; Jas
E March—Carmine Marasco et al; Hedges,
Ely & Frankel (A), 165 Bway; Andrew J
Shipman (R); due, \$28,283.89; T&c, \$1,800;
sub to mtg \$142,500; Joseph P Day.

MOTT ST, 166-70, see Broome, 365-9.

13TH ST, 521 E, ns, 271 e Av A, 25x103.3, 5-
sty bk tnt & 2-sty bk rear shop; Anna E
Schmidt et al—Sigmund Hornichter et al;
Carl S Petrasch (A), 80 Maiden la; Jno
Gruenberg (R); due, \$20,344.32; T&c, \$800;
mtg recorded Aug 27, 1909; Joseph P Day.

13TH ST, 1 W, see 5 av, 74-6.

19TH ST, 396 to 47 W, ns, 244.4 e 6 av, 105.8x
92, 12-sty bk loft & str bldg; City Real Es-
tate Co—75 5th Av Inc, et al; Action 1;
Harold Swain (A), 176 Bway; Wm Klein
(R); due, \$556,768.21; T&c, \$31,447.70; Bryan
L Kennelly.

28TH ST, 226 W, ss, 295.10 w 7 av, 24.10x98.9,
5-sty bk tnt & str; Carrie Block—Adele M Comyns et al; Saml
Brand (A), 44 Cedar; Paul T Davis (R);
due, \$1,209.83; T&c, \$860.90; Herbert A Sher-
man.

68TH ST, 26 W, ss, 266 w Central Park W, 19x
100.5, 4-sty & b stn dwg; City Real Estate Co
—Danl H Shea et al; Harold Swain (A), 176
Bway; Vance Hewitt (R); due, \$21,392.05;
T&c, \$572.75; mtg recorded Sept 30, 1910;
Joseph P Day.

97TH ST, W, sec Riverside dr, see Riverside
dr, 244.

116TH ST, 246 E, ss, 87 w 2 av, 23x100.11, 2-
sty bk stable; Archibald K Mackay et al
trstes—Santa Rumore et al; Grenville B
Winthrop (A), 6 Wall; A Welles Stump (R);
due \$14,326.30; T&c, \$529.15; Henry Brady.

129TH ST, 249 W, ns, 275 e 8 av, 18.9x99.11, 3-
sty & b bk dwg; Farmers' Loan & Trust Co—
Hellen McGowan et al; Geller, Rolston &
Horan (A), 22 Exch pl; Geo F. Roesch (R);
due, \$7,693.26; T&c, \$197.40; Henry Brady.

131ST ST, 254 W, ss, 250 e 8 av, 17.6x99.11, 3-
sty & b stn dwg; City Real Estate Co—Saml
R Waldron et al; Harold Swain (A), 176
Bway; Thos W Churchill (R); due, \$9,184.04;
T&c, \$259.65; Joseph P Day.

136TH ST, 161 W, ns, 175 e 7 av, 12.6x99.11, 4-
sty by dwg; Ernest Bonagur—Ernestine M De

Lyons et al; Menken Bros (A), 87 Nassau;
Louis Exstein (R); due, \$743.22; T&c, \$—;
Joseph P Day.

142D ST, 293 W; ns, 100 e 8 av, 25x99.11, 5-sty
bk tnt & str; Mathilde A Moller—Rachel
Jacobson et al; Miller & Bretzfelder (A), 55
Liberty; Rudolph A Seligmann (R); due,
\$21,669.85; T&c, \$615.80; M Morgenthau, Jr,
Co.

BROADWAY, 414, es, 33.8 s Canal, 26.11x85x
27x85, 7-sty stn loft & str bldg; Seamen's Bank
for Savgs in City of N Y—Civic Centre Co et
al; Cadwalader, Wickersham & Taft (A), 40
Wall; Chas A Moran (R); due, \$114,857.78;
T&c, \$1,111.33; Joseph P Day.

RIVERSIDE DR, 244, sec 97th, runs e71.11x5
106.10x58.11x5.11x50x107.6 to beg; 6-
sty bk tnt; Sheriff's Sale of all right, title,
&c, which Mary Lyons had on Oct 29, 1913,
or since; Herbert A Wolff (A), 2 Rector;
Max S Griehenhagen, sheriff; Daniel Green-
wald.

5TH AV, 74 & 76, ws, 51.7 n 13th, runs n51.7xw
125x103.3 to 13th (No 1) xe25xn—xe100 to beg,
12-sty bk loft & stn bldg; City Real Est Co—
76 5th Av, Inc, et al; Action 2; Harold Swain
(A), 176 Bway; Wm Klein (R); due, \$510,-
650.57; T&c, \$12,500.50; Bryan L Kennelly.

APR. 28.
CHERRY ST, 246-S, ns, 64 w Rutgers, runs n
89.5xw21.1xn—xw21x138xe42 to beg, 3 & 5-
sty bk factory; National Nassau Bank of N
Y—Harris Shapiro et al; Breed, Abbott &
Morgan (A), 32 Liberty; Clayton L Heer-
man (R); due, \$36,944.98; T&c, \$790.40;
Joseph P Day.

FORSYTH ST, 18, es, 150.3 s Canal, 25x100, 5-
sty stn tnt & str; Mela Zadek et al—Simon
Landres et al; Kantrowitz & Esberg (A), 320
Bway; Saml Marion (R); due, \$6,465.27; T&c,
\$—; L J Phillips & Co.

12TH ST, 526 E, ss, 270.6 w Av B, 25x103.3, 6-
sty bk tnt & str; Frances Haight et al—Louis
Spanier et al; Wilson M Powell, Jr (A), 7
Wall; Chas L Hoffman (R); due, \$30,239.69;
T&c, \$786.31; mtg recorded Nov 22, 1904; M
Morgenthau, Jr, Co.

56TH ST, 216 W, see Bway, 1744-8.

77TH ST, 109 W, ns, 100 w Col av, runs n100.8x
w3.2xn3.2xw15.4xs104xe18.6 to beg, 4-sty & b
stn dwg; Mutual Life Ins Co N Y—Leah A
Piza Weil et al; Fredk L Allen (A), 55
Cedar; Irving S Dorf (R); due, \$21,624.37;
T&c, \$—; M Morgenthau, Jr, Co.

88TH ST, 302 E, ss, 75 e 2 av, 25x100.8, 5-sty
stn tnt, Harry Weill et al, exrs—Caroline Cahn
et al; Herman B Goodstein (A), 38 Park
Row; Benj Swartz (R); due, \$9,445.14; T&c,
\$—; Joseph P Day.

106TH ST, 238 W, ss, 225 w Ams av, 150x100.11,
6-sty bk tnt; Jacob W Solomon—Raymore
Realty Co et al; Jos S Rosalsky (A), 346
Bway; Bernard M L Ernst (R); due, \$17,-
825.51; T&c, \$2,600; sub to 2 mtgs aggregat-
ing \$275,000; Joseph P Day.

138TH ST, 99 W, see 5 av, 1397.

139TH ST, 142 W, see 5 av, 1397.

BROADWAY, 1744-8, sec 56th (No 216), 131.9x
122.7x120.2x88.7, 7-sty bk tnt; Edmund L
Mooney et al—David W Harkness et al;
Blandy, Mooney & Shipman (A), 37 Wall;
Chas L Hoffman (R); partition; Joseph P
Day.

LENOX AV, 553, see 5 av, 1397.

2D AV, 1166, es, 50.5 n 61st, 25x75, 5-sty bk
tnt & str; Carrie Esberg—Chas Berney et al;
Kantrowitz & Esberg (A), 320 Bway; Jacob
M Guedalia (R); due, \$20,906.12; T&c, \$417.-
51; Maximillian Morgenthau, Jr, Co.

5TH AV 1397, es, 23.11 s 115th, 17.2x100;
139TH ST, 142 W, ss, 100 e 7 av, 26x99.11, 5-sty
bk tnt; LENOX AV, 553, nwc 138th (No 99),
25x75, 5-sty bk tnt & str; Philip Hess et al—
Wm W Davidson et al; Bandler & Haas (A),
42 Bway; Melvin G Palliser (R); due, \$10,-
732.86; T&c, \$551.40; Joseph P Day.

APR. 29.
GREENE ST, 213, ws, 125 s 3d, 27.6x100, 6-sty
bk loft & str bldg; Greenwich Savgs Bank—
Hermann Strauss et al; B Aymar Sands (A),
46 Cedar; Maurice Deiches (R); due, \$39,174.-
42; T&c, \$783.80; M Morgenthau, Jr, Co.

49TH ST, 536 to 540 W, ss, 225 e 11 av, 80x
104.10x49.11x100.4, 1 & 2-sty bk garage; Edw
Howe et al, trstes—Patk J Frawley et al;
Roosevelt & Kobbe (A), 44 Wall; Jno J
O'Connell (R); due, \$29,031.99; T&c, \$1,050.-
97; Joseph P Day.

69TH ST, 20 W, ss, 225 w Central Park W, 25x
100.5, 4-sty & b stn dwg; Hermann L Cam-
mann et al, exrs & trstes—Annie B Mackay
et al; Henry L Morris (A), 32 Liberty; Geo
H Engelhard (R); due, \$41,752.58; T&c, \$1,-
503.60; Joseph P Day.

119TH ST, 315 E, ns, 169.3 e 2 av, 18.9x100.11,
4-sty stn tnt; Chas H Young et al—Fredk
E Nathan et al; Albert Ritchie (A), 76 Will-
iam; Julius H Seymour (R); due, \$9,194.14;
T&c, \$508.95; Joseph P Day.

144TH ST W, ns, 450 e Lenox av, 100x99.11, 1-
sty fr bldg; B Aymar Sands, trst, &c—Louis
Lese et al; Middleton S Borland (A), 46
Cedar; Jno Boyle, Jr (R); due, \$10,801.07;
T&c, \$110.36; Chas A Berrian.

APR. 30.
54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5,
2 & 3-sty bk bldgs of brewery; Mutual Life
Ins Co of N Y—Jos Doelger et al; Fredk L
Allen (A), 55 Cedar; Melvin N Dalberg (R);
due, \$64,908.62; T&c, \$157.60; mtg recorded
Apr 13, 1912; Joseph P Day.

55TH ST, 237 to 243 E, ns, 100 w 2 av, 100x100.5,
4-5-sty bk tnts; Wm Burroughs—Ambrose
Realty Co et al; Lese & Connolly (A), 35 Nas-
sau; Maurice Marks (R); due, \$14,175.67;
T&c, \$995.60; Joseph P Day.

101ST ST, 303 E, ns, 75 e 2 av, 25x100.11, 5-sty
bk tnt & str; Katharina Bonifer extrx—
Moritz Weil et al; Patk J O'Beirne (A), 132
Nassau; Roy M Robinson (R); due, \$14,105.-
43; T&c, \$300.00; Joseph P Day.

120TH ST, 121 W, ns, 290 w Lenox av, 20x
100.11, 3-sty & b stn dwg; Jane M Barron—
Robert F Chapman et al; Cadwalader, Wick-
ersham & Taft (A), 40 Wall; Jos C Levi (R);
due, \$17,178.05; T&c, \$175.95; Joseph P Day.

MAY 1 & 3.
No Legal Sales advertised for these days.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The residence or apartment electrically equipped rents more readily and sells at a higher price.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street
Telephone, 8000 Main

Bronx.

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

APR. 24 & 26.

No Legal Sales advertised for these days.

APR. 27.

FOX ST, nwc 156th, 100x100, vacant; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A), 165 Bway; Phoenix Ingraham (R); due, \$21,558.84; T&C, \$2,797.88; D Phoenix Ingraham.

156TH ST, E, nwc Fox, see Fox, nwc 156th.
GIVAN AV, nec Lodovick av, 100x500; Delia A Holston—Geo E Conley et al; Lemuel Skidmore (A), 69 Wall; Maurice S Cohen (R); due, \$6,598.13; T&C, \$992.48; L J Phillips & Co.

LODOVICK AV, nec Givan av, see Givan av, nec Lodovick av.

APR. 28.

AUGUSTA PL, 1118 & 1120, es, 163.3 n Eastern Blvd, 50x100; Eugenie A Lohmann—Louis Bousha et al; Hieronymus Bruenich (A), 2388 1/2 Tiebout av; Clarence Y Palitz (R); due, \$3,493.96; T&C, \$113.30; Joseph F Day.

BARTHOLDI ST, 736, ss, 100 w Holland av, 25x95; Marie E Fincke—Wm L Phelan et al; Action I, McLoughlin & Martin (A), 309 Bway; Edw F Moran (R); due, \$5,106.90; T&C, \$165.07; Henry Brady.

BARTHOLDI ST, 738, ss, 75 w Holland av, 25x95; same—same; Action 2; same (A); same (R); due \$5,100.80; T&C, \$135.39; Henry Brady.

CROTONA PARK N, 743; ns, 118.4 e Clinton av, 23x100, 2-sty fr dwg; Wm W Johnson et al, trstes—Rosa Brown et al; Merrill & Rogers (A), 100 Bway; Edw A Acker (R); due, \$5,510.88; T&C, \$129.64; James J Donovan.

APR. 29.

WILLETT AV, ws, 100 s 216th, 200x100; Jas B Kilsheimer—Cioffi Co et al; Dutton & Kilsheimer (A), 203 Bway; Harold C Knoepfel (R); due, \$5,387.85; T&C, \$338.10; sub to mtg \$5,000; James L Wells.

APR. 30.

TACOMA ST, nec St Lawrence av, see Tremont av, 1787.

239TH ST, E, swc Katonah av, see Katonah av, swc 239th.

BAKER AV, es, 50 n Penfield av, 50x116.4; Geo J Puckhafer—Fredk J Shalk et al; G Arnold Moses (A); Julius D Tobias (R); due, \$1,158.71; T&C \$100; J H Mayers.

BLACKROCK AV, 2156, ss, 230 w Castle Hill av, 25x100; Louis Diebold, exr—Emma A Wolfrath et al; Clifford C Roberts (A), 27 Cedar; Isidor Wels (R); due, \$1,945.33; T&C, \$231.18; Joseph P Day.

KATONAH AV, swc 239th, 100x105, vacant; Harry Lippmann—Josie Bevins et al; Sampson H Schwarz (A), 25 Broad; Walter W Irwin (R); due, \$4,004.01; T&C, \$805.08; Joseph P Day.

ST LAWRENCE AV, nwc Tremont av, see Tremont av, 1787.

TREMONT AV, 1787, nwc St Lawrence av, runs n— to Tacoma, xc95xs25xw43.3xw56.3 to beg; Eliz K Dooling—Wm A Riley et al; Knox & Dooling (A), 27 Cedar; Clarence Y Palitz (R); due, \$8,266.56; T&C, \$791.91; Joseph P Day.

WICKHAM AV, es, 200 s Tillotson av, 150x100; Jane H Pierce, extr—Etta G Dupont et al; Ernest H Wells (A), 150 Nassau; Jos R Truesdale (R); due, \$2,316.70; T&C, \$265; Joseph P Day.

MAY 1.

No Legal Sales advertised for this day.

MAY 3.

WARREN ST OR AV, ws, 285.2 s Spuyten Duyvil pkway, runs w204.2xsw181.9xw114.1 to Johnson av xse188.6xe82.3xse319xe150xw102.6x nw105xsw48.3xw383.6 to beg; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Deecker (A), Utica, N Y; Oliver A Davis (R); due, \$9,350.22; T&C, \$1,861.90; sub to pr mtgs aggregating \$19,776.37; Henry Brady.

197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST, E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.

GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due \$1,346.50; T&C, \$1,158.89; sub to 4 pr mtgs aggregating \$8,000; James J Donovan.

JOHNSON AV, see Warren st or av, ws, 285.2 s Spuyten Duyvil pkway.

Brooklyn.

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

APR. 24.

No Legal Sales advertised for this day.

APR. 26.

CHAUNCEY ST, ns, 350 n Ralph av, 50x81.3; Jno D Williamson—Clifton Place Realty Co et al; G Burchard Smith (A), 391 Fulton; Jacob M Peyser (R); Wm J McPhilliary & Co.

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian LaMoine et al; Cullen & Dykman (A), 177 Montague; Peter P Smith (R) Wm J McPhilliary & Co.

BLAKE AV, sec Bristol, 110x100; Realty Supply Corp—The Lirock Inc et al; Abr H Spiegelglass (A), 44 Court; David Senft (R); Nathaniel Shuter.

APR. 27.

ADELPHI ST, ws, 84 s Myrtle av, 51.10x100.1; First Mtg Guar Co—Hartman Constn Co et al; Action I; Leach & Williams (A), Bridge Plaza N, Queens; David Hirschfield (R); Wm J McPhilliary & Co.

ADELPHI ST, ws, 135.10 s Myrtle av, 51.10x100; same—same; Action 2; same (A); same (R); Wm J McPhilliary & Co.

BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar—Mary E James et al; Weinberg Bros (A), 302 Bway; R Hunter McQuisition (R); Nathaniel Shuter.

BAY 38TH ST, ses, 120 nw Benson av, 60x96.8; BAY 38TH ST, ses, 200 ne Benson av, 100x96.8, and LOTS 1940 & 1941, Block 31; Sheriff's Sale of all right, title, &c, which Raphael A Pipitone et al had on March 6, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

RUTLEDGE ST, ss, 80 w Marcy av, 20x100; Sheriff's Sale of all right, title, &c, which Geo C Schroeder had on March 1, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

VAN SICLEN ST, ws, 304.3 s Av T, 122.8x—; Wilbur F Rockwell—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; David J Daly (R); Wm P Rae.

72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliary & Co.

79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliary & Co.

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliary & Co.

BROADWAY, ss, 200 e Bedford av, 95.7x74.1; Anna M Nelson—Chas B Myers et al; J A Seidman (A), 63 Park Row, Manhattan; Arthur E Goddard (R); Wm P Rae.

CENTRAL AV, nes, intersec ses Gates av, 50x100; Catherine Ibert—Joseph Stehlin et al; Frank Obernier (A), 44 Court; Henry B Ketcham (R); Wm J McPhilliary & Co.

CONY ISLAND AV, ws, 25 s Montauk et, 160x100; Bklyn Bible Soc—Esther Thomas et al; Harry L Thompson (A), 175 Remsen; Jos J Hood (R); Wm J McPhilliary & Co.

NEPTUNE AV, sec Ocean pkway, 309.6x140.5; Larina Sawyer et al—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm P Rae.

5TH AV, nc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliary & Co.

18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; Henry J Davenport (A), 375 Pearl; Richmond L Brown (R); Wm J McPhilliary & Co.

APR. 28.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.

MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank of City of Bklyn—Jno F Gompert et al; Phillips & Avery (A), 41 Park Row, Manhattan; Horatio C King (R); James L Brumley.

S ELLIOTT PL, es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner—J Wm Greenwood exr, et al; David D Ackerman (A), 132 Nassau, Manhattan; Chas S Guthrie (R); Wm P Rae.

E 8TH ST, es, 200 s Av T, 40x100; Anna M E Watkins—Fredk M Seller et al; Wells & Snedeker (A), 34 Nassau, Manhattan; Thos Flaherty (R); Wm H Smith.

15TH ST, ns, 70 w 3 av, 27.10x109; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exch pl, Manhattan; Thos E O'Brien (R); Wm J McPhilliary & Co.

LOTS 174-185, Map of land of Asa W Parker in Bath Beach; Bank of Flatbush—Chas F Lutz et al; Hovell, McChesney & Clarkson (A), 50 Court; Thos H Troy (R); Wm J McPhilliary & Co.

APR. 29.

GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (A); Wm P Rae.

SCHERMERHORN ST, ss, 325 e Bond, 50x81.11; Annie McManamy—Z Matilda Bergen et al; Wm R Docherty (A), 160 Monroe; Henry D Barmore (R); Nathaniel Shuter.

S OXFORD ST, es, 54 n Lafayette av, 44x82; Dime Savgs Bank of Bklyn—Academy Realty Corp et al; Cullen & Dykman (A), 177 Montague; Jno J Fitzgerald (R); Wm J McPhilliary & Co.

18TH ST, nec 3 av, 100x25; also 3D AV, es, 25 n 18th, 25x100; Chas Hoerschgan et al—Bertha Peterson et al; Jno M Zurn (A), 44 Court; Thos Kelby (R); partition; Wm J McPhilliary & Co.

BROADWAY, nes, intersec nws Ellery, 100x100x irreg; Bowers Savgs Bank—Ernest Stutz et al; Cadwallader, Wickersham & Taft (A), 40 Wall, Manhattan; Jas H McCabe (R); Wm J McPhilliary & Co.

HOPKINSON AV, ws, 102 s Livonia av, 150x100xirreg; Brownsville Assn—Veneer Bldg Co et al; Action 2; Harry L Thompson (A), 175 Remsen; Wm L O'Malley (R); Wm J McPhilliary & Co.

KINGSTON AV, es, 38.9 s St John's pl, 19.4x80; David Klein—Konrad Bantle et al; Max Arens (A), 271 Bway; Peter W Ostrander (R); James L Brumley.

APR. 30.

BERGEN ST, 1882, ss, 100 e Howard av, 20x190; Ethel B Watson—Magdalena T Youngmans et al; Gould & Wilkie (A), 2 Wall, Manhattan; Michl J Joyce (R); Joseph P Day.

HERKIMER ST, ns, 28 e Stone av, 16x80; Equitable Co-Operative Bldg & Loan Assn—Cecilia McKinnon et al; Jas P Judge (A), Chas L Mahnken (R); Chas J Mahnken.

MADISON ST, ns, 42 w Throop av, 19x100; Mary H De Silver—Leah A Beebe et al; Harry L Thompson (A), 175 Remsen; Morris A Vogel (R); Wm P Rae.

BENSON AV, nes, intersec ses 23 av, 96.8x100; Jacob Beyer et al; Edw D Powers et al; Harry L Thompson (A), 175 Remsen; David Hirschfield (R); Nathaniel Shuter.

HOPKINSON AV, ws, 100.2 n Riverdale av, 150x100; Brownsville Assn—Veneer Bldg Co, Inc, et al; Action 1; Harry L Thompson (A), 175 Remsen; Ira L Rosenson (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 150.2 n Livonia rd, 100x100; Jos J Schwartz—Lirock Inc et al; Max Storch (A), 361 Stone av; Jno H Fleury (R); Nathaniel Shuter.

MAY 1.

No Legal Sales advertised for this day.

MAY 3.

BERRIMAN ST, ws, 60.11 n Sutter av, 20x80; Max Abrams—Adolph Balizer et al; David P Goldstein (A), 132 Nassau, Manhattan; Louis P Goldberg (R); Nathaniel Shuter.

MONROE ST, ss, 325 w Patchen av, 16x100.1; Lizzie M Flower—Almira E White et al; Egbert K Van Beuren (A), 26 Pine, Manhattan; Chas S Guthrie (R); Wm P Rae.

S 3D ST, ns, 18.9 w 8th; Florence M Klein—Geo E Dillingham et al; Neier & Vap Derveer (A), 141 Bway, Manhattan; Burt L Rich (R); Wm P Rae Co.

FORECLOSURE SUITS.

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

Manhattan.**APR. 17.**

15TH ST, 111 W; Corn Exch Bank—Ensign Realty Co et al; Bowers & Sands (A).

APR. 19.

SUFFOLK ST, 169; Geo S Seward—Cortlandt E Taylor et al; Cary & Carroll (A).

36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Tabor et al; amended; H Swain (A).

75TH ST, ss, 220 e West End av, 20x102.2; May G Falconer Sanford—Isidor Hirsch et al; amended; H Swain (A).

104TH ST, ns, 100 e Columbus av, 35.8x100.11; 2 actions; Metropolitan Life Ins Co—Wm Cumming et al; Woodford, Bovee & Butcher (A).

123D ST, ns, 153.1 w 7 av, 46.11x100; Lloyd Phoenix—Sadie H Jacobs et al; Cary & Carroll (A).

125TH ST, 45-47 W; McConihe Realty Co—Madison G Hawke; Warren McConihe (A).

128TH ST, 129 E; Lottie E Field—Percival E Nagle et al; E Berry (A).

APR. 20.

NORFOLK ST, 171; Evelyn A Mossman—Rachel Pasinsky et al; Pressing & Newcombe (A).

29TH ST, 5-7 W; United States Trust Co of N Y—E A L Realty Co et al; Stewart & Shearer (A).

39TH ST, ns, 78 w Lexington av, 20x98.9; Emily P Post—Ida C Bracher et al; Hoffman, Leough & Jay (A).

PLEASANT AV, ws, 60.5 s 120th, 40.4x85; E Louis Sands—Morris Weinstein et al; Bowers & Sands (A).

8TH AV, 221; Geo H Smyth et al—Mabel W Adams et al; amended; H Baer (A).

10TH AV, 329; August Kohl et al—Mary A McElhinny et al; W F Clare (A).

APR. 21.

109TH ST, 211 E; Maiden Lane Savgs Bank—Gertrude R Mittleman et al; Roelker, Bailey & Stiger (A).

133D ST, ns, 366.6 w Lenox av, 33.3x99.11; J Lawrence Pool—Florence O Houck et al; Lexow, Mackellar & Wells (A).

1ST AV, 1108; Julius Levy—Jno D Braue et al; amended; M Cooper (A).

APR. 22.

HESTER ST, ss, 50 w Forsyth, 25x50; Abr L Kass—Jos Kleitman et al; Phillips, Mahoney & Wagner (A).

126TH ST, 14 E; Jno A Brown, Jr—Jacob Schattman et al; F B Comstock (A).

APR. 23.

SUTTON PL, ws, 20.5 n 58th, 20x86.5; also 1ST AV, 1108; Adoniram Clark et al—Jno D Braum et al; Roe & Hayes (A).

29TH ST, 505-7 W; Mary B Dortic—Umberto Monti et al; Merrill & Rogers (A).

124TH ST, 58 W; Mutual Life Ins Co of N Y—Mitchell Halliday et al; F L Allen (A).

AV B, es, 71 n 10th, 23.8x93; Sarah E Blodgett—Rosie Rothstein et al; amended; A A Spear (A).

Bronx.**APR. 16.**

IRVINE ST, es, 282.4 s Garrison av, 25x100; Joseph E Dutey—Morris Lazar et al; R Loewenthal (A).

160TH ST, ss, 117 se Cortlandt av, 25x100; Eliza J Gamble, extr—Jno F Muldoon et al; W W Westervelt (A).

CROMWELL AV, ws, 408.4 n 165th, 113.2x116.6; Susan W F Oudin, trst—Estates of Long Beach et al; Ver Planck, Prince & Flanders (A).

FINDLAY AV, es, 285.4 n 169th, 20x100; Danl J Fitzgerald—Mary Lawrie et al; Cary & Carroll (A).

NELSON AV, es, 205.7 n Devoe, 15.8x92.6; August Brandes et al, trsts—Jasper Bayne Co et al; H Wendt (A).

PROSPECT AV, 1414; Anna M Jones—Julia Rotheim; R E Bergman (A).

APR. 17.

LOT 491, Sec 2, Map of Bronx View Park, 24th Ward; Helen Le Roy Pearsall—Ada M Ramos et al; C P Hallock (A).

LOT 492, Sec 2, Map of Bronx View Park, 24th Ward; Helen Le Roy Pearsall—Ada M Ramos et al; C P Hallock (A).

APR. 19.
No Foreclosure Suits filed this day.

APR. 20.

167TH ST, 481 E; Henry H Jackson—Benjamin P Moore; S H Jackson (A).

168TH ST, ns, 98.1 e Walton av, 25x98.7; American Swedenborg Printing and Publishing Soc—Elmer Realty Co et al; McLoughlin & Martin (A).

168TH ST, ns, 123.1 e Walton av, 25x102.3; American Swedborg Printing and Publishing Soc—Elmer Realty Co et al; McLoughlin & Martin (A).
PROSPECT AV, es, 207.3 ne Beck, 37.5x100; Rondout Savgs Bank—Augusta Levy et al; Cary & Carroll (A).
PROSPECT AV, es, 244.8 ne Beck, 37.5x100; Jno Feehan et al—Julius Bernstein et al; Cary & Carroll (A).

APR. 21.
VICTOR PL, swc Heath av, 25x100; Wm Nelson Cromwell et al exrs—Fordham Realty Co et al; E T Brackett (A).
BEAUMONT AV, es, 200 n 187th, 33.3x100; Saml Friedmann—Clarence Realty & Constn Co; L L Levy (A).
WEBSTER AV, es, 275 s 171st, 100x112.8; Anna Matilda Nelson as gdm—Maria Zibelli et al; H M Bellinger, Jr (A).
LOTS 613, 614, 615, 616, 617, 618, 619, 620, 635, 636, 637, 638, 639 & 640, map of prop of Eliz R B King; City Real Estate Co—Fredk W Paas et al; H Swain (A).

APR. 22.
LYMAN PL, ws, 267.6 n 169th, 51.7x55.2; Fannie Graydon—Pasquale J Lamberti et al; Montgomery & Peabody (A).
168TH ST, sec Gerard av, 100x125; Jos Lehman—Isaac L Zinke et al; J C Warren (A).
LOT 552, map of prop of Geo F & Henry B Opdyke, 24th Ward; Jno C Heintz as admr—Maria Gnazza et al; C Frey (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

APR. 15.
3D AV, sec 61st, 21.5x70; Greenwich Savgs Bank—Jos Hecht; B Aymar Sands (A); Phoenix Ingraham (R); due20,664.03
APR. 16.
21ST ST, ss, 235 w 7 av, 46.10x105.5; Jos Schanz—Brookmire Realty Co; Herman Goldman (A); Wm Klein (R); due18,168.10
APR. 17.
No Judgments in Foreclosure Suits filed this day.
APR. 19.
103D ST, 113 E; N Y Investors Corp—Leah Cohn; Harold Swain (A); Algernon S Norton (R); due..... 4,760.94
103D ST, 115 E; City Real Estate Co—Leah Cohn; Harold Swain (A); Algernon S Norton (R); due..... 4,743.63
APR. 20.
MOORE ST, 32; Caroline M Child et al—Robt F Parkinson et al; Saml Riker, Jr (A); Louis Lande (R); due20,930.56
MOORE ST, 30; Sarah E Townsend—same; same (A); Wm Goldsticker (R); due23,777.10
68TH ST, 47 W; Ella A Brown—City Island Realty Co; Cary & Carroll (A); Edw D Dowling (R); due...34,831.54
APR. 21.
No Judgments in Foreclosure Suits filed this day.

Bronx.

APR. 16.
MAIN ST, ws, 61 n Prospect, 49x64.3; Jennie Y Hallock—Mary L Roeder et al; C P Hallock (A); W S Smith (R); due 1,076.67
LOT 5, part of, map of prop belonging to Levina E Bell at City Island; Jno B Livingston—Mary L Roeder et al; C P Hallock (A); W S Smith (R); due 3,155.00
APR. 17.
183D ST, swc Bassford av, 35.8x115; East River Savgs Institution—Bassford Realty Co et al; O F Hibbard (A); P Ingraham (R); due42,028.89
APR. 19.
FOX ST, ns, 231.10 e Av St John, 40.7x 125; Fanny Greenbaum—Gussie Friedman et al; H M Greenbaum (A); J T Dooling (R); due..... 5,096.65
PROSPECT AV, nwc 167th, 50x100; Greenwood Cemetery—Isaac Brown et al; Miller, King, Lane & Trafford (A); G B Hays (R); due.....63,000.00
APR. 20.
240TH ST, nwc McLean av, 88x113; W Herbert Beach et al as exr—Jas T Doyle et al; C J McDermott (A); J C Connell (R); due23,792.30
LOT 38, blk 3108, sec 11, on tax map; Saml Goldsticker—Denver Realty Co et al; E Jacobs (A); J P Dunn (R); due 6,646.70
APR. 21.
DECATUR AV, nws, 341.4 ne Southern Blvd, 37.6x110; Rebecca B Gourlie et al as extrs—Clark B Augustine et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due..... 7,408.00
LOT 12, blk 2985, sec 11, tax map; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A); G A Steimmuller (R); due 131.24
APR. 22.
FOX ST, 643; Philip A Ehn—Maze Realty Co of N Y; Lind & Pfeiffer (A); C V Halley, Jr (R); due..... 752.66
WHITLOCK AV, es, 314 s Tiffany, 39x 90; Susan McVicker Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A); A N Giegerich (R); due23,900.55

LIS PENDENS.

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

Manhattan.

APR. 17.
47TH ST, 234 & 325 E; also 45TH ST, 213 E; Hannah A Boylston—Maria McGuire et al; partition; House Grossman & Vorhaus (A).
APR. 19.
125TH ST, 121-23 E; Edwin C Worns—Estate of Andrews Scher et al; action to foreclose mechanic's lien; H L Noah (A).
140TH ST, ns, 264 e 7 av, 136x99.11; Schnell Realty Co, Inc—Jno Weber; specific performance; Van Alen & Dyckman (A).
BROADWAY, nwc 67th, 84.9x75.5; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; Alice T Chamberlin—Florence Joel et al; countclaim; Putney, Twombly & Putney (A).
PARK ROW, 103; Bridge Cafe—Jno H Burns; specific performance; F E M Bullowa (A).
APR. 20.
No Lis Pendens filed this day.
APR. 21.
28TH ST, 226 W; Tenement House Dept—No 226 W 28th St; action to recover damages, &c; F L Polk (A).
85TH ST, ss, 350 w Columbus av, 18x102.2; Louis Queen—Anna M Wilkinson et al; action to set aside deed; S Bitterman (A).

APR. 22.
82D ST, 116 W; E Hunt Allen—Wm F Allen; action to appoint committee, &c; Allen & Cammann (A).
LENOX AV, ws, 80 s 122d, 20.11x80; and PROP in Westchester County; Manfred H Hall—Merrill Sieders et al; partition; C H & J A Young (A).
3D AV, sec 59th, 25.1x105; 571H ST, ss, 181.11 w Av A, 19.6x100.5, & 6TH AV, nec 21st, 24.8 x95; Geo R Hallock—Wm C Durrin et al; action to determine validity of will; R E Samuels (A).
11TH AV or Boulevard, es, 100 s 175th, 89.8x 100; 113D ST, ns, 325 e Bway, 50x100.11; Eckhardt V Eskesen—Metthea K Mathiason et al; action to declare trust; Phillips & Avery (A).
APR. 23.
SUFFOLK ST, es, 125.5 n Hester, 25x100; Victoria Lauby—Peter J Lauby et al; partition; Steiner & Petersen (A).

Bronx.

APR. 16.
172D ST, sec Bathgate av, 55.3x87.6; Louis Wiener—Bathgate Realty Corp et al; action to foreclose mechanic's lien; Phillips & Avery (A).
APR. 17.
No Lis Pendens filed this day.
APR. 19.
No Lis Pendens filed this day.
APR. 20.
No Lis Pendens filed this day.
APR. 21.
No Lis Pendens filed this day.
APR. 22.
HUGHES AV, nec 179th, known as lot 1, sec 11, blk 3080; Saml Goldsticker—Stephen A Jackson et al; action to foreclose transfer of tax lien; E Jacobs (A).
OLINVILLE AV, es, 25 s Lester, 100x125; Jacob Rod—North Bronx Realty Co et al; action to foreclose mechanics lien; London & Davis (A).
LOT 268, map of Washingtonville; Winifred F Von Neilsonburgh—Nellie E Johnson et al; partition suit; W C Foster (A).

Brooklyn.

APR. 15.
ASHFORD ST, es, 200 n Hegeman av, 40x100; Edw A Everitt—Julia Neubauer et al; G W Pearsall (A).
LOCUST ST, ns, 232.11 e C I Plank rd, 25x103.1 x25x103.11; Geo Weidner—Mary F Smith et al; T J Evers (A).
MACON ST, ss, 200 w Sumner av, 20x100; David S Naugle—Emily A Naugle et al; to create a trust; E E Fay (A).
MONROE ST, ns, 232.3 w Sumner av, 17.9x100; Lindley J Higham—Julia A Toy et al; C A Clayton (A).
ST JOHN'S PL, ss, 282.3 w N Y av, 18.3x127.9; Louise C Davis—Jacob Heilbron et al; Davison & Underhill (A).
S 4TH ST, ss, 95.10 se Havemeyer, 38.4x104.11; Vreeland-Ord Realty Co—Ph Levy Cont Co et al; W J Vreeland (A).
W 15TH ST, es, 460 n Neptune av, 40x118.10; Eagle Savgs & Loan Co—Anastasio Minchella et al; J C McLeer (A).
47TH ST, nes, 180 nw 12 av, 40x100.2; Carrie Giesker—Jos C Trost & ano; J N Folwell (A).
61ST ST, ns, 180 w 11 av, 20x100; Eagle Savgs & Loan Co—Serena L Holt; J C McLeer (A).
61ST ST, sws, 200 se 6 av, 20x81.11, Title G & T Co—Michael Mullins et al; T F Redmond (A).
CHURCH AV, ns, 95 e Rogers av, 30.5x123.8x28 x123.10; Albert E Castle—Wm A A Brown; specific performance; G W Titcomb (A).
LIBERTY AV, sec Van Siclen av, 150x100; Profit Holding Corp—Diaz Bldg Co et al. A L Spiegelgass (A).
LOT 401, Map 939, lots in Williamsburgh, prop of Wm P Powers; Robt T Hendricks—Lillian T Campbell et al; partition; H M Peyser (A).
APR. 16.
AMES ST, ws, 92.11 n Sutter av, 30x100; Morris Levin—Westshire Constn Co et al; H Hirschfield (A).
FULTON ST, 1756, 1341-1343-1357-1796; N Y Municipal R R Corp—P F Emmet Co et al; to acquire property; G D Yeomans (A).
VAN BUREN ST, ns, 325 w Patchen av, 25x100; Margt Bauer—Alex R Phye et al; Wm Powell, Jr, (A).

E 40TH ST, ws, 97.6 n Av I, 80x100; Belle J Stewart—Earl S L'Amoureux & ano; T Witte (A).
AV C, sec Ocean pkway, 34x130, Clara E Browne—Emma C Miller et al; Reid & Pallister (A).
CLINTON AV, nes, 225 w Forest pl, 25x100; Southampton Bank—Minnie Baird et al; O F Fanning (A).
GATES AV, 1306; Edw A Klein—Anna Bauersfeld et al; Jonas Lazansky & N (A).
MILLER AV, es, 200 n Belmont av, 95x100; Israel Paley—Dewey Realty Co et al; J J Schwartz (A).
MYRTLE AV, 1199 to 1209, 1213-1215, 1189-1191 & DITMARS ST, ses, 375 ne Bway, runs ne 43.2x101.8xse28.3xsw114.9xnw100 to beg; N Y Municipal Railway Corp—Margarita Story et al; to acquire property; G D Yeomans (A).
REID AV, ws, 81 s Quincy, 19x75; Mary B Kellogg—Jno C Austin et al; Wilson, Barker & W (A).
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Mary L Wertheimer—Sarah Pollack et al; T F Redmond (A).

APR. 17.
ELTON ST, es, 150 s Liberty av, 25x90; Ida Van Wert—Albt Kauffmann et al; P Windels (A).
51ST ST, nes 13 av, 20.2x80.1; Wm F Borges—Hyman Parker et al; J H Fleury (A).
LIBERTY AV, sec Van Siclen av, 100x150; Saml Hess—Diaz Bldg Co et al; Cook & Benjamin (A).
8TH AV, ses, 33.4 ne 7th, 16.8x97.10; Eva S Wilkinson—Cath H McCormack et al; M F Johnson (A).
17TH AV, nwc 55th, 80x100.2; Minnie Eisenberg—Agida D'Amico et al; J Haberman (A).

APR. 19.
BERGEN ST, ns, 318.9 w Nevins, 18.9x100; Willett I Blackmer—Eliz H Blackmer; to create a trust; McClelland & Barradell (A).
HINSDALE ST, es, 100 s Blake av, 100x100; Interborough Sash & Door Co—W F S Constn Co et al; foreclosure of mechanic's lien; Simon & Weinstein (A).
MADISON ST, ns, 133.4 w Howard av, 16.8x100; Fred Pralle—Jno H Brobst et al; C Oechler (T).

MATTHEWS PL, nec Coney Island av, 74.8x100 x67.4x100.4; Louise A S Sinclair—Lilia B Wiener et al; T F Redmond (A).
QUINCY ST, nwc Throop av, 50x200; Gussie Rosenman—Louise Kaufold et al; Simon & Weinstein (A).
RALPH ST, 12 to 22; GATES AV, ss, 100 e Tompkins av, 27.6x107.9x27.1x110.6; GATES AV, 538-540; Anna Levy—Jos Levy et al; to set aside deed; P Hellinger (A).
BAY 35TH ST, w Benon av, 80x96.8; Sebastian Hoh—Minnie Grossman; Kramer, Cohen & M (A).
42D ST, nes, 327.8 nw Ft Hamilton av, 33.4x 100.2; Title G & T Co—Ella Monosson et al; T F Redmond (A).
AV G, sec E 25th, 60x100; Henry Heipershausen—Holmes V B Ditmas et al; F W Marquand (A).
NEW UTRECHT AV, sec Bay Ridge av, 20x 116.3x22.3x126.1; Rose Seckler—Chas H Greenfield et al; P S Seligman (A).
OCEAN PKWAY, es, 100 n Av O, 80x150; E 7TH ST, es, 320 n Av O, 60x120.6; AV N, ss, 60 e E 9th, 60x100; Anton F Troesch—Geo Herzog et al; Guggenheimer, Untermyer & M (A).

APR. 20.
ASHLAND PL, es, 462.2 n Fulton, 20x75; Alfreda B Thoma—Britannia P Harvey; Lewkowitz & Schaap (A).
COOPER ST, nws, 39.5 ne Evergreen av, 19.6x 100; MOFFAT ST, nws, 45 ne Evergreen av, 20x100; Sophia Heimer—Eliz Markert et al; partition; C H Haubert (A).
MCDONOUGH ST, ss, 300 w Reid av, 50x100; Michael J O'Shea—Sarah J Parker et al; Cary & Carroll (A).
W 2D ST, es, 100 s Av P, 20x87.11x20x87.7; Lawrence I Gerber—Geo S Males et al; A A Silberberg (A).
W 2D ST, es, 100 s Av P, 20x87.11x20x87.7; Lawrence I Gerber—Bessie Harris & ano; to create a trust; A A Silberberg (A).
E 5TH ST, ws, 40 n Albemarle rd, 30x100; Rudolph F Herting—Rose Shatzkin et al; G C Case (A).
E 14TH ST, es, 320 n Av N, 20x100; The Thrift—Marie Langdon et al; F Jordan (A).
47TH ST, nes, 220 se 5 av, 20x100.2; Amelia Van Tassel—Walter S Smith et al; H M Bellinger, Jr (A).
ATLANTIC AV, ns, 190 e Nevins, 20x90; Mary E Beatty—Minnie Korfhage et al; H L Thompson (A).
EASTERN PKWAY, ns, 260 w Rogers av, 20x 85.7; Arthur Hounsea—Emma T McQuade et al; W H Barradell (A).
N PORTLAND AV, 132; Wm Kennedy Constn Co—Anna Trainor & ano; foreclosure mechanic's lien; F E Johnson, Jr (A).

APR. 21.
DEAN ST, ss, 140 w Kingston av, 60x100; Antonyno Primo—H L Develop Co et al; foreclosure mechanic's lien; I Solomon (A).
FLEET PL, ws, 139 n Johnson, 18x85; Fredk W Barwick—Chas Silverberg et al; S F Strongin (A).
RODNEY ST, 457; Philomene Broderick—Yetta Dressler et al; Overend & Buchner (A).
E 15TH ST, ws, 134.4 n Church av, 60x100; Wm N Cromwell—Grace L Brown et al; H J Davenport (A).
36TH ST, ss, 360 w 15 av, 20x100.2; David S Yeoman—Angelina B Bosco et al; J F Dempsey (A).
41ST ST, ns, 380 e 13 av, 20x100; Williamsburgh Savgs Bank—Harry Koslowsky et al; S M & D E Meeker (A).
41ST ST, ns, 300 e 13 av, 20x100; Williamsburgh Savgs Bank—Saml Phillips R E Corp et al; S M & D E Meeker (A).
41ST ST, ns, 340 e 13 av, 20x100; same—same; same (A).
41ST ST, ns, 360 e 13 av, 20x100; same—same; same (A).
NICHOLS AV, sec Jamaica av, 50x120; Frank R Kraus—Magdalena Grotz et al; N Dietz (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.

Table of mechanics' liens in Manhattan, listing addresses, names, and amounts. Includes entries for APR. 17, APR. 19, APR. 20, and APR. 21.

Table of mechanics' liens in Manhattan, continuing from the previous section. Includes entries for APR. 19, APR. 20, APR. 21, and APR. 22.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table of satisfied mechanics' liens in Manhattan, listing addresses, names, and amounts. Includes entries for APR. 17, APR. 19, APR. 20, APR. 21, APR. 22, and APR. 23.

Bronx.

Table of satisfied mechanics' liens in the Bronx, listing addresses, names, and amounts. Includes entries for APR. 16, APR. 17, APR. 19, APR. 20, APR. 21, and APR. 22.

Brooklyn.

Table of satisfied mechanics' liens in Brooklyn, listing addresses, names, and amounts. Includes entries for APR. 15, APR. 17, APR. 19, APR. 20, APR. 21, and APR. 22.

Table of mechanics' liens in Manhattan, listing addresses, names, and amounts. Includes entries for APR. 16, APR. 17, APR. 19, APR. 20, APR. 21, and APR. 22.

Table of satisfied mechanics' liens in Manhattan, listing addresses, names, and amounts. Includes entries for APR. 20, APR. 21, and APR. 22.

ATTACHMENTS.

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

Manhattan.

Table of attachments in Manhattan, listing names and amounts. Includes entries for APR. 15, APR. 16, APR. 17, APR. 19, APR. 20 & 21, and APR. 22.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages in Manhattan, listing addresses, names, and amounts. Includes entries for APRIL 16, 17, 19, 20, 21 & 22, and APRIL 15, 16, 17, 19, 20 & 21.

Bronx.

Table of chattel mortgages in the Bronx, listing names and amounts. Includes entries for APRIL 16, 17, 19, 20, 21 & 22, and APRIL 15, 16, 17, 19, 20 & 21.

Brooklyn.

Table of chattel mortgages in Brooklyn, listing names and amounts. Includes entries for APRIL 15, 16, 17, 19, 20 & 21, and APRIL 16, 17, 19, 20, 21 & 22.

BUILDING LOAN CONTRACTS.

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

Bronx.

Table of building loan contracts in the Bronx, listing names and amounts. Includes entries for APR. 16 and APR. 17.

VYSE AV, es, 100.3 s Home, 50.2x 100.6; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartment; 13 payments35,000.00

VYSE AV, es, 150.6 s Home, 50.2x 100.6; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartment; 13 payments35,000.00

APR. 17.

193D ST, ss, whole blk front between Fordham sq & Decatur av, 70.1x 108.1; City Mtg Co loans Wedgewood Co to erect 6-sty apartment; 10 payments55,000.00

RANDALL AV, ss, 25 e Monticello av, 25x100; Railroad Co-operative Bldg & Loan Association loans Chas & Josephine Swenson to erect 1-sty dwelling house; 3 payments 2,500.00

STEBBINS AV, ns, 128.3 ne Lyman pl 53.5x69.3; Freehold Constn Co loans Lysteb Realty & Holding Co, Inc, to erect 2-sty brick bldg; 4 payments... 5,000.00

LOT 28, blk 1, map of Tremont Terrace, prop of Bankers' & Security Co, 24th Ward; Eltz K. Dooling loans Carlo Maroccoli to erect 2-sty & cellar brick dwelling with stores; 4 payments.... 4,500.00

APR. 19.

174TH ST, sec Longfellow av, 50x100; City Mtg Co loans Trask Bldg Co to erect 5-sty apartment; 12 payments...40,000.00

VALENTINE AV, es, 100 n 187th, 50.9 x100; City Mtg Co loans Hoffmann Co Builders, Inc, to erect 5-sty apartment; 10 payments27,500.00

VALENTINE AV, es, 150.9 n 187th, 50.9 x100; City Mtg Co loans Hoffmann Co Builders, Inc, to erect 5-sty apartment; 10 payments27,500.00

APR. 22.

GRAND BLVD & CONCOURSE, ws, 100 s Field pl, 50x90; City Mtg Co loans Kearns Realty Co, Inc, to erect 5-sty apartment; 6 payments.....20,000.00

GRAND BLVD & CONCOURSE, ws, 150 s Field pl, 50x90; City Mtg Co loans Kearns Realty Co, Inc, to erect 5-sty apartment; 6 payments.....20,000.00

ORDERS

Brooklyn.

APR. 16.

STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay P F McDermott 150.00

APR. 20.

PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corpn 527.69

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

During the month of March, the Board of Examiners held seven meetings, and received 71 appeals. There was, in addition, 12 appeals pending on March 1, making a total of 83 appeals. At the various hearings held 58 appeals were approved on condition, 6 approved outright, 5 disapproved, 4 dismissed, without action, 5 withdrawn, by appellant and 5 laid over.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 129 of 1915, New Building 341 of 1913, 31 West 110th street, Manhattan. Louis Allen Abramson, appellant.

24. Wood enclosure on roof garden of unlawful construction. Should be of incombustible material.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure.

To permit the use of wood in the construction of the open trellis work, pergola, and supporting members.

The building is occupied and owned by the Young Women's Hebrew Association, by reason of which the fire hazard is reduced to the minimum, no smoking being allowed, and the building being the highest in the locality, it is the appellant's belief that the material desired to be employed, will be equally good to that demanded by the Superintendent of Buildings.

APPROVED ON CONDITION that the supports of the pergolas be placed on the roof, and not on the exterior walls; and that the rafters of the pergolas shall not project beyond the walls of the building.

APPEAL 130 of 1915, New Building 1810 of 1915, northeast corner Livonia avenue and Hinsdale street, Brooklyn. Louis Allen Abramson, appellant.

Denied under Section 31 of Code.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure. Or that an equally good and more desirable form of construction can be employed.

The use of steel girders; steel girders to be properly fireproofed, in place of fore and aft brick walls.

The form of construction proposed above is, in the opinion of the appellant, equally good and more desirable, particularly inasmuch as a continuous transverse fire wall exists on all floors.

APPROVED on the following CONDITIONS: 1st. That an unpierced brick wall at least eight inches thick be provided at the point marked "A" on 2d, 3d and 4th floor plan, extending from the second floor to the underside of the roof-boards; and that the brick wall marked "C" may be replaced with an ordinary partition.

2d. That that portion of the second floor over space marked "B" on the first floor be of fireproof construction.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 131 of 1915. New Building 1973 of 1915, 1354-1356 63d street, Brooklyn. Matthew W. Del Gaudio, appellant.

This proposition being in conflict with the conditions required by the Board of Examiners, I would recommend that the proposed changes be submitted again to the said Board of Examiners for consideration.

The proposed amendment was in accordance with the recommendations of the Board of Examiners, made on March 16, 1915, at the hearing given the appellant, in the matter of application No. 1220, of 1915, said latter matter being in relation to omission of the fore and aft partition wall, in said building, and when appeal was approved, on certain conditions. The said appeal is known as No. 77, and is dated March 10, 1915. By said amendment it is proposed to provide a steel girder, with a column supporting same, for the support of the floor beams at front portion of building, and to have the wall dividing the front from the rear portions of the building, of 12" brick.

That, in view of the providing of said girder and columns sufficient support is provided for the floor beams, while the providing of a 12" wall between the front and rear portions of building will divide the building in two sections, completely separated from each other.

Proper support being shown for the floor beams, and also, the girders and columns will be properly fireproofed, and the conditions mentioned in the Board's official notice of March 16, 1915, will be complied with.

APPROVED ON THE FOLLOWING CONDITIONS:

1st. That a self-closing fireproof door be provided at the point marked "A" on the cellar plan.

2d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 132 of 1915, New Building 1878 of 1915, 113-121 Linden street, Brooklyn. Harry Dorf, appellant.

1. Comply with Section 31 of the Code. Section 31 of the Code permits me to use steel girders and columns in place of a brick wall where the span is over 26' between bearing walls. May I use steel girders and columns in place of a brick wall? It will diminish the rooms 6" in width and under the present condition it will be bad construction.

APPROVED on the FOLLOWING CONDITIONS:

1st. That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the first floor plan, extending from the first floor beams to the underside of the floor of the second story.

2d. That the floor and ceiling of the space marked "B" on the first floor plan be of fireproof construction.

3. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 133 of 1915, New Building 49 of 1915, 588 Fifth avenue, Manhattan. Alfred Freeman, appellant.

6. Walls in rear portion of second story are of unlawful thickness as shown on new plans. That an equally good and more desirable form of construction can be employed. To construct side and rear walls which are to be of skeleton type 12" in the second story and same to be carried on steel framing. A 12" wall being considered as sufficient for the upper 75 feet or more of the exposed part of the building, the same should apply to the lower or less exposed part of the building. The load on the second story wall is no greater than that on the wall of the story above, and therefore need not be increased in thickness. The main use of this wall is as a fire protection, or protection from the elements.

Appearances: Alfred Freeman and Sidney Diamant, C.E. APPROVED.

APPEAL 134 of 1915, New Building 58 of 1915, 1562 Broadway, Manhattan. James C. Green, appellant.

1st. That the walls shown are of unlawful thickness.

2d. Lining of party walls are insufficient. That the Superintendent of Buildings will not approve of the mode, manner of construction to be followed in the erection of this building.

1st. That the walls can be built as shown on submitted plans. 12" thick entire height.

2d. That 4" brick lining thoroughly anchored to party wall be permitted. The outside walls are supported at each story on the steel columns and girders, the strength is ample as shown and additional encroachment on the restricted rental space is unnecessary hardship to the owner.

Appearance: James C. Green. On motion, after lengthy discussion, entered on the record as withdrawn by appellant.

APPEAL 135 of 1915, New Building 1862 of 1915, 383-385 South 3d street, Brooklyn. Charles M. Straub appellant.

Denied for excessive height, contrary to Section 31 of Code.

He refuses to approve the mode and manner of construction to be used in the erection of this building—as to thickness of walls in second story for height of building, same exceeding 60'. To permit the front wall in second story to be 16" thick, and the rear, side and all court walls in second story to be 12" thick, as proposed. The 12" portions of walls from the second floor up to top roof beams does not exceed 50 feet in height, and the total height from curb level to top of roof beams is only 63' 1", and to highest point of roof 64' 9".

Appearance: Charles M. Straub.

APPROVED on the following CONDITIONS: 1st. That an unpierced brick wall be provided at the point marked "A" on the several floor plans, extending from the cellar floor to the underside of the roof-boards.

2d. That a self-closing fireproof door be provided at the point marked "B" in the cellar.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 136 of 1915, New Building 1863 of 1915, 64-68 South 2d street, Brooklyn. Charles M. Straub, appellant.

Denied, for excessive height, contrary to Section 31 of the Code. He refuses to approve the mode and manner of construction to be used in the erection of this building—as to thickness of walls in second story for height of building, same exceeding 60 feet. To permit the gable wall on South 2d street in second story to be 16" thick, and the front, rear side and all court walls in second story to be 12" thick, as proposed. The 12" portions of walls from the second floor up to top of roof beams does not exceed 50 feet in height, and the total height from curb level to top of roof beams is only 63' 6 3/4", and to highest point of roof 64' 8 3/4".

Appearance: Mr. Charles M. Straub.

APPROVED on the following CONDITIONS:

1st. That a self-closing fireproof door be provided in the cellar of the point marked "A."

2d. That those portions of the second floor above spaces marked "B" on the first floor plan be of fireproof construction.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 137 of 1915, New Building 2110 of 1915, 467-469 Prospect avenue, Brooklyn. Fred-eric W. Eisenla, appellant.

Contrary to Section 31 of Building Code. That 8" brick walls divide each apartment, arranged between the hall walls and the cross walls. Fore and aft supports to be covered with wire lath and 2" of cement mortar, equally as good and more desirable for construction. And being claimed that the Rules and Regulations of President of Borough or provisions of law or ordinance do not apply. That the 8" brick hall walls and the 8" brick cross walls be accepted as dividing apartments, with necessary fireproofing of the columns and girders with wire lath and 2" cement mortar. Distance between main bearing supports does not exceed 26' and therefore no fore and aft partition walls are necessary. To erect fore and aft brick wall in the arrangement of lay out of rooms would cause additional expense in cost of iron to carry upper fore and aft wall at front and loss of space to rooms both at front and rear. Walls forming structure comply with Section 31 of the Building Code in that the main bearing walls are not over 26' apart between supports and 8" brick cross fire walls are provided.

Appearance: Mr. Joseph P. Farrell.

APPROVED on the following CONDITIONS: 1st. That self-closing fireproof doors, or unpierced brick walls at least eight inches thick, be provided at the points marked "A" on the cellar plan.

2d. That a self-closing fireproof door be provided in the first story at the point marked "B."

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 138 of 1915, New Building 2190 of 1915, 319-321 Stone avenue, Brooklyn. Benjamin Cohn, appellant.

1st. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls. An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of said borough, or the provisions of law, or ordinances do not apply. That the distance between the main bearing wall is not over 26' and therefore no fore and aft brick partition walls are necessary. Walls forming structure conforms with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick fire wall separating front part of building from the rear part of building is provided.

Appearances: Benjamin Cohn and M. Weinberg.

On motion, APPROVED on the following CONDITIONS:

1st. That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the cellar plan, extending from the cellar floor to the underside of the first story floor-boards.

2d. That self-closing fireproof doors be provided at the points marked "B" on the cellar plan.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 139 of 1915, Alteration 617 of 1915, 23d to 24th streets, 4th to Madison avenues, Manhattan. D. Everett Waid, appellant.

1st. Building increased in height to over 150'. All flooring, interior trim, window frames, etc., should conform to Section 105.

2d. Walls of 12th story unlawful. Should be of brick where supported on brick walls below. (Modification to be prepared when objection is answered.) The provisions of the building ordinances do not apply and an equally good and more desirable form of construction can be employed.

1st. Whether the building with the proposed pent house or 12th story can exceed 150 ft. in height above the curb, and whether fireproofed wood flooring and wainscot will be required in the gymnasium in the proposed pent house or 12th story.

2d. Whether steel columns in brick piers with steel frame and hollow tile spandrel walls may be used facing on interior courts as shown.

1st. The present main building is 11 stories high and is being divided into sections by means of fire walls and automatic fire doors as

shown on sheet 45. The proposed pent house or portion of the 12th story is to be used for gymnasium and is of fireproof construction, including trim, except the wood running track supported on steel, and the maple flooring and oak wainscot of the gymnasium proper. The chief contents will be steel lockers and gymnasium apparatus. Reference is made regarding the existing building to a ruling of the Bureau of Buildings known as "Bulletin 42, 1910, modification Section 105 in re Alteration 2 Wall Street," and approval of wood flooring and wainscot in the new gymnasium is asked on the ground that equally good or more desirable construction is provided. So-called fireproofed wood for the floor surface of a gymnasium would be a detriment.

2d. The proposed gymnasium is of skeleton construction with columns in the court walls enclosed in brick piers. The spaces between the piers which might be filled with windows it is proposed to build up with 4 in. hollow tile block and steel I beam walls plastered on the inside and covered with copper on the outside. Few windows are needed and approval is asked of the construction proposed as being equally good and more desirable than that permitted by the Code.

Appearance: D. Everett Waid. APPROVED ON CONDITION that the wainscoting is manufactured flush on the back, and that the structural steel is found by the Bureau of Buildings of adequate strength to carry the additional load to be imposed. And on the further CONDITION, that the running track be covered on the underside with asbestos board or sheet metal. Mr. Waid recorded as not voting.

APPEAL 140 of 1915, New Building 2138 of 1915, 379-381 Irving avenue, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 of the Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25 ft. 6 in. and to omit the construction of brick partition walls.

1st. Section 31 Code does not prevent the use of steel girders for the support of floor beams.

2d. An unpierced brick wall 8 in. thick provided midway of building from cellar to roof.

3d. S. C. F. P. D. provided in cellar at the same place.

4th. That all girders and columns supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman. APPROVED.

APPEAL 141 of 1915, New Building 2186 of 1915, 558 50th street, Brooklyn, S. Millman & Son, appellants. Wording same as in Appeal 140 of 1915. Appearance: James J. Millman. APPROVED.

APPEAL 142 of 1915, New Building 2163 of 1915, southwest corner Newkirk avenue and East 21st street, Brooklyn. W. T. McCarthy, appellant. Comply with Section 31 of Code. The proposed arrangement of brick partition walls, while not in compliance with the letter of the Code, fulfills all conditions contemplated in the Code as to fire protection and strength. Whether or not the arrangement of brick partition walls and fireproof doors enclosing floor areas of two thousand square feet or less is adequate for fire protection. Whether or not the thickness of walls as shown is adequate for strength. That unpierced brick walls and fireproof self-closing doors are provided dividing floors into areas of two thousand square feet or less. That no 8 in. brick wall used as a bearing wall takes bearing from beams more than 18 ft. 8 in. in length, while the Code permits an 8 in. party wall between two twenty-foot buildings or the carrying of beams on both sides of 19 ft. 4 in.

Appearance: W. T. McCarthy.

APPROVED on the following CONDITIONS: 1st. That self-closing fireproof doors be provided at the points marked "A" on the cellar plan.

2d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 143 of 1915, Alteration 2023 of 1915, premises 1262 President street, Brooklyn. A. Koeppl, Inc., appellants.

Letter from appellant requesting that appeal be laid over. Request granted; appeal 143 LAID OVER.

APPEAL 144 of 1915, New Building 1612 of 1915, 234-236 Columbia street, Brooklyn, 79 ft. north of President street. Albert C. Kunzi, appellant.

1st. Contrary to Section 352D., Paragraph 3, Moving Picture Ordinance as to height and covering of exit passageway ceiling.

The exit passageway is not directly connected with auditorium. An open court 25 ft. in length is provided between auditorium and exit passageway in question. The proposition has been approved by the Fire Department as being reasonably safe. To allow the height of the passageway to remain at 8 ft. 0 in. clear, and to cover the ceiling of said passageway with metal on 1/2 in. plaster boards. To make the ceiling of passageway 10 ft. in height and put in a fireproof ceiling as per Section 106 of the Building Code would mean the removal of present tier of beams, partitions, etc., in the first story of premises 79 President street, thereby incurring not only an enormous expense, but also the loss of rent and revenue without any apparent benefit to anyone.

Appearance: Albert C. Kunzi and S. Pellegrino. APPROVED on the following CONDITIONS:

1st. That the railings, at the points marked "A" on the typical seating and exit plan, be rounded at the corners.

2d. That the brick wall be rounded or splayed in the exit passage, at the point marked "B" on the same plan.

APPEAL 145 of 1915, New Building 21 of 1915, Premises 1237-1239 Broadway and 502-504 6th av. J. Walter Katz and I. G. Feiner appellants. Appearance: S. Walter Katz, Geo. W. Harris and E. Chapman.

The appellants requested a postponement of the hearing. Laid over.

APPEAL 146 of 1915, New Building 2169 of 1915, premises 4320 5th avenue, Brooklyn. Thomas W. Lamb, appellant.

Appearance: Eugene De Rosa.

Following lengthy discussion, laid over; the appellant being requested to furnish additional drawings.

BUREAU OF FIRE PREVENTION. Municipal Building. 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.)

- A..Auxiliary fire appliances. B..Fire escape orders. C..Fireproofing and structural alterations. D..Electrical installation. E..Obstruction of exits. F..Exits and exit signs. G..Fireproof receptacles and rubbish. H.."No smoking." I..Diagrams on programs and miscellaneous. J..Discontinue use of premises. K..Volatile inflammable oils and explosives. L..Certificates and miscellaneous. M..Dangerous condition of heating or power plants. O..Discontinue use of oil lamps. DR..Fire drills. W..Interior alarms. ST..Standpipe installation. Spkr...Sprinkler installation. Sia. P. P..Siamese perforated pipes. Sia...Siamese connections. Tk...Tank.

Week Ending April 17.

MANHATTAN ORDERS SERVED.

Named Streets.

- Beekman st, 96—J Archibald Murray, 49 Wall. C Grand st, 410—Isaac Kaufman, premises. G-C-A Grand st, 410—D Shevinsky, Inc, premises, G-C-A Grand st, 410—Manuel Bomgard, premises. A-C Grand st, 410—Socialist Party, premises. C-A-E Grand st, 580—Pildescu & Green, premises. A-A Gr Jones st, 5—Story & Flickinger, premises, H-A-G Irving pl, 66—Fred Baar, premises. C-C Irving pl, 66—Albert Hoffman, premises. A-C-G Washington st, 190—Edgar E Champion, premises. C Water st, 166-68—Eliz E White Est, care A M White, 5 Nassau. B Water st, 170—Jno J White Est, 51 E 57. B West st 47-9—B Crystal & Son, premises. DR-W

Numbered Streets.

- 9 st, 224 E—9th St Garage, premises. G-H-A 19 st, 143-9 W—N Y Button Works, premises, O-L 21 st, 41 E—Frank Kelley, premises. DR 21 st, 41 E—Alfred Lewin, premises. D 21 st, 41 E—Illustrator's Eng Co, premises. DR 21 st, 41 E—Ray Kushin, premises. DR 21 st, 41 E—Wm Sindberg, premises. DR 22 st, 313-23 E—Jacob & Julius Fleischhauer Est, 1 av & 44. Sia-Spkr 24 st, 124-8 W—Elmer A Darling, 21 E 21. G 36 st, 52-6 W—M J Wynne Art Co, premises. G 36 st, 52-6 W—Kupler Co, Inc, premises. G-A-C 36 st, 52-6 W—David R Shapiro, premises. G-A 38 st, 315 W—Isidor Schapiery, premises. G-A-H 46 st, 112 W—Richard Delafield, premises. C 47 st, 145-55 W—Consolidated Gas Co, 130 E 15. C 48 st, 633-5 W—Hardman, Peck & Co, 433 5 av. W-DR 49 st, 304 W—Edw Adams, premises. G-C-H-D 65 st, 246 W—Royal Taxicab Co, premises, G-H-L-D-C 65 st, 306-8 W—N Y Auto Garage Co, premises. L-H-D-Trk-A 66 st, 34 W—Chas A Carey, premises. O-C-G-A 72 st, 438-40 E—Louise Fink, 438 E 72. C-G 76 st, 200 E—Pauline Goldstein, 61 E 92. C 81 st, 409 E—James Gross, premises. C 116 st, 110 W—Consolidated Gas Co, 130 E 15. C 121 st, 213 E—Edw Callan, premises. G-H 132 st, 57-9 W—Mary Bourne, 22 1 av, Mt Vernon, N Y. C 207 st & Harlem River—Reliance Motor Boat Co, premises. A-L-H-C

Named Avenues.

- Bowery, 9—Alice Flynn, 200 E 27. C-E Bowery, 97—John P Jube & Co, premises. B Bway, 412—Ideal Gas & Elec Fix Co, premises. D-E Bway, 412—Jos Lonig, premises. DR Bway, 412—Cobb-Macey-Dohme, Inc, premises. DR Bway, 1472-80—Long Acre Land Co, premises. Sia Bway, 2764—A R Ackert, premises. H-A-G Park Row, 158—Circolo Sociale Val Di Trebbia, premises. C-A Park Row, 158—Jas Daly, premises. A

Park Row, 158—Abr Nadel & Morris Shimmel, premises. I-C-G

Numbered Avenues.

2 av, 1244—Letitia King Arnold, 233 W 52. G 3 av, 1639—Jacob Ruppert, premises. L

BRONX ORDERS SERVED.

Numbered Streets.

- 134 st, E & Walnut av—Phillips-Jones Co, 1195 Bway. O 137 st, 315 E—Harlem & Morrisania Trans Line, 3 av & 130 st. G-A-H 183 st, 596 E—German & Blackman, premises O-A

Named Avenues.

- Independence av & 252 st—Geo W Perkins, premises. O-A Westchester av, 2202—Wm Weinstock, premises. O-A Willis av, 150—Simon Ginsburg, premises. C

BROOKLYN ORDERS SERVED.

Named Streets.

- Boerum st, 206—Sam'l Aranowitz, 183 McKibbin. I-H-A Clinton pl, 16—Leo Lang, premises. G-A Court st, 309—Papa Bros & Co, premises. J Fulton st, 12-16—Paul Knoke, premises. M-A Fulton st, 12-16—Matthew Hinman, premises, D-B-C-F Fulton st, 35-45—Lyons Hotel Co, premises. D-W Fulton st, 106—Lyons Hotel Co, premises. M Fulton st, 106—John Bunce Co, premises. W Fulton st, 109—Albert Geneveise, premises, W-D-C-F-B Fulton st, 223—Est Richard P French, premises. W Fulton st, 289-91—Wm Lyons & Co, premises. W Grand st, 134—John F Smith, premises. C-D-W King st, 97—Michele Delio, premises. H-A-D Leonard st, 274—Standard Show Case Co, 280 Leonard. H-D Raymond st, 65—National Parlor Suit Co, premises. J Richard st, 9-31—J H Williams & Co, 150 Hamilton av. H-A Rodney st, 460-68—Bklyn Paper Box Co, Inc, premises. A Sterling pl, 481-87—Utility Garage Co, Inc, premises. C Summit st, 68—Morris Leibowitz, premises. C Summit st, 70—Louis Feldman, premises. C-E Summit st, 70—Edw M Walsh et al, premises W-D

Numbered Streets.

- 16 st, 198—Diamond & Spiwack, premises. I 23 st, 2730 E—Thomas Verlin, premises. H-A-G 29 st, 36 E—Ross & Weitzman, premises. K-A-G 48 st, 1446—Sol Cedar, premises. A-M 77 st, 1721—H L Lombard, premises. H-A-G

Named Avenues.

- Bedford av, 1072—Wm Coffey, premises. H-A Bway, 339—Bernard Gallagher, premises. W-F Bway, 339—Chas Bevier & Co, premises. E-G Bway, 339—Bklyn Union Gas Co, 176 Remsen. C Bway, 658-60—Italo De Palma & David Hoskwith, premises. E-F Bway, 658-60—Louise E West, premises. C-W Bway, 1461—Max Horr, premises. A Bway, 1461—Est Mrs Emily Huber, premises, W-C-B Driggs av, 322—Edw Karfiol, premises. H-A-G Eastern pkway, 945—W P Neibrugge, premises. H-A-G Hamilton av, 80—John Cordes, premises. C-W-D Hamilton av, 80—Tod S Cioffi, 82 Hamilton av, F-D-E Johnson av, 576-602—E T Trotter & Co, 588 Johnson av. H-A-G Kingsland av, 267—Geo Skivens, premises. H-A-G Market av, 236—Robert Terrill, premises. C-D Ocean blvd & Prospect av—Fred R Welsh, premises. H-A-L Putnam av, 1219-29—Mrs Frank Hartman, premises. C Sumner av, 314—John Gallas, premises. M Washington av, 679—Sam'l Shapiro, premises. D West av, 124—Henry Hunken, premises. C-D-F Wythe av, 129—Joseph Fibich, premises. M

Numbered Avenues.

- 3 av, 4305-11—Olaf Olafson, 48 Jeffrey av, Jamaica. C-W

QUEENS ORDERS SERVED.

Named Streets.

- Lockwood st, 381-83 (L I C)—Stephen Meagher, premises. L Seattle st, nr Jerome av (Ozone Pk)—Peter Wenk, premises. H-A-G Waldron st, 55 (Corona)—Daniel Riordan, premises. M

Numbered Streets.

- 18 st, 20 S (Flushing)—Earl B Sill, premises H-A-G

Named Avenues.

- Cypress av, 241—Jas H Christie, premises. H-A-G Flushing av & Garrison st (Maspeth)—Richey, Browne & Donald, Inc, premises. A Merrick rd, nec Central av (Jamaica)—Robert Burton, Hillside av, Richmond Hill. L Queens blvd & Penfold rd (L I C)—Queens Blvd Garage & Repair Shop, Elmhurst. L-A-C Woodhaven av, nec Old rd (Elmhurst)—Robert Burton, Hillside av, Richmond Hill. L

Numbered Avenues.

- 1 av, 52 (College Pt)—Pauline Reisenburger, premises. D

RICHMOND ORDERS SERVED.

Named Streets.

- Arrieta st, ft (Tompkinsville)—Amer Dock Co, 17 State, Manhattan. H-A Bay st, 33S (Stapleton)—John D Killian, premises. O-A-G-L Stuyvesant pl, es (Tompkinsville)—Chas Baeszler, premises. L-C

Named Avenues.

- Castleton av, 23—J McCarthy Estate, premises. J

BUILDING MANAGEMENT

ELECTRIC SERVICE IN HOTELS

By A. B. ODAY*

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

UNDoubtedly there are no commercially public buildings that present greater possibilities for original treatment, with regard to electric service, than those used for hotel purposes. This is particularly true when considering the lighting equipment, as there are a large number of factors which must necessarily be considered. The other electrical equipment, which is largely utilitarian, is standardized to some extent, and the variety from which to choose is considerably smaller.

There is such a variety of hotels, all of which present distinctive possibilities, that it is almost impossible to present data that would be applicable in all cases. We find the small and large hotels in large and small cities and it is obvious that the electrical equipment should be quite different. In some, the equipment resolves itself into bare necessities, while in others elaborate surroundings and conveniences must be provided so as to appeal to a particular class of trade.

All equipment which is primarily for the comfort of patrons, whether for appearance or practical use, is sure to be an advertising feature and the many applications of electric service are always remembered by hotel patrons. If a building is poorly lighted and, consequently dingy and unattractive, it is obvious that customers are not attracted to the extent that they would be if such a place were bright and cheerful.

In order to give a general summation of the applications of electricity for the various portions of a hotel, each class of rooms will be treated individually, setting forth a few of the most important requirements.

Lobby.

This is the main room of the building and consequently, should be made as attractive and comfortable as possible. Electric service for the lobby resolves itself largely into the question of lighting, as the other power requirements are comparatively few. A number of electric fans and an electric cigar lighter are the services that are most generally found.

The lighting system should be given careful attention for it is here that first and last impressions are made. As a great amount of reading is done, it is necessary that there be a comparatively high intensity of softly diffused light. The whole room should be evenly illuminated so that it is not necessary to be in a particular section to read in comfort. Either semi-indirect or totally indirect illumination is to be preferred, as they not only give the room a pleasing appearance, but they also diffuse and distribute the light in a proper manner. With the large number of designs from which to choose, it is possible to get a fixture which is distinctive as well as architecturally harmonious. Wall



A. B. ODAY.

bracket fixtures equipped with either candelabra lamps, imitation candlesticks or regular low wattage lamps and decorative glassware of the same design as the main fixtures, when placed at regular intervals about the room, add greatly to the attractiveness of the lighting system.

Dining-Room.

It is rather difficult to say just what form of lighting is most desirable for the dining-room, as there are a great variety of equipments, many of which, although quite different in design, seem to meet the requirements equally well. Some owners prefer high intensity lighting for the dining room, while others endeavor to obtain a more subdued effect. A very pleasing lighting scheme

The type of lighting usually found in the rathskellar is quite similar to that described for a dining room, except that a low intensity is prevalent, which is generally supplied by indirect fixtures or recessed ceiling diffusers, supplemented by table lamps. Coziness and attractiveness being the chief requirements, it is obvious that a large amount of illumination is not desired. Glaring light sources, such as clear unshielded lamps, should always be avoided as such a condition tends to defeat the purpose of such a room. Here again should be provision for the attachment of electric fans. Outlets must also be provided either in the floor or baseboard to supply service to the table lamps.

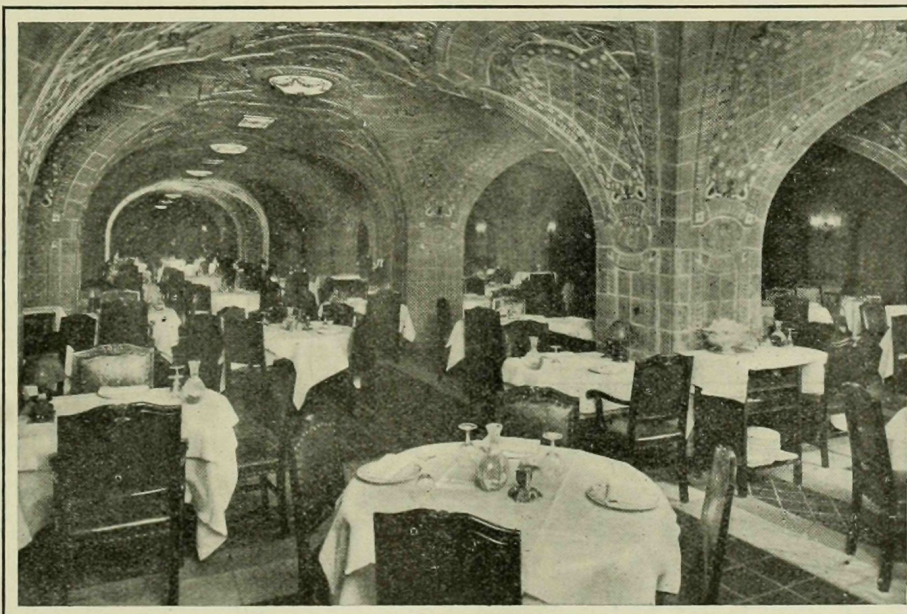
Ladies' Parlor.

Efficiency of light utilization should never be considered when designing the lighting equipment for the ladies' parlor, as artistic appearance is the predominating factor. Daintily designed glassware, etched and tinted to harmonize with the wall decorations and room furnishings, or carefully selected silk shades, are appropriate. One centrally located ceiling fixture, of the semi-indirect type, will usually suffice for the main lighting unit. This should be supplemented by bracket lights and an attractive table lamp. A high degree of diffusion is desirable for all lighting units in a room of this nature, consequently dense glass or heavy silk shades should be employed. Each writing table should be equipped with a portable lighting unit.

Bedroom.

Before the wiring installation is made for a bedroom, information should be obtained as to the probable location of furniture, as this will determine the location of the majority of lighting fixtures. One centrally located ceiling fixture of appropriate design should be provided with a Mazda lamp of such a size as to supply a medium intensity of general illumination. A wall bracket, equipped with an upright opalescent reflector and small lamp, should be located on each side of the dresser mirror. The writing table should be equipped with a portable lamp, as should also the table at the head of the bed. A wall outlet and electric fan should be provided at some convenient location. It is also desirable to provide one or two additional wall or baseboard receptacles to permit the use of such electrical appliances as occasion might demand.

In the bath rooms of most up-to-date hotels should be found a wall receptacle for use in heating the curling iron. This is a service which will be appreciated by many of the women guests. If the bath-room is quite small, two upright burning lamps and opalescent reflectors on wall brackets, one placed on each side of the mirror, will usually suffice. These lighting units will be in the correct position for shaving etc., and will supply sufficient general illumination throughout the room. If the bath room is quite



UNIQUE TREATMENT OF A RATHSKELLAR.

is one in which a medium intensity is obtained by a well designed indirect system, this being supplemented by individual table lamps, equipped with low wattage Mazda lamps and decorative silk or glass diffusing shades. When the wiring is being installed wall receptacles should be provided at frequent intervals about the room for the attachment of electric fans during the summer season.

*The accompanying article was prepared for the Record & Guide through the courtesy of the Society for Electrical Development.

large a ceiling fixture should be installed in addition to the bracket lights.

Cafe and Bar.

A high intensity of illumination is not necessary for the hotel cafe, as quietude and repose should be the predominating feature. Any system of lighting that is artistically harmonious and gives good diffusion is applicable.

The bar and immediately adjoining space should be well lighted. The direction of light should be such that there will be no sharp shadows. Low wattage lamps should be installed at intervals beneath the bar to facilitate the mixing of drinks and washing of glasses. The wine cabinet, which is usually located behind the bar, is similar to a

wiring. The electric flat iron should be installed for use on all hand work. An exhaust fan will also be useful in carrying off the steam and keeping the air in circulation.

The lighting units most applicable for the laundry consist of lamps and porcelain enameled steel reflectors. These lighting units should be spaced with reference to the location of the various machines and tables, and so suspended as not to interfere with any of the operations.

Exit lights usually consist of low wattage, colored lamps or clear lamps within colored enclosing globes.

Each elevator should have a fixture in the roof of the cage, as well as signal

first vice-president; David V. Prosky, second vice-president; Walter Scott, third vice-president; Oliver B. Ferris, secretary and treasurer, and Irvin G. Herman, general counsel.

It is the purpose of the association to limit its membership to real estate brokers, one per county, and to cover the United States and Canada. The efforts of the association will be to create business in real estate lines between counties and States, thus enabling its members to obtain business and profits, which brokers have not been able to obtain heretofore. The association contemplates issuing a national catalogue of the real estate listings of its members as soon as the membership reaches 500 or more, and plans were also laid for the issuing of a monthly publication among the members. Plans were formulated for holding a convention in New York City in the near future at which it is expected brokers will attend from all parts of the country.

Among the advantages members of the association will enjoy may be mentioned the use of a New York office maintained for the benefit of out-of-town members. A member in New York City, who has a client contemplating purchase or exchange of property in San Francisco, may obtain a trustworthy appraisal of the California piece by the member there for the nominal sum of ten dollars. The association also proposes to conduct a national campaign of advertising in order to attract prospective purchasers of farm properties, industrial land sites, etc., and also to familiarize the trading public with the services performed by the association and the reliability of its members.

One important function of the association will be a department designed to establish better facilities for the handling of mortgage investments, so that capital may be made available for investment in farm loans through the states where high rates of interest are obtainable with a reasonable degree of security. The association will also enable its members to foster public improvements which will add to realty values, and also to oppose and prevent by organized effort, the enactment or enforcement of unjust or obnoxious legislation, as well as to encourage the enactment of laws in the various states beneficial to realty interests.

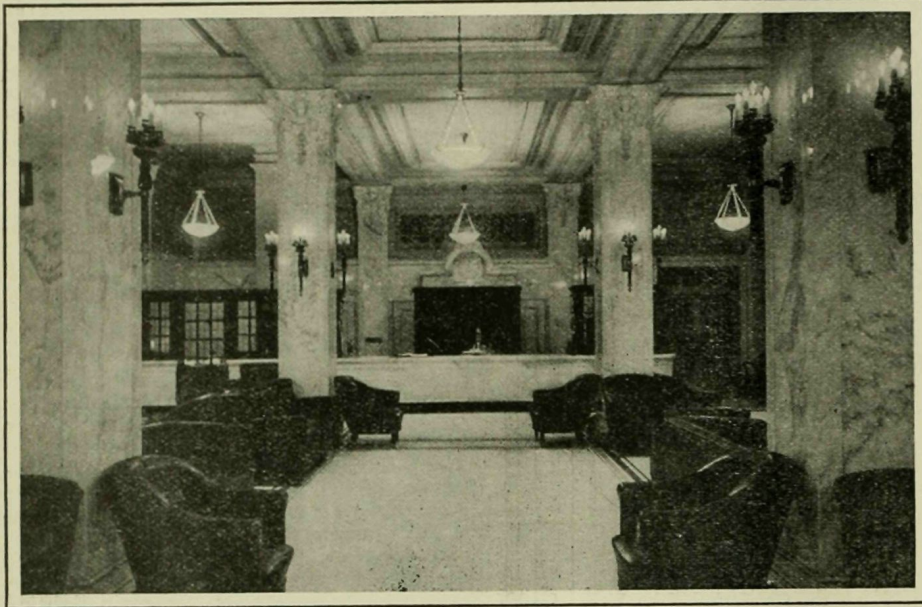
New Specifications for Brick Highways.

The National Paving Brick Manufacturers Association has issued specifications and directions for laying brick street and highway pavements, which have been revised from previous editions under the direction of the board of directors of the association; there having been added to the street paving specifications a set applicable especially to country highways. The specifications and instructions are made still more clear by the photographs and diagrams which accompany them. No explanations of the reasons for the various details of construction recommended nor advocacy of brick pavements is contained in this pamphlet, but an announcement is made that a handbook is being prepared to supplement the specifications, which will contain matter of this kind. These specifications will be sent on application, without cost, to officials, engineers and contractors.

The specifications for street pavements include grading, drainage, curbing, concrete foundation, cushion, expansion joints, the brick itself, brick laying, rolling and applying filler. Alternate specifications are given for stone and concrete curbing; an edging to the concrete in place of curbing; crushed stone foundation, old gravel or macadam foundation, or No. 2 paving brick foundation in place of concrete, or brick laid on natural earth without any artificial foundation. Also for sand filler in place of cement. No provision or mention is made of a bituminous filler of any kind.

Specifications for highway construction include the same items, except curbing, concrete edging being substituted therefor.

No effort is made to specify dimensions, such as thickness of concrete foundation or the proportion of the ingredients entering into it, dimensions of curbing, etc.



LIGHTING SYSTEM IN A HOTEL LOBBY.

store showcase and should be lighted in a similar manner. Concealed tubular lamps and reflectors, if properly installed, are applicable for this service. Electric fans afford added comfort on warm days and provision should be made for the installation of a number of these in various portions of the room.

Kitchen.

A hotel kitchen undoubtedly presents a larger field for electrical service than any other portion of the building. The whole service can be made electrical and in instances where this is done very good satisfaction has been experienced. There is the complete electric range where all cooking may be done, or it is possible to utilize any of the many electrical cooking devices. Food choppers, buffers, grinders, dish washers, potato peelers, etc., all find application in an efficiently operated kitchen. An exhaust fan and ozonator are useful in removing objectionable odors.

lamps by the operators. On each floor are lamps over the doors which serve the double purpose of signaling and illuminating the entrance. Many elevators are also equipped with threshold lights which serve to eliminate accidents due to tripping or missteps. A large portion of the electrical equipment for a modern hotel consists of the motor installations and to give an idea of the various applications, the following table as published in the *Electrical World* is given:

This data shows the equipment of an actual installation in a modern hotel structure in the South. The total connected load aggregates nearly 185 kw., the annual energy consumption for lighting being 118,500 kw. hr. and that for motor service 183,000 kw. hr.

The public of to-day demand that a hotel be modern in every respect and to be this, modern conveniences must be provided wherever possible. Of all the agents which go to make up a com-

MOTOR EQUIPMENT IN MODERN HOTEL (20 Motors, 163.5 H. P.).

Number.	Size, H. P.	Speed.	Machinery Driven.
1	6	898	Belted to exhaust fan
1	0.25	...	Elevator signal system
3	30	425-850	Direct-connected to three elevators
1	2	1,200	Direct-connected to air-washer
2	5	1,800	Direct-connected to house pumps
2	2.5	550	Direct-connected to sump pumps
1	7.5	825	Belted to vacuum pump
1	3	1,050	Direct-belted to ice crusher
2	15	700	Silent chain, to ice machines
1	0.5	2,400	Direct-connected to circulating pump
1	5	216	Belted to exhaust fan
1	0.5	1,800	Geared to potato peeler
1	0.5	1,500	Silver polisher
1	3	1,050	Belted to dish washer
1	0.25	1,700	Direct-connected to beer pump.

The lighting equipment for a kitchen should be well designed to assist in the rapid and careful preparation of food. One or more ceiling fixtures should be installed, equipped with prismatic glass reflectors and lamps of sufficient size to supply a fairly high intensity of illumination. Bracket lamps should be located over the range, sink, etc., so as to eliminate shadows when a person is working at these points.

Laundry.

Extractors, washers, starchers, ironers, etc., all present possibilities for motor drive and should be given due consideration when installing the electric

modious hotel, electricity undoubtedly holds one of the most important places, hence, due to the numerous and varied applications it is of utmost importance that the wiring for electric service in hotels be given the consideration which it justly deserves, so that ample provision is made to meet all requirements.

National Association Formed.

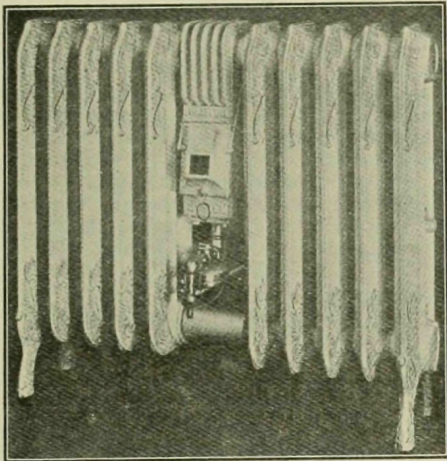
A meeting of the organizers and directors of the National Association of Realty Brokers, Inc., was held on a recent evening at the McAlpin Hotel. The following officers were elected: William H. Brown, president; William E. Morrell,

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.

New Gas Heating System.

SOMETHING entirely new in heating systems is being brought out by a large company of long standing in another department of building equipment. It is in the form of a gas heating system. Of comparatively recent invention, it has aroused much interest. Since obtaining the manufacturing and



contracting rights for the system, engineers have given the whole apparatus careful study and have made many rigid tests.

This heating system is peculiarly adapted to residences, apartment houses, churches, halls, office buildings, and, in some instances, may advantageously be used in industrial establishments.

Gas is burned in a partial vacuum. The advantage of this is threefold: It secures better combustion of gas; it removes the waste products of combustion; and it introduces fresh air into the room.

Thus at one stroke gas is brought to its highest efficiency and at the same

burned in each radiator according to the individual needs of the room.

The one big objection to gas heating, viz., the removal of the waste products of combustion, is removed. This is accomplished by means of the exhaust pipe (E) shown in drawing. The operation of this exhaust also provides ventilation for the room.

The system is under thermostatic control, thermostats being located in each room, if desired. This makes it possible to heat any desired number of rooms, without rendering it necessary to warm up the whole house, as with other forms of heating. In other words, the desired temperature may be obtained just when and where it is wanted because the gas supply is automatically controlled by the thermostat and is shut off when the temperature reaches the required degree or turned on when the room becomes colder than the degree fixed on the thermostat.

A little pilot light in the combustion chamber remains lighted all the time and is in sight through a small mica door in the combustion chamber. If by any chance the fan used to draw off the products of combustion should stop, there is no danger of gas filling the room, for the stopping of the fan automatically shuts off the gas.

Thermaphone Versus Telephone.

A DUTCH inventor, P. de Lange, residing in the Amsterdam consular district, has invented a simple little instrument that seems to be a decided improvement over the present-day telephone. The receiver and transmitter are so small they may easily be carried in the vest pocket, taking up no more space than the ordinary watch. The cost of manufacture is estimated at thirty cents, in American currency.

Notwithstanding its diminutive size, the "thermaphone," for so the inventor has named it, appears to transmit messages with perfect clearness and distinctness, the vocalization being especially good. There is no confusion of vowel sounds, letters or figures. In the "thermaphone," the magnet and diaphragm of the telephone are eliminated, there being substituted a loop of exceedingly fine platinum wire, within a small aluminum cover, pierced with minute holes. Currents passing through the wire cause

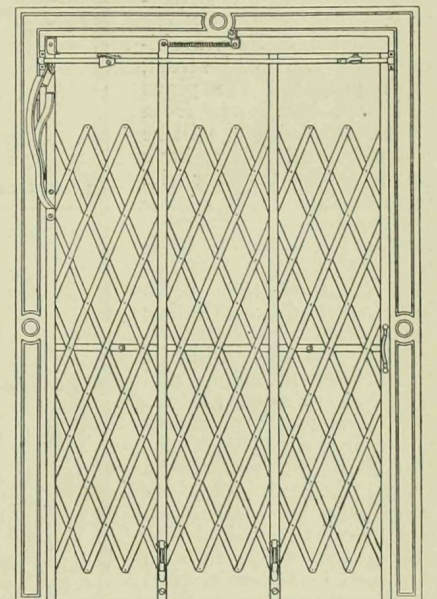
being maintained by a thin wire. Either a single or double receiver may be used, and the hands are left free to make notes of any messages transmitted.

At a demonstration of the invention recently at the University of Utrecht, where, by permission of the Netherlands authorities, the wireless telegraph was brought into requisition in connection with the thermaphone with success. Subsequently, at the inventor's laboratory, he had the opportunity of transmitting and receiving messages to and from a distant room in the building over the ordinary wires, all the tests proving satisfactory.

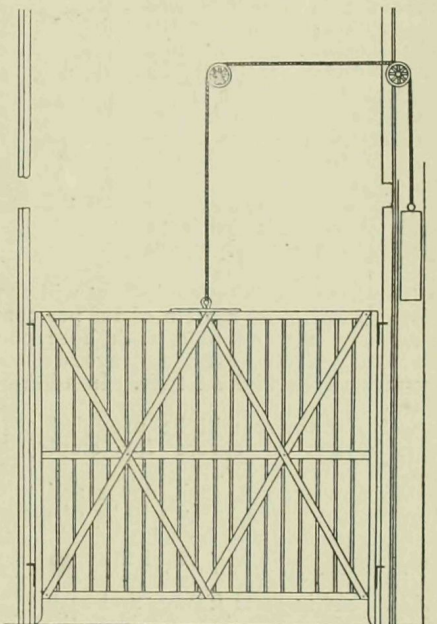
Among the advantages claimed for the thermaphone are compactness, reliability, simplicity and cheapness of construction, and clearness of enunciation. It is claimed, also, that because of the peculiar character of the receiver, and the fact that it can be placed close to the drum of the ear, the thermaphone may be of advantage in ameliorating certain forms of deafness.

Steel Automatic Gates.

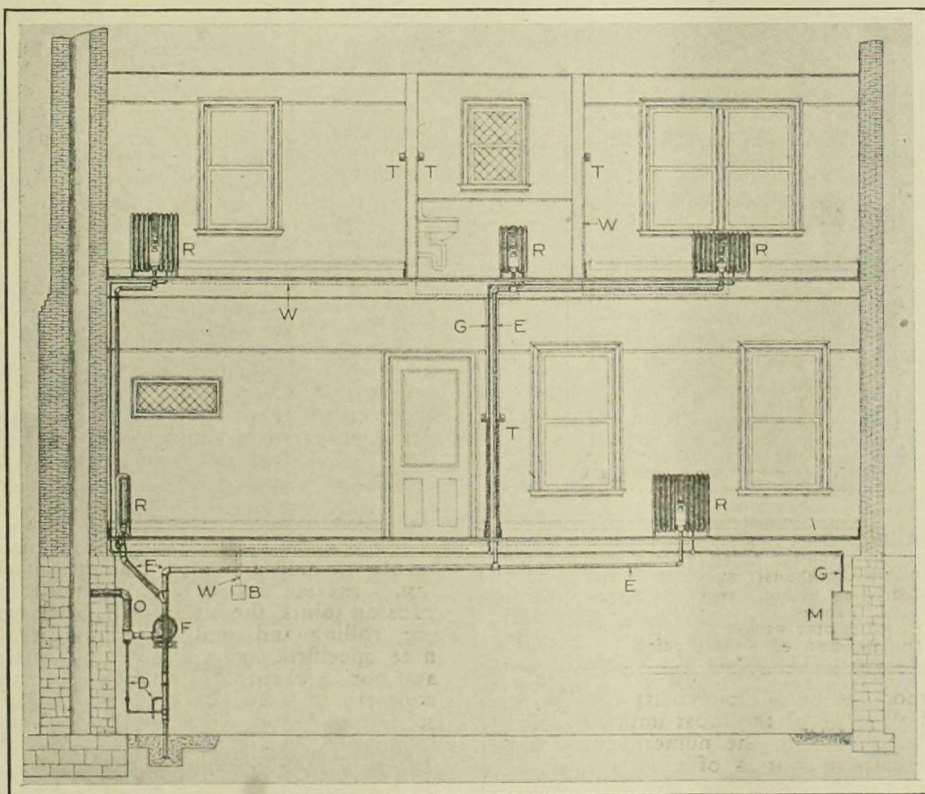
THERE are being placed upon the market two new types of open shaft elevator gates, designed to render conditions safer in factories and warehouses. They are both manufactured by A. Bataille & Company, 587 Hudson street, and have features not usually found in gates of this character. Positive action is the predominating virtue in them.



As will be seen by the accompanying illustrations they are strongly built and are made to stand the wear and tear usually given to factory equipment by careful hand work. In addition to this there is a patented device on them that makes them self closing and locking and



they can be opened only when the car is at the landing. The first illustration shows the patent self locking and closing gate and the other the semi-automatic hoisting gates.



time two of the most vital objections to gas for heating purposes are removed.

As many radiators as may be needed are used and the same are tied together into a complete unit, as far as the exhaust of the products of combustion are concerned. But each radiator is an independent and self-contained unit as far as heating is concerned, gas being

changes in temperature, alternating from heat to cold with great rapidity, the consequent expansions and contractions of the surrounding air becoming evident as sound.

The receiver is so small (being not more than an inch in length and about the thickness of a lead pencil) that it may be placed in the ear, connection

CURRENT BUILDING OPERATIONS

New Building for the Eagle Pencil Company, in East Thirteenth Street, to Contain Many Innovations

AT 703-707 East 13th street, between Avenues C and D, the Eagle Pencil Co. is making preparations for the erection of a modern office, warehouse and shipping building. A prominent feature of the plan of this structure is the provision for the loading of trucks within the lines of the building, thus obviating street obstruction and consequent danger to pedestrians. Another interesting feature is included in the arrangement for the welfare of employees. The new building will be in close proximity to the company's factory buildings and, when completed, will house the executive and general offices which are now located at 377 Broadway.

Buchman & Fox, architects, 30 East 42d street, have prepared the plans and specifications from which this building will be erected, and they have taken estimates for its construction under a general contract. Chauncey Matlock, consulting engineer, 30 East 42d street, has designed the steam heating and ventilating systems.

This building will be ten stories in height and will occupy a plot 64x90 feet. The cost is placed at approximately \$150,000. As this building will stand entirely independent of its neighbors, all four sides will be constructed of face brick. The front has been designed in a simple, even severe, manner with little ornamentation, except for the pattern of the brickwork. The front is to be of stone to the height of the third floor and of brick above.

One of the chief requirements of the owner was that this structure be made absolutely fireproof, and in addition it will be equipped with the most modern appliances for fire protection and fire fighting. This precaution is made necessary by the terms of the factory law and the owner's desire to protect the employees from fire hazard.

The fire-protection equipment will consist of a sprinkler system of 100 per cent. efficiency, a stand pipe, with hose connections on all floors, and a fire-alarm system of the highest type. In addition to this mechanical equipment, a smokeproof fire tower will be provided as a safe means of egress for employees should a fire occur.

Window frames, sash, doors and trim throughout the building will be of metal, and all glazing will be with wired glass. Office partitions will be of fireproof materials, and where glass is necessary this will be set in steel frames and sash. As a further precaution against the fire hazard all office furniture will be of metal or some other fireproof material.

Realizing the necessity of perfect natural light and ventilation for the best interests of the employees, much of the

wall space in this structure will be devoted to windows. In the warehouse floors patented steel ventilating sash will be used.

Some time ago, Borough President Marks sent a letter to the architects of the city in which he requested their cooperation in his efforts to keep the sidewalks clear of obstructions caused by the shipping and handling of merchandise. With this request in mind, the architects for the Eagle Pencil Co. have made arrangements in this building whereby all loading of trucks and moving of freight will be

entirely within the building. The ninth and eighth floors are to be used solely as stock rooms. On the ninth floor the executive and general offices will be located and the tenth floor will include a large show room, educational room, restaurant, kitchen, rest room and lavatories. The educational room, rest room and dining room come under the firm's department of welfare work. This has been an important feature of the company's plan, and with better arrangements it is proposed to greatly increase its scope.

The elevator equipment consists of one high speed electric passenger elevator, two electric freight elevators serving all floors and a short run freight elevator from the fifth to the factory bridge floor or third floor. This bridge will be erected to provide access to the factories and will also serve as an emergency horizontal fire exit.

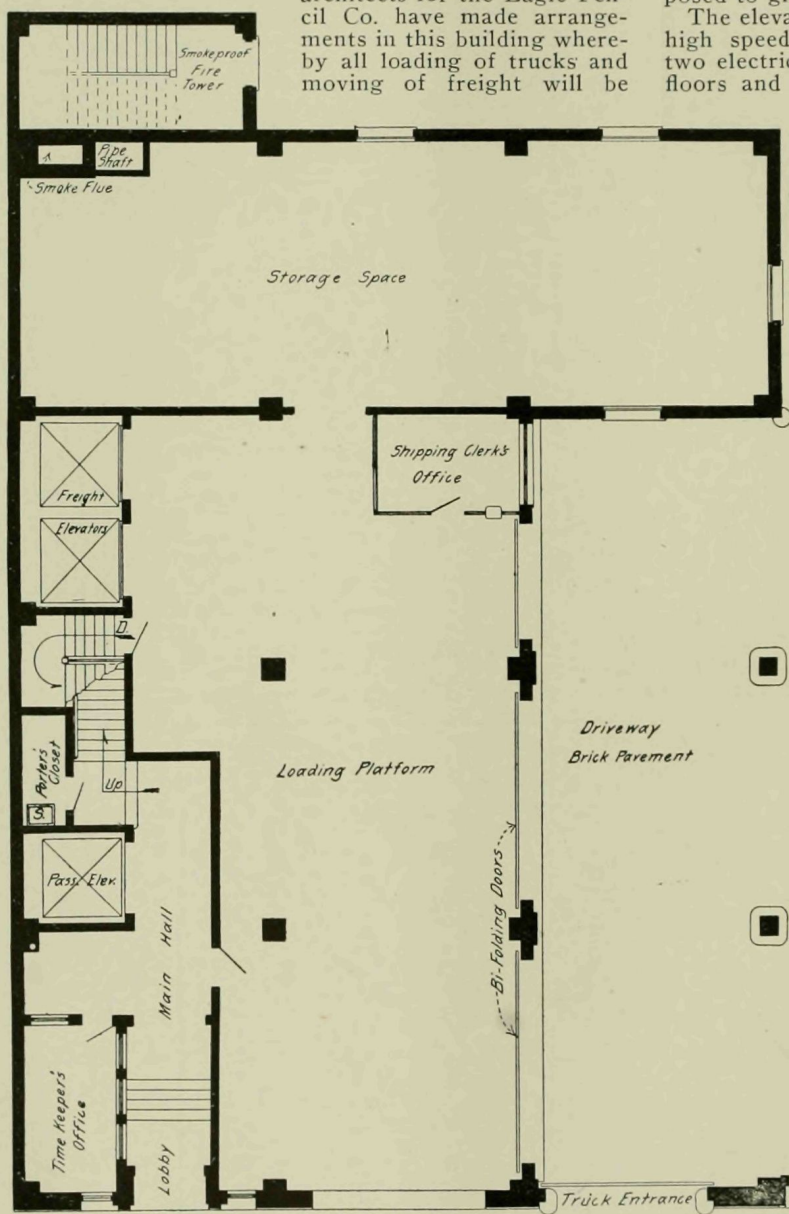
The new building, on account of its unusual height for that section and also because of its new details of construction, will rise in marked contrast to its rather old-fashioned and commonplace neighbors. West of Avenue C is the congested tenement district, forming part of the great lower East Side, with which we are all familiar. These buildings house a mixed foreign population.

East of the avenue and extending to Avenue D is the factory community, in which the Eagle Pencil Company's works hold a conspicuous position. The plant occupies a large frontage in East 14th street, taking in Nos. 702-732, through to 703-731, East 13th street; part of this plot is to be the site of the contemplated structure. Adjoining it on the west is the factory of the Defender Manufacturing Company, makers of sheets, pillow cases and other kinds of dry goods merchandise. Its other neighbor on the east is the Eagle Smelting and Refining Works, while the rest of the 13th street frontage is taken up by the sawmill of J. & F. Eifert.

These buildings are built of the same kind of red brick, which seems distinctive of every factory building, and years of contact with grime and smoke have given them the dull and dusty color which one invariably encounters in a survey of any factory neighborhood.

On the opposite side of the street is the large plot occupied by the various structures of the New York Mutual Gaslight Company, extending southward to East 11th street. The huge gas holder, towering 230 feet in the air, almost overshadows a row of tenement houses in East 13th street, near Avenue C, the only ones which have penetrated east of that thoroughfare.

In 14th street another large public utilities corporation, the Consolidated Gas Company, has its plant, occupying the north side of the street, from Avenue D to Avenue C, and a good part of the block from Avenue C to Avenue B.



Buchman & Fox, Arch'ts.
FLOOR PLAN FOR EAGLE PENCIL CO'S BUILDING.

accomplished within the confines of the building. With the exception of the main entrance hall and an enclosed storage space, the entire first floor will be utilized as a loading platform and driveway, with generous space for the movement of trucks. This loading platform is open on two sides, protected at night by bi-folding doors. This plan means that all loading is taken off the street, which is left free and unencumbered for pedestrian traffic.

Along the easterly side of this building a space 10 feet in width has been reserved, which will be utilized as a driveway for trucks. This is in addition to the space given up for that purpose within the actual bounds of the building.

The second, third and fourth floors are to be used for the assembling and packing of stock, and the fifth, sixth, sev-

THE JOINT COMMITTEE.

The Work of the Committee on City Departments of New York Chapter.

This committee consists of nine members of New York Chapter, A. I. A.; and is a part of the "Joint Committee on City Departments," composed of representatives of the Building Trades Employers' Association, the American Institute of Consulting Engineers, Brooklyn Chapter, A. I. A.; the New York Board of Fire Underwriters, the National Board of Fire Underwriters, the New York Society of Architects, and New York Chapter, A. I. A. The Chapter representation is by far the largest on the committee.

This committee, during the past year, was, as usual, active in many matters, according to a report printed in the journal of the institute. Sub-committees studied the question of a Board of Appeals for the Tenement House Department, and the question of efficiency and economy in the enforcement of laws and regulations of public departments, with particular reference to inspections and approval of plans and specifications. The standardization of the rules and regulations of various departments, and the recommending of necessary legislation in the interest of efficiency and economy were other subjects of study.

The committee also considered the question of the control of the heights of buildings and the districting or zoning of New York City, and favored the appointment of a commission on building districts and restrictions. The committee also recommended that all powers affecting the control of building construction be centered in one department. In addition to its other activities, the committee is responsible for the suggestion that the editing of the proposed Building Code be placed in the hands of Mr. Rudolph Miller, with the result that this code is now being prepared by Mr. Miller. The new code is now being presented section by section to the Board of Aldermen for passage.

Mediæval Stained Glass.

Commenting on the destruction of considerable of the mediæval stained glass in French cathedral cities that have been bombarded during the progress of the war, a writer in the Boston Transcript describes the essentials that make this glass so valuable and give it that artistic quality that is its chief claim. He writes:

The beauty and charm of mediæval glass lies to a great extent in the character of the material itself, and especially in the inequality of it. Chemically impure and mechanically imperfect, it was seldom crude in tint or texture. It shaded off from light to dark, according to its thickness; it was speckled with air bubbles; it was streaked and clouded, and all these imperfections of manufacture went to perfection of color. And age has improved it. The lack of uniformity in the material has led to disintegration of its surface. Soft particles in it have been dissolved by the action of the gases in the atmosphere, and the surface, pitted like an oyster-shell, refracts the light in a way which adds greatly to the effect. So that an appreciable part of the beauty of old glass is the fortuitous result of its age. This is one reason why no modern glass can be compared with it. It does not require a very expert eye to distinguish at a glance between the modern glass in a cathedral and the ancient, and the superiority of the older work stands out in almost every case with unmistakable emphasis.

To what extent it is possible to reconstruct or restore broken stained glass windows evidently depends upon a number of circumstances. In several of the English cathedrals there are windows which have been reconstructed after a fashion, without regard to the original patterns; this is true of the so-called Golden Window in the east end of the Lady Chapel of Wells, which is gloriously fine in color, but is simply a kaleidoscopic patchwork of bits of the fourteenth century glass put together without any definite design. It is there-

fore under certain conditions possible to preserve, in a quite remarkable manner, the color effect of the ancient glass, even when it has suffered apparently irremediable damage.

We may therefore indulge the hope that when at the close of the present war, a careful survey has been made of the mediæval glass of the Cathedral of Rheims, its restoration may be attempted with a certain measure of success. Unfortunately, the skill of the modern craftsman cannot successfully imitate the rare quality of the glass destroyed, a quality that only comes with age.

Classified List of Heating Pamphlets.

A list of pamphlets on heating subjects, carefully classified, comprising papers and reports which have been presented from time to time before the heating engineers' society, has been compiled by the society and published, together with the prices at which they may be obtained. The classification includes: Boilers for heating, central station heating, cooling surfaces, etc.; depreciation

of heating plants, effect of wind on heating fans, forced blast circulation, etc.; furnace heating (hot air); foreign practice in heating and ventilating, gas heaters, heating guarantees, heating and ventilating buildings, proportioning steam and water pipes, radiators, transmission, etc.; steam heating, time element in heating; testing heating apparatus, uniform contracts, vapor heating, etc.; ventilation, etc.; water heating, and temperature regulation. Copies of the circular may be had by addressing the secretary, J. J. Blackmore, 29 West 39th street, New York.

J. S. Hoyt to Build Residence.

John Sherman Hoyt, former president of the Standard Plunger Elevator Co., will shortly erect a fine residence at the northwest corner of Park avenue and 79th street. The site of the proposed new dwelling fronts 41 feet on 79th street and 82.2 feet on Park avenue, and will probably be improved from plans by Howells & Stokes, architects, 100 William street.

NEW MAP OF COURT HOUSE SITE

THE City Plan Committee and the Corporate Stock Committee of the Board of Estimate have had referred to them a tentative map of the amended Court House site. The map was submitted by the Court House Board, but is still subject to the approval of the Justices of the Supreme Court and the Municipal Art Society.

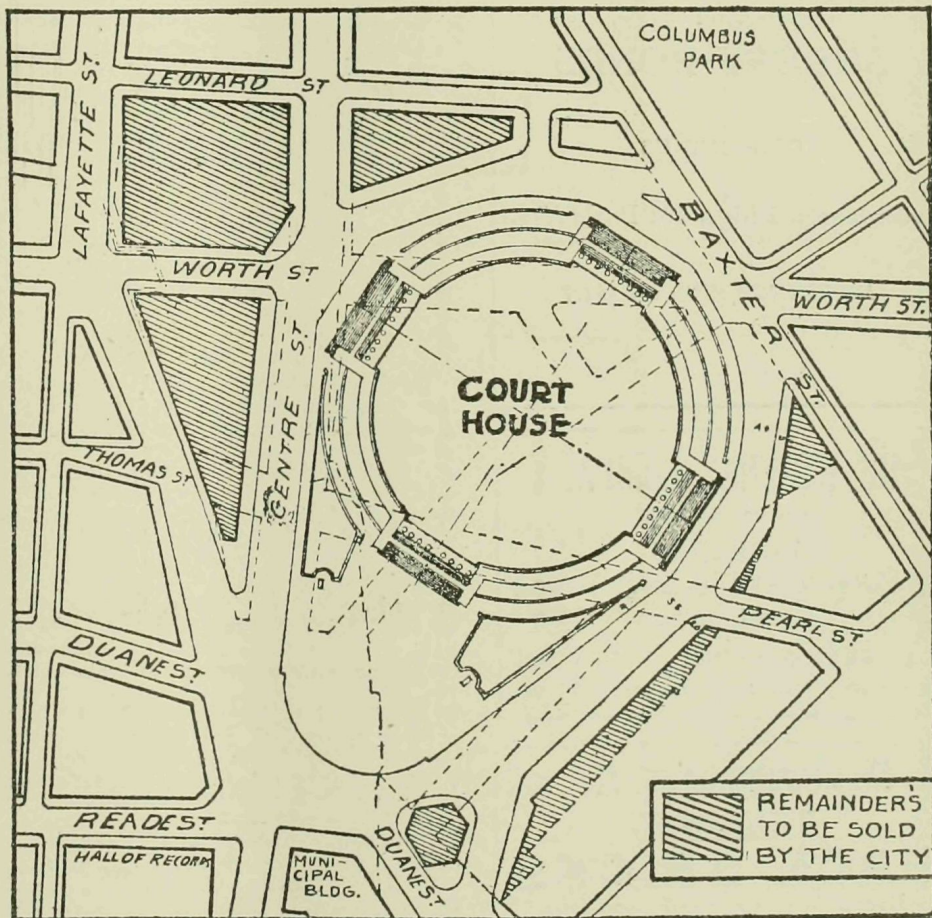
The Court House Board has requested the city to take title on May 6 to that portion of the site which is now the subject of condemnation proceedings. Guy Lowell, the architect, is to have the revised plan of the building ready by May 1. He has a large force of draftsmen at work.

The site is composed of three parts: The first part was selected by the Board of Estimate on January 18, 1912, and the property not owned by the City of New

a small playground. These lands have as yet not been selected by the Board of Estimate as a part of the court house site.

The Court House Board has submitted the drafts of four resolutions for approval: (1) To vest title in the Court House site on May 6 (proceeding No. 2); (2) a resolution selecting park and street areas as an addition to the court house site; (3) a resolution approving the layout of the court house site generally; (4) a resolution relative to the construction of temporary roadways within the site.

If the Board of Estimate determines at once upon the vesting of title in the land now being acquired and selects as a part of the court house site the lands not heretofore selected included in the general area, the city may be in a position to complete its title in these lands prior to July 1, at which time the streets with-



York embraced therein was finally acquired in August, 1913. The second part consists of property not owned by the City of New York which was selected as the addition to the Court House site on July 2, 1914. This property is now being acquired in condemnation proceedings which are well under way. The third part consists of the streets intersecting the site, a small park place and

in the building plot may be closed and building operations begun. Any delay, however, at this time will delay correspondingly the commencement of the building operations.

It will be necessary to negotiate an agreement between the city and the railroad companies for the re-location of the tracks upon some other street or streets.

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H. W. Johns-Manville Company.

On May 1, the Mitchell Vance Company will become a part of the H. W. Johns-Manville Company lighting service. Under this arrangement the Mitchell Vance Company will devote its entire effort to the development, design and manufacture of lighting equipment, while the marketing of this product will be solely in the hands of the Johns-Manville Company. The real significance of this arrangement reaches further in the combined efforts of these two companies for it establishes, under one guidance, three divisions of lighting effort:

First, for specialized and localized illumination the Frink & J-M linolite systems of lighting; second, in esthetic and commercial lighting the Mitchell Vance product, for the last half century prominent in many representative buildings throughout the United States; and, third, the professional co-operation and installation service of the Johns-Manville Company, through its lighting specialists and construction department, throughout the United States and Canada.

The Johns-Manville Company has forty-four offices throughout the United States and four in Canada.

Film Concerns to Build.

A sixteen-story building for moving picture film concerns will soon be started at the southeast corner of Seventh avenue and 49th street, on a plot 100x100 feet. The project is to be erected by the 727 Seventh Avenue Realty Company, a subsidiary of the George Backer Construction Company. The proposed building is estimated to cost \$750,000. It will have special film vaults, and the entire structure will be of steel and reinforced concrete, absolutely fireproof. There will be no transoms and no glass doors. A unique feature will be a theatre for use of the tenants for the private showing of new productions. It is planned to have the building ready for occupancy in March, 1916.

Contractor for Plainfield Post Office.

A general contract was recently awarded to Charles Gilpin, Harrison Building, Philadelphia, for the construction of a post office building at Plainfield, N. J. The plans for the new structure were prepared by the architects of the U. S. Treasury Department, Washington, D. C., and call for a building one story in height, with basement, on a plot 46 x 95 feet. The building will be fireproof, built of brick faced with limestone. The estimated cost to complete this project is \$120,000.

Brooklyn Theatre Project.

Daniel G. Malcolm and John P. Benson, architects, 331 Madison avenue, Manhattan, are preparing the plans for a photo-drama theatre, to be erected in the Flatbush section of Brooklyn, and which will be one of the largest and best equipped of its kind in the borough. The new theatre will be located at the corner of Flatbush avenue and Cortelyou road. The theatre will be owned and erected by Picker & Bennett, proprietors of the Eighth Avenue Theatre, in Manhattan. It will be built of brick and limestone with trimmings of terra cotta. Including the balcony the structure will have a seating capacity of 2,800. The roof is being designed to be used as a roof garden, which will have a capacity of 1,500. The cost is estimated at about \$225,000.

Tammany to Build Uptown.

At a meeting of the Tammany Society, held this week, the project of moving from its historic clubhouse, in East 14th street, to large and more modern quarters uptown, was again discussed. While no definite plans were decided upon it is understood that the society has in mind the erection of a modern building for its own occupancy. Preliminary sketches were presented at this meeting for a building in the colonial style of architecture, which would be well suited to the needs of the organization. Action was deferred, however, till a later date.

NO ARCHITECTS SELECTED.

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

COHOES, N. Y.—The Board of Education, W. D. Boswell, president, 64 Canvass st, contemplates the erection of a high school here. No architect selected.

ALBANY, N. Y.—The Associated Lodges F. & A. M., Albany, Mt. Vernon No. 3, Masters No. 8, Temple No. 14, Washington No. 85, Wadsworth No. 417, Ancient City No. 452, Guttenberg No. 737, James Ten Eyck No. 831, contemplate an addition to the masonic temple at the northwest corner of Maiden Lane and Lodge st. Edward Smyth, 619 Broadway, chairman of building committee. No architect selected.

AMSTERDAM, N. Y.—The City of Amsterdam, W. A. Kline, mayor, contemplates the erection of a city hall here. Project will probably not go ahead till 1916. No architect selected.

ENGLEWOOD, N. J.—The Board of Education, Graham Sumner, president, contemplates the erection of a public school in Engle st, to seat about 500. No architect selected. Cost, about \$150,000.

NEW ROCHELLE, N. Y.—The Board of Education of New Rochelle, H. DeWitt Dobbs, president, contemplates the erection of a 2-sty brick addition to the high school on North av, to cost about \$175,000. No architect selected.

PLAINFIELD, N. J.—The Board of Education, Archibald Cox, president, contemplates the erection of a public school in the Netherwood section. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—McDermott & Hanigan, 103 Park av, are figuring for the church on Classon av, between Putnam av and Madison st, for the Church of the Nativity of Our Blessed Lord. Raymond F. Almira, architect.

DWELLINGS.

OYSTER BAY, L. I.—Harry A. Walker, Bayville, L. I., owner, is taking bids on general contract for a 2½-sty frame residence, 40x60 ft, from private plans, to cost about \$6,000.

GLEN GARDNER, N. J.—Bids will close May 6 at 7.30 p. m. for a 2-sty stone, frame and stucco attendants' cottage for the State of New Jersey, Department of Charities & Corrections, Dr. S. B. English, George S. Drew, State House, Trenton, state architect. Cost, about \$5,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—Bids will close April 26 for the 4½-sty factory and power house, 700x100 ft, in 56th st, between 1st and 2d avs, for the American Machine & Foundry Co., 346 Carroll st. Francisco & Jacobus, 200 5th av, Manhattan, architects and engineers. Cost, about \$500,000.

HOSPITALS & ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, architect, are ready for bids on excavation and foundations for the 2 or 3-sty hospital near Lake av, for the Greenwich Hospital Association, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about \$250,000.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—Bids will close April 26 for the municipal lighting plant for the City of Perth Amboy. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about \$150,000.

SCHOOLS & COLLEGES.

NEWARK, N. J.—Bids will close April 27 at 4.15 p. m., for an addition to the public school in Oliver st, for the Board of Education of City of Newark. Cost, about \$140,000.

CLIFFSIDE PARK, N. J.—The Board of Education is taking bids to close April 28 for 2-sty P. S. 3 at Palisade and River-view avs, from plans by Ernest Sibley, Palisade Park. Cost, about \$85,000.

BEACON, N. Y.—Bids will close May 3 by the Board of Education, Union Free School District No. 8, Homer H. Stuart, president, for the high school on Fish-kill av, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan. Cost, about \$48,000.

GREAT KILLS, S. I.—Bids will close April 26 at 11 a. m., for an addition to P. S. 8 at Cross st, Park Terrace and Lindenwood rd and School st, for the Board of Education, 59th st and Park av, Manhattan. C. B. J. Snyder, 500 Park av, Manhattan, architect. Cost, about \$70,000.

STORES, OFFICES & LOFTS.

BROOKLYN.—Bids closed to-day for alterations to the dairy and erection of a 4-sty pasteurizing plant and office building at Dean st and 3d av, for R. F. Stevens Co., George Slaughter, president, 90 3d av. Albert Ullrich, 367 Fulton st, architect. Cost, about \$120,000.

NEWARK, N. J.—Nathan Harris, 21 South Orange av, architect, is taking bids on general contract for a 4-sty store and loft building at the southwest corner of Market and Halsey sts, for the T. B. Peddie Estate, James E. Cressley, on premises. Cost, about \$70,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

181ST ST.—Foundations have been completed for the 5-sty apartment in the north side of 181st st, 138 ft. west of Northern av, for the Harvey Realty Co., Wm. R. Harvey, president, owner and builder. Harry Turner & Son, 82 West 174th st, brick mason work. Cost, about \$125,000.

WEST END AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 13-sty apartment, 77x100 ft, at the northeast corner of West End av and 80th st, for Mayer & Mayer, Inc., 30 West 29th st, owners and builders. Plans will be completed about June 12.

48TH ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for a 6-sty apartment at 213-219 East 48th st, for Louis J. Marx, 257 Broadway, owner and builder.

WEST END AV.—Plans are being prepared for a 13-sty apartment house at the northwest corner of West End av and 89th st, for the 601 West End Av Co., Albert Saxe, 525 West End av, president. Emery Roth, 405 Lexington av, architect. Alex. Brociner, 489 5th av, steam engineer. Cost, about \$280,000.

179TH ST.—Charles B. Meyers, 1 Union Square, is preparing plans for two 5-sty apartments at 179th st, north of Audubon av, for the V. R. Building Corporation, S. Rosenberg, president and builder. Cost, about \$50,000.

189TH ST.—J. M. Felson, 1133 Broadway, is preparing plans for two 5-sty apartments, 50x90 ft, in the south side of 189th st, 150 ft east of St. Nicholas av, for C. B. Building Corporation, Samuel Behrman, president, 503 5th av, owner and builder. Cost, about \$40,000 each.

STORES, OFFICES & LOFTS.

30TH ST.—Plans will be completed about May 12 for the 12-sty store and loft building in the north side of 30th st, east of Broadway, for Moses Crystal, 37 East 28th st. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Owner will handle general contract.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

172D ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 5-sty apartment in the west side of 172d st, 100 ft south of Boston rd, for the Cedar Construction Co., J. L. Lese, 867 Melrose av, owner and builder. Cost, about \$50,000.

BRIGGS AV.—Goldner & Goldberg, 391 East 149th st, have about completed plans for two 5-sty apartments on the west side of Briggs av, 142 ft south of 197th st, for the J. H. M. Construction Co., Jos. H. Mills, president, 54 Maiden Lane. Bids will be received about April 24.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HINSDALE AV.—Louis A. Abramson, 220 5th av, Manhattan, is preparing plans for eight 3-sty apartments, 50x87 ft, on the east side of Hinsdale av, 50 ft north of Livonia av, for Victor Steinfeld, 1560 St. Johns pl, owner and builder. Cost, about \$20,000 each.

PRESIDENT ST.—Cohn Bros., Stone av, are preparing plans for three 4-sty apartments, 50x90 ft, at the southwest corner of President st and Utica av, for the Etlinger Construction Co., 330 Utica av, owner and builder. Cost, about \$100,000.

FLATBUSH AV.—J. Sarsfield Kennedy, 157 Remsen st, is preparing plans for a 3-sty store and apartment house, 100x129 ft, at the northeast corner of Flatbush av and Martense st, for J. Paul Hoffman, 116 Lenox rd, owner and builder. Cost, about \$35,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty store and flat, 27x92 ft, on the

east side of Flatbush av, 105 ft south of Winthrop st, for the Brooklyn Union Building Corp., 44 Court st. Cost, about \$30,000.

OCEAN AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x89 ft, on the west side of Ocean av, 129 ft south of Foster av, for the F. & R. Realty Co., Harry Ruben, 433 Miller av, owner and builder. Cost, about \$30,000.

BRADFORD ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 3-sty tenements in the east side of Bradford st, 100 ft north of Glenmore av, for Feinstein & Schwartz Construction Co., Inc., 32 Jerome st, owner and builder. Cost, about \$16,000.

BUSHWICK AV.—Koch & Wagner, 26 Court st, have completed plans for a 4-sty tenement at the northeast corner of Bushwick av and Vanderveer st, for the J. F. Trommer Evergreen Brewery, 1632 Bushwick av. Cost, about \$10,500.

7TH AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 45x90 ft, at the southeast corner of 7th av

and 41st st, for the Safe Construction Co., 125 Bristol st, owner and builder. Cost, about \$26,000.

BANKS.

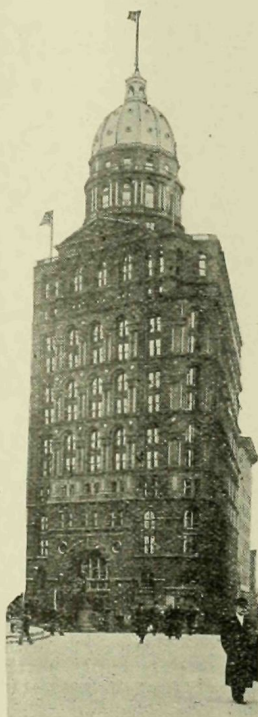
FULTON ST.—Chas. Werner, 316 Flatbush av, is preparing plans for a 5-sty bank building, 25x100 ft, at 363 Fulton st, for J. Lehrenkrauss & Sons, 359 Fulton st. Cost, about \$30,000.

DWELLINGS.

14TH ST.—F. J. Dassau, 1373 Broadway, is preparing plans for twelve 2-sty residences at East 14th st and Av X, for Henry Somerfield, on premises, owner and builder. Cost, about \$30,000.

CARROLL ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for six 2-sty residences in the south side of Carroll st, 40 ft east of Kingston av, for the George Potts Co., 1747 Union st, owner and builder. Cost, about \$5,000 each.

SHEPHERD AV.—L. J. Frank, 206 Crescent st, has completed plans for eight 2-sty brick residences, 19x42 ft, on the east side of Shepherd av, 175 ft north of Liberty av, for Emil Rieneke, 386 Crescent st. Cost, about \$24,000.



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Contemplated Construction—Brooklyn—Cont'd.

CHESTNUT ST.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 2-sty residence, 20x55 ft, in the west side of Chestnut st, 100 ft south of Sutter av, for John Platano, 252 East 117th st, Manhattan, owner and builder. Cost, about \$5,000.

FACTORIES & WAREHOUSES.

49TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty warehouse in the south side of 49th st, 175 ft east of 19th av, for Albert K. Sage, 4705 14th av, owner and builder. Cost, about \$35,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, has completed plans for a 5-sty tenement, 50x79 ft, on 3d av, 450 ft south of Broadway, for Frank Mucha, 347 East 87th st, Manhattan, owner and builder. Cost, about \$30,000.

ASTORIA, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have completed plans for five 3-sty tenements, 20x55 ft, on the west side of 9th av, 80 ft north of Graham av, for Denis Collins, 399 Pierce av, L. I. City. Cost, about \$30,000.

LONG ISLAND CITY.—F. W. Korfmann, 9th st, is preparing plans for a 5-sty tenement, 52x89 ft, on Freeman av, for Cornelius Clark, care of architect. Cost, about \$40,000.

LONG ISLAND CITY.—F. W. Korfmann, 406 9th av, has completed plans for a 4-sty tenement, 42x90 ft, at the southeast corner of 22d av and Grand st, for John Dannecke, at site. Cost, about \$30,000.

BANKS.

LONG ISLAND CITY.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a 1-sty branch bank building on the north side of Queensboro Bridge Plaza, between Jackson and Hunter avs, for The Bank of Long Island, 359 Fulton st, Jamaica. Cost, about \$40,000.

DWELLINGS.

WOODHAVEN, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for three 2-sty residences, 16x37 ft, on the west side of Vanderveer av, 200 ft south of Atlantic av, for Sim & Greig, 165 2d st, Union Course, L. I. Total cost, about \$10,000.

DUNTON, L. I.—H. E. Haugaard, Hillside Bank Building, Richmond Hill, has completed plans for two 2-sty residences at Atfield av, near Garden st, for George Valentine, owner and builder. Total cost, about \$8,000.

WINFIELD, L. I.—F. Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty bakery and residence in the east side of Northington st, 200 ft north of Woodside av, for Joseph Knizak, 118 Grove st, Woodside. Cost, about \$5,000.

ELMHURST, L. I.—Otto Staudt, 966 2d av, Manhattan, is preparing plans for a 2½-sty frame and stucco residence north of Winthrop av, for George H. Gear, care of architect. Cost, about \$6,000.

RICHMOND HILL, L. I.—George E. Crane, Jamaica av, is preparing plans for a 2½-sty hollow tile, stucco, frame and shingle residence, 30x36 ft, on Prospect av, 175 ft north of Brandon st, for Ernest Sutterlin, 13 Russell st, Brooklyn, owner and builder. Cost, about \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for three 1-sty frame residences at the corner of Lexington av and Neeley st, for Gatehouse Bros. Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, about \$10,000.

WOODHAVEN, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for twelve 2-sty residences, 16x40 ft, in Fulton st, between Thistle and Bigelow sts, for the Gascoyne Realty Co., Jamaica av, owner and builder. Cost, about \$25,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2-sty residence on the west side of Bryant av, 150 ft south of Beaufort st, for George Watt, 1 Briarwood rd, owner and builder. Cost, about \$4,000.

RICHMOND HILL, L. I.—F. W. Eisenla, 16 Court st, Brooklyn, has completed plans for two 3-sty residences on the south side of Jamaica av, 61 ft west of Cedar av, for the Alvin Construction Co., Albert Jaret, 1957 85th st, Brooklyn, owner and builder. Cost, about \$10,000.

SPRINGFIELD, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2-sty residence, 18x28 ft, on the north side of Clifford av, 180 ft west of College av, for A. A. Foreman, Woodmere, owned and builder. Cost, about \$3,500.

GLENDALE, L. I.—F. L. Rickmeyer, 4099 Ferris st, Woodhaven, has completed plans for a 2-sty office and residence, 43x32 ft, on the west side of Myrtle av, opposite Hansen pl, for Mt. Lebanon Cemetery Corporation, F. L. Rickmeyer, in charge, premises. Cost, about \$10,000.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Francis J. Berlenbach, 260 Graham av, Brooklyn, has completed plans for a 2-sty parochial school on the west side of Boyd av, 55 ft north of Syosset st, for St. Thomas Apostle R. C. Church, 460 Benedict av. Cost, about \$30,000.

MISCELLANEOUS.

NORTH BEACH, L. I.—Work is ready to start on the roller coaster of long leaf pine, 75 ft high, covering four acres, for A. Jarvis, 216 West 20th st, Manhattan, architect and owner of project. Cost, about \$30,000.

Richmond.

DWELLINGS.

ARROCHAR, S. I.—Norman McGlashan, 1123 Broadway, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 35x40 ft, for D. Elder, care of architect. Cost, about \$8,000.

TOMPKINSVILLE, S. I.—A. H. Guilbert, 30 East 42d st, Manhattan, has completed plans for a 2-sty brick residence, 28x28 ft, in the west side of 1st st, opposite Swan st, for Albert Johnson, 212 5th av, Manhattan. Cost, about \$5,000.

GREAT KILLS, S. I.—John Davies, 177 Castleton av, Tompkinsville, has completed plans for two 2-sty frame residences, 20x30 ft, at the southwest corner of Woodland av and Gifford Lane. Cost, about \$3,500.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—J. A. Miller, this place, has completed plans for a 2½-sty residence in Lafayette st, for Arthur Dorer, Metropolitan Life Building, 1 Madison av, Manhattan. Cost, about \$6,000.

BELLMORE, L. I.—Plans have been prepared privately for a 2-sty store and residence, 50x65 ft, for Cadman H. Fredericks, care of Long Island Realty Co., 258 Broadway, Manhattan. Cost, about \$8,000. A. Palermo, this place, general contractor.

Westchester.

DWELLINGS.

HARRISON, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers, are preparing plans for a 2½-sty brick residence for Graham Ryle, Highland rd, Rye, N. Y. Arthur C. Jackson, 25 Madison av, Manhattan, architect. F. N. Goble, 1 East 42d st, Manhattan, general contractor. Cost, about \$50,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty frame and stucco residence on the east side of South 9th av, 100 ft north of 5th st, for E. Miccio, 71 South 4th av. Cost, about \$4,500.

MOUNT VERNON, N. Y.—Plans have been completed by S. A. Guttenberg, Proctor Building, for a 2½-sty frame and stucco residence at the corner of 3d st and Bedford av, for A. M. Hecht, 348 South 10th av, owner and builder. Cost, about \$6,500.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2½-sty residence on Hillside av, for William Gates, care of architect. Cost, about \$5,000.

SCHOOLS & COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin and Anton Schonbach, 18 South Broadway, associated architects, have about completed plans for additions to the 3-sty P. S. 19 in Jackson st, near Highland av, for the Board of Education. Bids will be received by owner at 8 p. m., May 11. Cost, about \$40,000.

BRONXVILLE, N. Y.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a 2-sty gymnasium and dormitory, 30x50 ft, at Lawrence Park, Midland av, for the Massey Country School, W. W. Massey, this place. Cost, about \$10,000.

THEATRES.

TARRYTOWN, N. Y.—B. S. Russell, Main st, has completed plans for a 1-sty moving picture theatre, 35x122 ft, in the north side of Main st, west of Washington st, for L. Van Scoy, 395 St. Johns pl, Brooklyn, owner and lessee. Cost, \$15,000 to \$20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty tenement, 33x62 ft, in Vroom st, near Baldwin av, for Max Potashkin, 129 West 28th st, Bayonne, owner and builder. Cost, about \$9,000.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for four flats and five stores at the southwest corner of Jackson and Myrtle avs, for Isaac Robbins, 455 Av C, Bayonne, N. J. Cost, about \$45,000.

JERSEY CITY, N. J.—M. Zipkes, 405 Lexington av, Manhattan, has completed plans for a 5-sty apartment at Glenwood av and Boulevard, for the Zerman Construction Co., 582 Newark av, owner and builder. Cost, about \$250,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for a 3-sty flat, 35x81 ft, at the corner of Baldwin av and Vroom st, for Richard Dorison, 90 Bostwick av, owner and builder. Cost, about \$18,000.

UNION TOWNSHIP, N. J.—J. B. Scocella, Union Building, Newark, has completed plans for a 2-sty store and apartment house, 25x42 ft, at Montclair av, for Jos. Pisciotta, 273 Morris av, Newark, owner and builder. Cost, about \$4,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, is preparing plans for a 4-sty apartment at the corner of Pennsylvania av and Parkhurst st, for Moses Eisner, 98 Clinton av. Cost, about \$16,000.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, are preparing new plans for the 3-sty tenement, 50x56 ft, in the west side of Nuttman st, 50 ft from Warren st, for Jos. Di Trollo, 150 Parker st, owner and builder. Cost, about \$10,000.

WEST HOBOKEN, N. J.—John Messmer, 610 Summit av, has completed plans for a 3-sty tenement in Angelique st, for Tarantino & Cerulli, 528 Angelique st, owners and builders. Cost, about \$8,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, is preparing plans for a 4-sty tenement, 40x70 ft, at the northwest corner of Madison av and 12th st, for Angelo Marorano, 452 12th st, owner and builder. Cost, about \$30,000.

ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has nearly completed plans for a 4-sty apartment at the corner of East Park and Snyder sts, for Max Mindlin, 72 Snyder st. Cost, about \$40,000.

BANKS.

NEW BRUNSWICK, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have been commissioned to prepare plans for alterations and additions to the bank at 381 George st, for the Peoples National Bank of New Brunswick. Cost, about \$30,000.

DWELLINGS.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, is preparing plans for a 2½-sty residence for Ernest C. Hinck, 62 Walnut st. Mullins & Brodbeck, 14 Bruce rd, general contractors. Cost, about \$10,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has completed plans for two 2½-sty brick residences, 22x45 ft, at 19th st and Park av, for Alexander Miller, on premises. Cost, about \$5,000 each.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurich, Hackensack, N. J., has been commissioned to prepare plans for a 2-sty Borough Hall for the Boro. of Maywood, David H. Speight, mayor. Cost, about \$12,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

HAVERSTRAW, N. Y.—W. H. Parkton, this place, is preparing plans for a 2-sty brick store and apartment house, 62x62 ft, in the south side of Main st, about 75 ft east of Maple st, for Louis Cohn, 55 Broadway, to cost about \$10,000. Project will probably go ahead about June 1.

FACTORIES & WAREHOUSES.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has about completed plans for a 2-sty factory in the north side of Church st, east of Market st, for Smith Bros., A. G. Smith, president. William J. Beardsley, 49 Market st, architect. Cost, about \$60,000.

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

APARTMENTS, FLATS & TENEMENTS.

KEARNY, N. J.—William B. Cunningham, this place, has received the general contract to erect a 3-sty apartment and store building at 143 Kearny av, for William T. Wilkinson, this place. Cost, about \$4,000.

CHURCHES.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 4-sty brick parish house and chapel, 25x98 ft, at 434 West 36th st, for

The Franciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about \$20,000.

NEW ROCHELLE, N. Y.—Thomas J. Waters Co., 271 West 125th st, Manhattan, has received the general contract to erect a church, auditorium and school at the corner of Mayflower av and Mt. Joy pl, for the Church of the Holy Family, Mt. Joy pl, New Rochelle. Jos. H. McGuire, 101 Park av, Manhattan, architect. Cost, about \$50,000.

DWELLINGS.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract to erect a 2-sty residence at the corner of Farragut rd and East 21st st, for Dr. A. Lewin, 461 Gold st. E. M. Adelson, 1776 Pitkin av, architect. Cost, about \$10,000.

BROOKLYN.—J. Fred Brewster, 2828 West 1st st, has received the general contract to erect a 2½-sty frame residence in the east side of West 1st st, 105 ft north of West av, for Mrs. Sarah A. Richardson,

604 West 140th st, Manhattan. Jos. J. Eberle, 489 5th av, Manhattan, architect. Cost, about \$6,000.

SOUTH ORANGE, N. J.—(sub.)—August Schumacher, 267 South 6th st, Newark, has received the mason work, and Jas. E. Farrell, 283 South 11th st, Newark, the carpentry, for the 2½-sty hollow tile, stucco or frame residence, 43x30 ft, in Centre st, for Walter L. Niebling, 215 Littleton av, Newark. Gustavus Staehlin, Metropolitan Building, Newark, architect. Cost, \$10,000 to \$12,000. Excavation work completed.

NEWARK, N. J.—(sub.)—Chas. S. Filips, 170 Parker st, has received the mason work for the 2½-sty residence at 42-44 Clinton pl, for Mrs. May King Slade, 727 Lake st. Allan S. E. Thorn, 700 Ridge st, architect. Cost, about \$8,500.

MT. VERNON, N. Y.—O. J. Tegan, Union av, has received the general contract to erect a 2½-sty frame and stucco residence at Esplanade and Lincoln avs, for Mrs. Olive F. Gard McCulloch, 66 North Columbus av. George H. Chichester, 30

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Contracts Awarded—Continued.

East 42d st, Manhattan, architect. Cost, about \$8,000.

ASBURY PARK, N. J.—Clarence Wildman, Belmar, N. J., has received the general contract to erect a 2½-sty hollow tile and stucco residence on West Mattison av, near Railroad, for Sirgany Skaf & Co., 50 Washington st, Manhattan. E. C. Benner, Appleby Building, architect. Cost, about \$6,500.

STAMFORD, CONN.—Neil Campbell, this place, has received the general contract to erect a 2½-sty wood and stucco residence on St. George av, for Warren F. Cressey, 204 Atlantic st. Emmens & Abbot, 1 Bank st, architects. Cost, \$5,000 to \$6,000.

FORT SALONGA, NORTHPORT, L. I.—C. A. Conklin, Laurel av, Northport, has received the general contract to erect a \$20,000 residence for John H. Shields, this place. Chas. Werner, 316 Flatbush av, Brooklyn, architect.

MONTCLAIR, N. J.—Edward D. Ring, 57 Plymouth st, has received the general contract to erect a 2½-sty residence, 35x53 ft, at the northeast corner of Gardner Place and Jefferson st, for Thomas T. Waller, 18 Madison av. William S. Covell, 1170 Broadway, Manhattan, architect. Cost, about \$6,500.

STONEY BROOK, L. I.—Reeve & Jeffrey, Riverhead, L. I., have received the general contract to erect the garage here for J. C. Atkinson, 95 Madison av, Manhattan. Warren H. Conover, 114 Liberty st, Manhattan, architect.

FACTORIES & WAREHOUSES.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has received the general contract to erect a 2-sty storage building, 77x38 ft, in the north side of East 74th st, 98 ft east of Av A, for the Manhattan Railway Co. George H. Pegram, care of owner, 165 Broadway, architect. Cost, about \$30,000.

BRONX.—The North Eastern Construction Co., 225 5th av, has received the general contract to erect a 1-sty extension to the boiler house in the south side of 177th st, 500 ft east of West Farms rd, for The Bronx Co., Wm. H. Birchall, premises. James & Cordes, 124 West 45th st, architects. Cost, about \$3,000.

THOMASTON, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect two 4-sty buildings for the Seth Thomas Clock Co., this place. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., architects and engineers.

HALLS & CLUBS.

TENAFLY, N. J.—Alonzo Benjamin, this place, has received the general contract to erect a 1½-sty frame golf club house for the Knickerbocker Club, Malcom McKay, president. Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Cost, about \$35,000.

LONG ISLAND CITY.—Caldwell Wingate Co., 381 4th av, Manhattan, has received the general contract to erect a 1-sty brick and steel tennis court building on Queens Boulevard, for the Pastime Tennis Club, care of architect, Walter Blair, 281 5th av, Manhattan.

HOSPITALS & ASYLUMS.

MANHATTAN.—E. T. Benson & Co., 37 East 28th st, have received the general contract to alter the 6-sty brick hospital, 700x190 ft, at 58th to 59th sts. and 9th to 10th avs, for the Roosevelt Hospital, 59th st and 9th av. Clarence S. Howell, 550 West 174th st, architect. Cost, about \$5,000.

SCHOOLS & COLLEGES.

BRONX.—Christopher Campbell, Inc., 286 5th av, has received the general contract to erect a 1-sty stone museum at the southeast corner of 181st st and Sedgwick av, for the N. Y. University, on premises. Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, about \$6,500.

GLEN RIDGE, N. J.—William G. Sharwell & Co., 377 North 5th st, Newark, have received the general contract to erect an addition to the school at the northeast corner of Bloomfield and Ridgewood avs, for the Board of Education. Boring & Tilton, 32 Broadway, Manhattan, architects. Cost, about \$60,000.

QUEENS, L. I.—T. A. Clarke Co., 122 Livingston st, Brooklyn, has received the general contract, and George E. Gibson Co., 49 East 21st st, Manhattan, plumbing, for P. S. 93 at Forest and Putnam avs, for the Board of Education. C. B. J. Snyder, 59th st and Park av, Manhattan, architect. Cost, about \$434,000.

STABLES & GARAGES.

MANHATTAN.—Andrew Brose, 1 Madison av, has received the general contract to erect a 2-sty stable and store building at 537-539 West 40th st, for the Loewer Realty Co., 528 West 142d st, John P.

Voelker, 979 3d av, architect. Cost, about \$8,000.

TUXEDO PARK, N. Y.—The Harriman Industrial Corporation, Harriman, has received the general contract to erect a 2½-sty garage on the Blair Estate, for J. Insley Blair, 24 Broad st, Manhattan. Carrere & Hastings, 225 5th av, architects. Owen Brainard, 225 5th av, Manhattan, consulting engineer.

THEATRES.

BROOKLYN.—McCough & Hoey, 16 Court st, have received the general contract to erect a 1-sty moving picture theatre, 82x122 ft, at the northwest corner of Robinson st and Nostrand av, for Glynne & Ward, Halsey st and Knickerbocker av. Arthur C. Carlson, 157 Remsen st, architect. Cost, about \$50,000.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 1-sty brick and stucco moving picture theatre in North 7th st, near Orange st, for Edward W. McDonough, 207 Market st. H. Baechlin, 665 Broad st, architect. Meyer & Singer Amusement Co., 304 Market st, lessee. Cost, about \$60,000.

TOWN OF UNION, N. J.—DeRiso Bros., 217 3d st, Union Hill, have received the general contract to erect a 2-sty cafe and restaurant, store, theatre and dance hall near the corner of Hackensack Plank rd and Bergenline av, for Carl F. Michelfelder Enterprises, 86 Park st, Montclair. William H. McElfattrick, 701 7th av, Manhattan, architect. Cost, about \$100,000.

MISCELLANEOUS.

BEACON, N. Y.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract for the superstructure of the 2-sty passenger station, 60x100 ft, for the New York Central R. R. Co., 70 East 45th st. A. Vickers, care of owner, architect. Casper Ranger Construction Co., 20 Broad st, Holyoke, Mass., general contractor for foundations. Cost, about \$75,000.

BROOKLYN.—W. P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a race track and grand stand at the northwest corner of Ocean av and Av Z, for William H. Wellman, Madison Square Garden. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about \$8,500.

BAYSIDE CEMETERY, L. I.—H. Adler, 148 East 57th st, Manhattan, has received the general contract to erect an 18-ft granite mausoleum, 14x25 ft, for E. M. Krulewitch, 30 East 42d st, Manhattan. Gross & Kleinberger, 75 Bible House, Manhattan, architects. Cost, about \$15,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS FLATS AND TENEMENTS.

161ST ST, s s, 275, 400 w of Ft. Washington av, 6-sty brick apartment house, 125x86; cost, \$300,000; owner, Hudson View Const. Co., 189 Broadway; president, Henry Friedman; architect, Harold L. Young, 1204 Broadway. Plan No. 136.

BROADWAY, w s, 188.64 s 218th st West, 5-sty brick apartment house and stores, 50x88; cost, \$35,000; owner, Robert E. Simon, 30 East 42d st; architect, Samuel Katz, 1 Madison av. Plan No. 140.

VERMILYEA AV, 72-74, e of Academy st, 5-sty brick tenement, 50x123; cost, \$60,000; owner, Hyman Berman Bldg Co., Pres. Hyman Berman, 1076 Findlay av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 131.

ELIZABETH ST, e s, 55.5 s of Grand st, 6-sty brick store, bakery and tenement, 75x87; cost, \$40,000; owner, Peter Pinelli, 87 Elizabeth st and Stephen Guardino; architect, Arthur G. Carlson, 157 Remsen st, Brooklyn. Plan No. 134.

FACTORIES AND WAREHOUSES.

MURRY ST, 69, 8-sty, fireproof offices and factory, 24x100; cost, \$35,000; owner, French Church du St. Esprit, 45 East 27th st. Rev. A. V. Wittmeyer, pastor; architect, C. B. Brun, 405 Lexington av. Plan No. 132.

STABLES AND GARAGES.

WEST END AV, 110-12-14, 4-sty fireproof garage, 75x100; cost, \$40,000; owner, Louis Richard, 110-12-14 West End av; architect, Elliott Lynch, 347 5th av. Plan No. 135.

STORES, OFFICES AND LOFTS.

109TH ST, 113-141 W.—Fireproof sun parlor; cost, \$2,200; owner, Woman's Hospital, 113-141 West 109th st; vice-president, Mrs. Frederick F. Thompson; architects, Allen & Collins, 40 Central st, Boston, Mass. Plan No. 137.

36TH ST, 15-17 West, 12-sty fireproof store and lofts, 48x88.9; cost, \$150,000; owner, Mr. John Downey, 410 West 34th st; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 138.

26TH ST, 212-232 West, 16-sty fireproof store and factory, 223x98; cost, \$350,000; owner, Julius M. Cohn, 341 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 139.

3D ST, 131 West, n s, 150.1 e 6th av, 2-sty brick office and lumber storage, 23x50; cost, \$4,000; owners, Alexander Rinaldi, Joseph & An-

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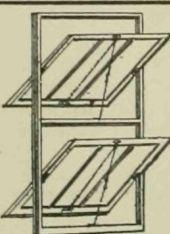
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drew De Lorenzo, care architect, Louis A. Sheinart, 195 Bowery. Plan No. 142.

THEATRES.

38TH ST, 328-310 West, and 37th st, 329-27 West, 1-sty brick open air moving picture and dance hall, 250x500x100; cost, \$10,000; owner Wm. D. Mann, 489 5th av; architects, Koehler, Spyr & Farrington, 489 5th av. Plan No. 133.

MISCELLANEOUS.

206TH ST, 387 West, 1-sty fireproof temporary blacksmith's shop, 36x15; cost, \$200; owner, Alexander Walker, Columbus av and 81st st, care Colonial Bank; architect none. Plan No. 141.

Bronx.

STORES AND TENEMENTS.

238TH ST, n s, 50 w Review pl, 5-sty brick tenement, slag roof, 50x88; cost, \$40,000; owner, 238th St. Const. Co., Abraham Stolwein, 600 East 167th st, Pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 203.

165TH ST, n e cor Bryant av, two 5-sty brick tenements, 40x88, 70x90, slag roof; cost, \$120,000; owners, Bryant Av & 165th St Constn. Co., Inc, Chas. Richardson, 1278 Bryant av, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 204.

GRAND CONCOURSE, e s, 97.02 n 182d st, 5-sty brick tenement, 50x79.6, plastic slate roof; cost, \$40,000; owner, Alexander Wilson, on premises; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 206.

WEBSTER AV, e s, 50 n 182d st, two 5-sty brick tenements, 50x78, 50x81, plastic slate roof; cost, \$95,000; owners, McEvoy & Koester Cont. Co., John M. Koester, 1902 Marmion av, Pres.; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 205.

MISCELLANEOUS.

146TH ST, 233, 1-sty frame shed, 25x13; cost, \$200; owner, Nicola Massa, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 202.

Brooklyn.

CHURCHES.

22D AV, s e cor 85th st, 1-sty brick synagogue, 80x60, gravel roof; cost, \$30,000; owner, Peoples Temple, 133 Bay 28th st; architects, Eisendrath & Horowitz, 500 5th av, Manhattan. Plan No. 2581.

MERMAID AV, n w cor West 23d st, 2-sty brick synagogue, 50x80, tin roof; cost, \$20,000; owner, Sea Gate Sisterhood & Talmud Thorah, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2682.

DWELLINGS.

WEST 30TH ST, w s, 260.4 s Mermaid av, 1-sty frame dwelling, 12x27.8, gravel roof, 1 family; cost, \$800; owner, Mrs. Minnie Schneider, 436 Grove st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2610.

58TH ST, s s, 80 w 20th av, 2-sty brick dwelling, 20x68, gravel roof, 2 families; cost, \$4,800; owner, Up-to-Date Bldg. Co., 154 Nassau st, Manhattan; architects, Archibald & Baily, 154 Nassau st, Manhattan. Plan No. 2593.

58TH ST, s s, 100 w 20th av, six 2-sty brick dwellings, 13.4x45, gravel roof, 1 family each; total cost, \$15,600; owner, Up-to-Date Bldg Co., 154 Nassau st, Manhattan; architects, Archibald & Baily, 154 Nassau st, Manhattan. Plan No. 2592.

13TH AV, w s, 80 s 46th st, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Morris Wolok, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 2589.

EAST 7TH ST es, 100 n Av H, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2636.

EAST 7TH ST, e s, 140 n Av H, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2635.

EAST 22D ST, w s, 220 s Av M, 2-sty frame dwelling, 25x48, shingle roof, 1 family; cost, \$4,500; owners, Albert Parkin & ano, 5 Canarsie lane; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 2630.

AV H, n s, 100 e E 7th st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2637.

MIDWOOD ST, n s, 263.5 e Flatbush av, seven 2-sty brick dwellings, 20x56, gravel roof, 1 family each; total cost, \$35,000; owner, F. B. Norris Co., 188 Fennimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2741.

UNION ST, s s, 100 w Bedford av, twelve 2-sty brick dwellings, 16.8x66, gravel roof; 1 family each; total cost, \$54,000; owner, Chas A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 2730.

EAST 40TH ST, e s, 137.6 n Av J, two 2-sty frame dwellings, 17x42, slag roof, 1 family each; total cost, \$500; owner, Gustave A. Johnson, 79th st and 17th av; architect, Hy Vollmeilla, 696 Bushwick av. Plan No. 2733.

73D ST, n s, 190 w 15th av, two 2-sty brick dwellings, 20x45, gravel roof, 1 family each; total cost, \$6,000; owner, Michael Di Pietro, 1138 40th st; architects, De Rosa & Saigano, 150 Nassau st, Manhattan. Plan No. 2723.

WYONA ST, w s, 80 s Belmont av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,500; owner, Max Miller, 326 Wyona st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2702.

EAST 15TH ST, w s, 300 n Av F, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, \$15,000; owner, Hy Somersfield, 2337 East 14th st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 2675.

EAST 15TH ST, w s, 400 n Av X, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, \$15,000; owner, Hy Somersfield, 2337 East 14th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 2676.

BUSHWICK AV, w s, 108.1 n Linden st, 2-sty brick dwelling, 23x59.6, tile roof, 1 family; cost, \$8,000; owner, Richard Webber, 46 Sumner av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2674.

14TH AV, n e cor 45th st, five 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$21,500; owner, R. Vanderveen Co., 961 52d st; architect, R. Vanderveen Co., 961 52d st. Plan No. 2699.

82D ST, n e cor Shore rd, 2-sty brick dwelling, 49.10x44, shingle roof, 1 family; cost, \$14,000; owner, Edw. W. Clark, 321 Chestnut st, Philadelphia; architects, Slee & Bryson, 154 Montague st. Plan No. 2773.

83D ST, n s, 220 w 11th av, 2-sty frame dwelling, 20.4x38.8, slate roof, 1 family; cost, \$4,500; owner, A. E. Parfitt, 1066 82d st; architect, A. E. Parfitt, 1066 82d st. Plan No. 2777.

BUSHWICK AV, e s, 49.2 s Suydam st, three 3-sty brick garages and dwellings, 20.8x48.6, gravel roof, 2 families each; total cost, \$13,500; owner, John G. Paul, 29 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2758.

BUSHWICK AV, w s, 108.1 n Linden st, 2-sty brick dwelling, 23x48.6, tile roof, 1 family; cost, \$8,000; owner, Anna H. Huss, 46 Sumner av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2784.

15TH AV, w s, 360 s Bath av, 2-sty brick dwelling, 30x32, slag roof, 1 family; cost, \$4,000; owner, Anna Damian, 232 East 56th st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2833.

COLERIDGE ST, w s, 140 s Oriental bldv, 2-sty brick dwelling, 32x53, tile roof, 1 family; cost, \$6,000; owner, Wm. H. Tanner, 804 East 9th st; architect, Lindsay Architectural Co., Sikeston, Mo. Plan No. 2833.

EASTERN PKWAY, s s, 446.5 e Buffalo av, 2-sty brick dwelling, 18x60, slag roof, 2 families; cost, \$5,000; owner, Herman Shapiro, 112 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2818.

FACTORIES AND WAREHOUSES.

16TH ST, s s, 224.7 w 6th av, 1-sty brick shop, 32.10x35, slate roof; cost, \$900; owner, Saml. Ritzer, 277 Prospect av; architects, Thode & Harvey, 406 9th st. Plan No. 2715.

DEGRAW ST, n s, 75 w Van Brunt st, 4-sty brick packing house, 25x100, gravel roof; cost, \$30,000; owner, International Provision Co., 33 Degraw st; architect, Chas. Weiner, 67 Berkely pl. Plan No. 2739.



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Plans Filed, Brooklyn, Continued.

BELMONT AV, n s, 70 e Bradford st, 1-sty brick storage, 30x20, gravel roof; cost, \$500; owner, Saul C Lavine, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2740.

LORIMER ST, s s, 325.1 w Marcy av, 1-sty brick shop, 26.2x137.10, slag roof; cost, \$5,500; owner, Louis Harphwohl, 513 Flushing av; architect, Thos. Engelhardt, 905 Broadway. Plan No. 2659.

40TH ST, s s, 210 e 2d av, 2-sty brick shop, 120x100, pitch roof; cost, \$20,000; owner, Milard F. Hansley, 640 52d st; architect, Wm. Higginson, 21 Park Row. Plan No. 2657.

49TH ST, s s, 173 e 19th av, 2-sty brick storage, 50x100, gravel roof; cost, \$12,000; owner, Albert R. Sage, 4515 16th av; architect, B. F. Hudson, 319 9th st. Plan No. 2801.

STABLES AND GARAGES.

ELTON ST, w s, 190 s New Lots rd, 1-sty frame stable, 18x18, tar roof; cost, \$200; owner, Geo. Plage, 676 Elton st; architect, Ernest Dennis, 241 Schenck av. Plan No. 2598.

EAST 19TH ST, e s, 242 s Farragut rd, 1-sty frame garage, 20x14, shingle roof; cost, \$400; owner, J. W. Reynolds, 641 East 19th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2594.

48TH ST, s s, 300 w 16th av, 1-sty frame garage, 12x20, shingle roof; cost, \$400; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2584.

PRESIDENT ST, s s, 249.4 n Utica av, 1-sty brick garage, 25x21, gravel roof; cost, \$1,000; owner, Abr. Koeppl, 320 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2640.

EAST 19TH ST, e s, 550 n Av G, 1-sty brick garage, 18x20, shingle roof; cost, \$500; owner, Franklin S. Maury, 665 East 19th st; architect, Hans Arnold, 2434 East 17th st. Plan No. 2614.

IRVING AV, s e cor Hancock st, 1-sty brick garage, 20x20, tin roof; cost, \$1,000; owner, Frank H. Osieslik, on premises; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 2624.

HUNTERLEY PL, w s, 86.11 s Herkimer st, 1-sty brick garage, 15.5x35.10, gravel roof; cost, \$500; owner, Hy. Machold, 1818 Fulton st; architect, E. J. Messinger, 394 Grand st. Plan No. 2731.

48TH ST, n s, 260 e 12th av, 1-sty brick garage, 18x18, shingle roof; cost, \$300; owner, Isaac Friedlan, 1235 48th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2736.

EAST 86TH ST, s w cor Ditmas av, 1-sty brick stable, 40x22, tile roof; cost, \$800; owner, W. N. Beckers, 105 Underhill av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2747.

PRESIDENT ST, n s, 190 w 3d av, 1-sty brick stable, 20x45, gravel roof; cost, \$1,500; owner, Leopoldo Fusca, 502 President st; architect, W. J. Conway, 400 Union st. Plan No. 2709.

WITWELL PL, w s, 140 n 1st st, 2-sty brick stable, 40x90, gravel roof; cost, \$3,500; owner, Fred. Parascond, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2710.

16TH ST, s s, 224.7 w 6th av, fourteen 1-sty brick garages, 9.6x18, slate roof; total cost, \$4,200; owner, Saml. Ritzer, 277 Prospect av; architects, Thode & Harvey, 406 9th st. Plan No. 2713.

BUSHWICK AV, w s, 72.2 n Linden st, 1-sty brick garage, 25x30, tile roof; cost, \$1,000; owner, Richard Webber, 46 Sumner av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2673.

NEPTUNE AV, n e cor Highland av, 1-sty frame garage, 20x24, shingle roof; cost, \$200; owner and architect, Edw. W. Merrill, on premises. Plan No. 2671.

RIDGEWOOD AV, s w cor Logan st, 1-sty brick garage, 11.4x18.6, slag roof; cost, \$350; owner, Wm. C. Lane, 274 Ridgewood av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2701.

BUSHWICK AV, n w cor Van Buren st, 1-sty brick garage, 12x22, tin roof; cost, \$400; owner, Geo. J. Schwarz, 900 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 2772.

BUSHWICK AV, w s, 108.1 n Linden st, 1-sty brick garage, 25x30, tile roof; cost, \$1,000; owner, Anna H. Huss, 46 Sumner av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2781.

FLATBUSH AV, w s, 22.1 s Stephens court, 1-sty brick garage, 13.3x20, gravel roof; cost, \$300; owner, Arthur Benninger, 7304 3d av; architect, W. H. Harrington, 510 57th st. Plan No. 2779.

COLERIDGE ST, w s, 140 s Oriental blvd, 1-sty brick garage, 12x18, tile roof; cost, \$500; owner, Wm. H. Tanner, 804 East 9th st; architect, Lindsay Architectural Co., Sikeston, Mo. Plan No. 2834.

PROSPECT PL, n s, 270 east Rogers av, 1-sty brick garage, 50.10x120.7, slag roof; cost, \$1,000; owner, Dennis P. Healy, 735 Prospect pl; architect, Saml. Brenner, 30 East 20th st. Plan No. 2824.

EAST 18TH ST, e s, 700 n Av G, 1-sty brick garage, 14x20, metal roof; cost, \$500; owner, Jos. Schalwacker, on premises; architect, Freeman P. Imperato, 356 Fulton st. Plan No. 2804.

STORES AND DWELLINGS.

PITKIN AV, w s, 102 e Amboy st, 3-sty brick store and dwelling, 26.1x86, slag roof, 2 families; cost, \$7,000; owner, Rose Waton, 1609 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2600.

EAST 92D ST, e s, 25 s Flatlands av, 2-sty brick store and dwelling, 22x55, slag roof, 1 family; cost, \$4,000; owner, Louis F. Crome, 1167 East 92d st; architect, Louis F. Schillinger, 167 Van Siden av. Plan No. 2638.

CARROLL ST, s e cor Kingston av, 3-sty brick store and dwelling, 20x48, slag roof, 2

families; cost, \$6,000; owner, Geo. Palts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2790.

FLATBUSH AV, w s, 22.1 s Stephens court, 3-sty brick store and dwelling, 20.6x55, gravel roof, 2 families; cost, \$5,600; owner, Arthur Benninger, 7304 3d av; architect, W. H. Harrington Co., 510 57th st. Plan No. 2778.

KINGSTON AV, e s, 53.7 s Carroll st, 3-sty brick store and dwelling, 20x52, slag roof, 2 families; cost, \$6,000; owner, Geo. Palts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2789.

STORES AND TENEMENTS.

EAST 4TH ST, w s, 100 s Beverly rd, 4-sty brick tenement, 80x77, slag roof, 29 families; cost, \$65,000; owner, Palm Bldg. Co., 1434 Eastern parkway; architect, S. Millman, 1780 Pitkin av. Plan No. 2631.

JEROME AV, w s, 100 s Sutter av, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, \$7,000; owners, Julius Lasso & ano, 565 Elton st; architects, Farber & Markwitz, 189 Montague st. Plan No. 2634.

HENDRIX ST, w s, 212 n New Lots rd, two 3-sty brick tenements, 20x68, gravel roof, 6 families each; total cost, \$14,000; owner, Hadrx Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 2587.

NEW LOTS RD, n s, 73.6 w Hendrix st, 3-sty brick tenement, 22x76, gravel roof, 6 families; cost, \$7,000; owner, Hadrx Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 2586.

JUNIUS ST, w s, 125 n Riverdale av, two 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, \$16,000; owner, Powell Impt. Co., 397 Snedeker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2641.

EASTERN PARKWAY, s s, 244.5 w Utica av, three 4-sty brick tenements, 46x90, gravel roof, 20 families each; total cost, \$90,000; owner, Nora Rubin, 567 New Lots rd; architects, Cohn Bros., 361 Stone av. Plan No. 2655.

COOPER ST, w s, 75 n Central av, 4-sty brick store and tenement, 50x89, slag roof, 21 families; cost, \$30,000; owners, Wall Sill Inc., 318 Williams st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2694.

PRESIDENT ST, n s, 100 e Rogers av, two 4-sty brick tenements, 50x92, slag roof, 16 families each; total cost, \$60,000; owners, Kings West Co., 215 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 2704.

ADELPHI ST, e s, 289.5 n DeKalb av, 4-sty brick tenement, 49.9x97.4, slag roof, 20 families; cost, \$45,000; owner, G. M. Impt. Co., 26 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2828.

SOUTH 4TH ST, s s, 25 n Hewes st, 6-sty brick tenement, 50x78, slate roof, 29 families; cost, \$30,000; owner, P. S. Realty Co., 30 Hart st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 2794.

FOSTER AV, n s, 119 e East 21st st, 4-sty brick tenement, 40x87.8, slag roof, 13 families; cost, \$20,000; owner, Polaschik Spencer Realty, 627 Wales av, Manhattan; architect, Wm. T. McCarthy, 16 Court st. Plan No. 2800.

PROSPECT AV, s s, 260 w 4th av, 4-sty brick tenement, 25x69, tin roof, 8 families; cost, \$8,500; owner, Barney Cohen, 127 15th st; architect, Jos. Hartung, 548 2d st. Plan No. 2820.

MISCELLANEOUS.

MADISON ST, s s, 56 e Clason av, foundation for rectory, 40x46.4, — roof; cost, \$1,000; owner, Church of Nativity; architect, Raymond F. Almirall, 185 Madison av, Manhattan. Plan No. 2646.

THATFORD AV, n e cor Newport av, 1-sty frame shed, 49x16, — roof; cost, \$200; owners, D. Weintraub & ano, 385 Thatford av; architect, Wm. S. Berris, 381 Pennsylvania av. Plan No. 2650.

62D ST, s s, 100 e 6th av, 1-sty frame shed, 41x—, asbestos roof; cost, \$600; owner, J. M. Huber, 65 West Houston st, Manhattan; architect, Brutus Gaundlich, 185 Madison st, Manhattan. Plan No. 2745.

FLATBUSH AV, n e cor Martense st, 3-sty brick studio, 20.11x100, gravel roof; cost, \$12,000; owner, J. Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2724.

HOPKINSON, Dumont, Livonia av and Douglass st, 1-sty brick field house, 150x25, gravel roof; cost, \$16,000; owner, City of N. Y.; architect, H. B. Hertz, 345 5th av. Plan No. 2691.

PROSPECT PARK, 1-sty frame carousel, 86x86, shingle roof; cost, \$8,000; owner, City of N. Y., architect, Dept. Parks. Plan No. 2690.

WAVERLY AV, e s, 198.8 n Atlantic av, 1-sty brick transformer room, 25x12, slag roof; cost, \$1,000; owner, Reid Ice Cream Co., 32 Chambers st, Manhattan; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2765.

51ST ST, n s, 33.4 e 1st av, two 1-sty frame sheds, 60x40, gravel roof; cost, \$600; owner, Wm. E. Trim, on premises; architect, A. G. Carlson, 157 Remsen st. Plan No. 2803.

NECK RD, Av U, Voorhees av and Jerome av, entire block motor speedway; cost, \$240,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architects, Koehler, Speyer & Farrington, 489 5th av, Manhattan. Plan No. 2816.

Queens.

DWELLINGS.

ARVERNE.—Clarence av, w s, 100 n Elizabeth av, 2-sty frame dwelling, 22x39, shingle roof, 1 family, steam heat; cost, \$3,500; owner, R. Schuster, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 1176.

BELLE HARBOR.—Dover av, e s, 210 n Washington av, 2½-sty frame dwelling, 24x35, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Richard H. Powers, 48 B. 120th st, Rockaway Beach; architect, Wm. A. Hogan, Rockaway Beach. Plan No. 1177.

DUNTON.—Van Wyck av, e s, 170 s Metropolitan av, four 2-sty frame dwellings, 20x29, shingle roof, 1 family, steam heat; cost, \$11,200; owner, Fredk. Eichler & Co., 1008 Gates av, Brooklyn; architect, Herman E. Finke, same address. Plan No. 1184.

DUNTON.—Atfield av, e s, 125 s Chichester av, two 2-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$6,000; owner, F. A. Thompson, 1022 Atfield av, Dunton; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1201-2.

JAMAICA.—Church st, w s, 100 s Sutter av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Albert Lips, 15 No. Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 1181.

JAMAICA.—Sutter av, s w cor Church st, two 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Albert Lips, 15 No. Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 1182-83.

JAMAICA.—Higbie av, s s, 182 e New York av, 1½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,400; owner, Albert Krostos, 50 Smith st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1199.

JAMAICA.—Quail st, s s, 156 e Garfield av, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$900; owner, Jamaica Park South Realty Co., 236 Fulton st, Jamaica. Plan No. 1175.

JAMAICA.—Wheeler av, n w cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$3,000; owner, I. Wohl, 103 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1195.

JAMAICA.—Bryant av, n s, 150 s Beaufort st, two 2-sty frame dwellings, 17x36, shingle roof, 1 family; cost, \$5,000; owner, Geo. Watt, Briarwood rd, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1197.

JAMAICA.—Homer Lee av, n w cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$3,000; owner, I. Wohl, 103 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1198.

RICHMOND HILL.—Guion av, w s, 110 s Jamaica av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family; cost, \$6,600; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1189.

RICHMOND HILL.—Cedar av, e s, 320 n Belmont av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, W. Springer, 1373 Oak st, Richmond Hill; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1196.

RIDGEWOOD.—Sandol st, w s, 100 s Myrtle av, four 2-sty brick dwellings, 18x55, tin roof, 2 families; cost, \$14,000; owner, Abe. Baum, 1976 84th st, Brooklyn; architect, Harry Dorf, 614 Kosciuszko st, Brooklyn. Plan No. 1187.

SPRINGFIELD.—Clifford av, n s, 150 w College av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$3,200; owner, A. A. Foreman, Woodmere, L. I.; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1200.

WINFIELD.—Worthington st, e s, 225 n Woodside av, 2-sty brick dwelling, 25x56, tin roof, 1 family; cost, \$4,000; owner, Jos. Kuzak, 118 Grove st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1180.

WOODHAVEN.—Vanderveer av, w s, 200 s Atlantic av, three 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$9,000; owners, Sim & Greig, 165 2d st, Union Course; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1203-4-5.

BAYSIDE.—Lamartine av, s e cor Gardiner st, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, H. A. Richards, 304 East Broadway, Manhattan; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1211.

COLLEGE POINT.—1st av, s w cor 7th st, 2½-sty brick dwelling, 42x27, tile roof, water heat; cost, \$8,500; owner, Mrs. E. J. Mordount, Nara-gansett Hotel, N. Y. C.; architect, A. Gray Gollner, 256 Broadway, Manhattan. Plan No. 1219.

FLUSHING.—Bayside av, s e cor Farrington st, 1-sty frame dwelling; 14x30, shingle roof, 1 family; cost, \$4,600; owner, Flushing End Realty Co., Broadway, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1210.

FOREST HILLS.—Groton st, n s, 160 e Continental av, 2½-sty brick dwelling, 22x36, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1220.

GLENDALE.—Martin av, w s, 175 s Myrtle av, three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$12,000; owner, G. F. Amann, 1356 Greene av, Brooklyn; architect, P. F. Hungar, 4 Forman st, Woodhaven. Plan No. 1206.

LITTLE NECK.—Highland av, n w cor Niebel st, 1-sty frame dwelling, 28x25, shingle roof, 1 family; cost, \$1,400; owners, Jas. E. & M. Connaughton, Clinton av, Little Neck; architect, owner. Plan No. 1209.

WOODHAVEN.—Ferry st, w s, 187 s Ashland av, three 2½-sty frame dwellings, 24x32, shingle roof, 1 family, steam heat; cost, \$15,000; owners, Gutting Bros., 3918 Ashland av, Woodhaven; architect, C. W. Ross, Woodhaven. Plan Nos. 1215-16-17.

EDGEWATER.—McKinley av, s s, 55 w Hudson av, 2-sty frame dwelling, 26x16, shingle roof, 1 family; cost, \$1,200; owner and architect, Edgemere Crest Co., 30 East 42d st, Manhattan. Plan No. 1231.

ELMHURST.—Jennings st, s s, 350 e Chicago av, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner

and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 1229-30.

ELMHURST.—22d st, e s, 222 s Woodside av, four 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, \$10,000; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 1225-6-7-8.

HOLLISWOOD.—Palo Alto av, n s, 75 e Flushing av, 2½-sty brick dwelling, 36x33, tile roof, 1 family, steam heat; cost, \$4,000; owner, Webster Williams, Hollis, L. I.; architect, D. Stage, Glen Morris. Plan No. 1232.

DUNTON.—Baker av, w s, 100 s Broadway, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner and architect, E. Larsen, Liberty av, Morris Park. Plan No. 1237.

EDGEMERE.—Beach 43d st, w s, 595 s L. I. R. R., three 2-sty frame dwellings, 23x24, shingle roof, 1 family; cost, \$7,500; owner, Mrs. Isabella Levy, 100 N. Gaston av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan Nos. 1244-5-6.

EDGEMERE.—Beach 43d st, w s, 1,320 n Boulevard, 2-sty frame dwelling, 15x24, tin roof, 1 family; cost, \$1,500; owner, Mrs. Irene Smith, Woodmere, L. I.; architect, J. N. Smith, Jr., Woodmere. Plan No. 1247.

ELMHURST.—Laconia st, e s, 189 s Queens av, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$1,800; owner, George Reiner, 1 Laconia st, Elmhurst; architects, E. Rose & Son, Grant st, Elmhurst. Plan No. 1235.

FLUSHING.—Beaufort st, s s, 180 e Lawrence st, 2-sty brick dwelling, 17x26 shingle roof, 1 family; cost, \$2,100; owner, Alphonse Napoli, 120 43d st, Corona; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 1234.

FLUSHING.—Sandford av, s s, 200 w Central av, 2½-sty brick dwelling, 30x49, tile roof, 1 family, steam heat; cost, \$12,000; owner, Wm. T. Yale, 110 West 34th st, Manhattan; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1241.

RIDGEWOOD.—Cornelia st, s s, 60 w Prospect st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1238.

UNION COURSE.—5th st, s s, 200 e Shaw av, two 2-sty frame dwellings, 19x55, tin roof, 2 families, hot air heat; cost, \$7,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1239.

WOODHAVEN.—Ferry st, e s, 150 n Beaufort st, two 2-sty brick dwellings, 40x53, tin roof, 2 families; cost, \$7,000; owners, Kopp Bros., 240 Beaufort st, Woodhaven; architect, G. Eicholz, 29 Shipley st, Union Course. Plan No. 1233.

WOODHAVEN.—Jerome av, s s, 62 e Spruce st, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, \$2,500; owner, J. Atanasio, Jerome av, Woodhaven; architect, A. Cehio, 1129 Boyd av, Woodhaven. Plan No. 1236.

WOODSIDE.—7th st, s e cor Charlotte av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$3,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDowell, same address. Plan No. 1253.

WOODSIDE.—7th st, e s, 600 n Jackson av, three 2-sty frame dwellings, 20x47, tin roof, 2 families; cost, \$10,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDowell, same address. Plan Nos. 1250-51-52.

COLLEGE POINT.—5th av, n s, 100 e 21st st, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,300; owner, Mrs. C. Wolff, College Point; architect, S. M. Fehn, College Point. Plan No. 1268.

COLLEGE POINT.—Av E, n e cor 13th st, ten 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$35,000; owner, Unionhall Building Co., 95 Wayne st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1263.

COLLEGE POINT.—4th av, s s, 100 e 14th st, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$8,000; owner, Geo. Krell, 15th st and 4th av, College Point; architect, E. Leo McCracken, College Point. Plan No. 1264.

COLLEGE POINT.—3d av, n s, 179 e 3d st, two 2-sty brick dwellings, 18x55, tin roof, 2 families; cost, \$7,000; and 3d av, n s, 179 w 5th st, two 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, \$7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alexander McIntosh, 55 Bible House, Manhattan. Plan No. 1276-77.

HOLLIS.—Hillburn st, e s, 60 s Winfield pl, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat, \$3,000; owner, Geo. A. Beihling, 317 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1269.

GLENDALE.—Wilton av, e s, 480 s Glasser st, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$25,000; owner, J. Hoffmann and H. Sauer, Inc., 447 Miller av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1257.

JAMAICA.—Herriman av, e s, 156 n Shelton av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,000; owner, Gross Const. Co., Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1270.

JAMAICA.—Herriman av, e s, 106 n Shelton av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owner, Gross Construction Co., Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1272-73.

KEW.—Mowbray pl, n s, 166 e Austin st, 2½-sty frame dwelling, 18x54, shingle roof, 1 family, steam heat; cost, \$7,350; owners, Newman & Harris, 1123 Broadway, Manhattan; architect, owner. Plan No. 1275.

QUEENS.—Spruce st, n s, 100 e Jackson av, 2-sty frame dwelling, 26x30, shingle roof, 1 family, steam heat; cost, \$2,900; owner, Wm. H. Beher, North Wortland av, Queens; architect, M. H. Dibble, Lynbrook. Plan No. 1255.

RICHMOND HILL.—Vine st, w s, 60 n Hillside av, 2½-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, \$2,000; owner, M. J. Kelly, No. Curtis av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1256.

RICHMOND HILL.—North Villa av, w s, 92 s Jamaica av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, \$6,000; owner, Geo. Muller, 27 Canal st, Jamaica; architect, J. W. Muller, same address. Plan No. 1271.

ROSEDALE.—Maple av, n s, 170 w Florence st, 2½-sty frame dwelling, 32x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Abraham Greenblatt, 418 Kelly st, Bronx; architect, Chas. H. Richter, 68 Broad st, Manhattan. Plan No. 1259.

FACTORIES AND WAREHOUSES.

EDGEMERE.—Boulevard, s s, 304 e Beach 35th st, 1-sty frame storage, 19x37, gravel roof; cost, \$400; owner, L. S. May, Edgemere; architect, W. S. Rothschild, Rockaway Beach. Plan No. 1267.

L. I. CITY.—Potter av, s s, 99 e Lawrence st, 1-sty brick shop, 25x25, tin roof; cost, \$900; owner, Frank Jakes, 240 Potter av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1243.

L. I. CITY.—Beebe av, s w cor William st, 3-sty brick factory, 50x87, slag roof; cost, \$10,000; owner, American Clip Co., 366 Gerard av, Bronx; architect, R. H. Morris, 541 West 124th st, Manhattan. Plan No. 1208.

OZONE PARK.—Liberty av, s s, 100 e Elm st, 1-sty frame stable, 19x67, gravel roof; cost, \$600; owner, Jacob Diogin, on premises. Plan No. 1212.

STABLES AND GARAGES.

COLLEGE POINT.—10th st, e s, 125 n Av D, 1-sty frame garage, 11x14, tin roof; cost, \$100; owner, Gus. Weiss, premises. Plan No. 1249.

DOUGLSTON.—Beverly rd, n e cor East drive, 1-sty frame garage, 16x20, shingle roof; cost, \$150; owner, J. V. Randall, premises. Plan No. 1242.

FLUSHING.—Central av, 176, 1-sty frame garage, 17x20, tin roof; cost, \$275; owner, Dr. A. F. Wiggers, premises. Plan No. 1240.

ELMHURST.—Roosevelt av, s w cor 19th st, 1-sty brick garage, 12x18, tin roof; cost, \$200; owner, C. Wenderoth, premises. Plan No. 1185.

FLUSHING.—Broadway, n w cor 15th st, 1-sty frame garage, 16x20, tin roof; cost, \$150; owner, H. Koepple, premises. Plan No. 1174.

WINFIELD.—Meyers av, e s, 125 n Queens boulevard, 1-sty brick garage, 12x18, tin roof; cost, \$200; owner, C. Herzberger, premises. Plan No. 1186.

WINFIELD.—Worthington st, e s, 225 w Woodside av, 1-sty frame stable, 14x14, tin roof; cost, \$100; owner, Jos. Kuzak, 118 Grove st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1179.

RICHMOND HILL.—Nostrand av, e s, 174 n Cleveland av, 1-sty frame garage, 10x16, shingle roof; cost, \$120; owner, F. Fauerbach, on premises. Plan No. 1224.

COLLEGE POINT.—13th st, w s, 100 s 5th av, 1-sty frame stable and shed, 14x14, gravel roof; cost, \$125; owner, Geo. Duer, 210 13th st, College Point. Plan No. 1265.

RICHMOND HILL.—Breevort st, e s, 125 s Ashland av, 1-sty frame garage, 12x17; cost, \$200; owner, F. G. Disbrow, premises. Plan No. 1260.

STORES AND DWELLINGS.

CORONA.—Myrtle av, w s, 50 n Crown st, 2-sty frame store and dwelling, 20x50, tin roof, 1 family; cost, \$2,700; owner, Antonia Manufoonia, 182 Bleeker st, Manhattan; architect, L. Danancher, Fulton st, Jamaica. Plan No. 1266.

ELMHURST.—Toledo st, s e cor Ivy st, 2-sty frame store and dwelling, 25x55, tin roof, 2 families; cost, \$4,500; owner, John Froehner, 20 Jennings st, Elmhurst; architect, A. Livingston, 121 Buena Vista av, Elmhurst. Plan No. 1262.

RIDGEWOOD.—Myrtle av, n s, 108 w Fresh Pond rd, ten 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$40,000; owner, Ridgewood Holding Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1188.

ST. ALBANS.—Central av, s s, 185 w Everett av, 2-sty frame store and dwelling, 23x40, tin roof, 1 family; cost, \$3,000; owner, Wm. O. Hartmann, 19 Suydam pl, Brooklyn; architect, Edw. Linke, 150 Sheridan av, Brooklyn. Plan No. 1178.

FAR ROCKAWAY.—Moss av, n w cor Remsen av, six 1-sty frame stores, 96x50, slag roof; cost, \$5,400; owner, S. B. Althouse, on premises; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1213.

GLENDALE.—Myrtle av, s s, 200 e Gamma pl, 3-sty brick store and dwelling, 20x65, tin roof, 3 families; cost, \$6,000; and Myrtle av, s e cor Gamma pl, 3-sty brick store and dwelling, 20x90, tin roof, 5 families; cost, \$10,000; owners, Louis Jaeck and Peter Folman, 456 Cooper av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1221-22.

JAMAICA.—South st, s e cor Washington st, 1-sty frame store, 24x24, gravel roof; cost, \$500; owner, Jos. Coloci, 99 South St, Jamaica; architect, L. Danancher, Fulton st, Jamaica. Plan No. 1218.

L. I. CITY.—10th av, w s, 307 n Jamaica av, 1-sty brick store, 75x50, slag roof; cost, \$4,000; owner, Rose Bendoff, 120 Lee av, Yonkers, N. Y.; architect, Benj. Bendoff, same. Plan No. 1223.

STORES AND TENEMENTS.

FLUSHING.—Union st, w s, 100 s Sandford av, 4-sty brick tenement, 65x110, tin roof, 29 families; cost, \$90,000; owner, Robert C. Adolph, 80 Herriman av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1274.

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 3, 1915, for the construction complete (including mechanical equipment and approaches) of the United States Post Office and Court House at Chillicothe, Mo. Drawings and specifications may be obtained after April 22, 1915, from the Custodian of site at Chillicothe, Mo., or at this office in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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Plans Filed—Queens—Continued.

THEATRES.

L. I. CITY.—10th av, e s, 50 s Jamaica av, 2-sty brick theatre, 54x135, slag roof; cost, \$75,000; owner, N. Pilnacek, 1404 2d av, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1190.

MISCELLANEOUS.

FLUSHING.—14th st, w s, 121 s Broadway, 1-sty frame shed, 14x8, tin roof; cost, \$65; owner, C. F. Saeger, premises. Plan No. 1173.

JAMAICA.—Merrick rd, s s, opp State st, two frame signs, 50x8; cost, \$150; owner, Estate Juster Schoenwald, 639 Broadway, Manhattan. Plan Nos. 1191-2.

SPRINGFIELD.—Jamaica Creek, 2, w s, 200 n Jamaica Bay, 1-sty frame boathouse, 16x26, tin roof; cost, \$450; owner, H. C. Keller, 1125 Halsey st, Brooklyn. Plan No. 1172.

L. I. CITY.—Boulevard, e s, bet Hoyt and Potter avs, frame stand, 10x10; cost, \$100; owner, Park Dept., Queens. Plan No. 1249.

Richmond.

DWELLINGS.

CANAL ST, w s, 189 n Amboy rd, New Dorp, S. I., 2-sty brick dwelling, 20x35; cost, \$3,850; owner, Giuseppe Maffeo, New Dorp, S. I.; architects, Grunert & Pneuman, New Dorp, S. I. Plan No. 263.

JEFFERSON ST.—Lysen av, 2-sty frame dwelling, 22x28; cost, \$2,000; owner, Chas. A. Felt, 24 Delaware av, Richmond; architect, Chas. Mitaker; builder, J. C. Euttermark, 1901 Grove av, Concord, S. I. Plan No. 271.

SEAFOAM ST, s e cor South Britton la, New Dorp Beach, S. I., 1½-sty frame bungalow, 16x30; cost, \$600; owner, H. Welsch, New Dorp Beach, S. I.; architect, H. Welsch, New Dorp Beach; builder, Theodore Saepion, New Dorp, S. I. Plan No. 250.

1ST ST, n s, 75 n Maple av, Midland Beach, N. Y., 1-sty frame bungalow, 18x22; cost, \$360; owner, Miss M. Campbell, 227 West 124th st, Manhattan; builder, A. W. Mortenson; architect, A. W. Mortenson, Midland Beach. Plan No. 280.

5TH ST, w s, 160 n Monroe, Midland Beach, 1-sty frame bungalow, 12x30; cost, \$350; owner, Mrs. C. Thomas, 173 West 83d st, Manhattan; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 279.

12TH ST, n s, 120 w Oak st, 1-sty frame bungalow, 14x14; cost, \$400; owner, David Dreyfus; builder, Jas. Littrell. Plan No. 256.

ARTHUR AV, s e, 148 s w Old Town rd, South Beach, S. I., 1-sty frame dwelling, 16x40; cost, \$700; owner, Lilla Lacapia, 153 Bleeker st, Manhattan; architect, John E. Grunert, New Dorp, S. I.; builder, Frank Paladino, South Beach, S. I. Plan No. 249.

OCEAN AV, n s, 125 n e Old Town rd, Arrochar, 1-sty frame bungalow, 15x20; cost, \$100; owner, L. Witte, 51 Blvd; builder, L. Witte, 51 Blvd. Plan No. 268.

OCEAN AV, n s, 125 n e Old Town rd, Arrochar, 1-sty frame bungalow, 15x24; cost, \$100; owner and builder, L. Witte, 57 Boulevard. Plan No. 267.

OCEAN AV, s s, 1175 e Willowbrook rd, Oakwood Beach, 1-sty frame dwelling, 12x34; cost, \$250; owner and builder, Emil R. Luchs, 209 East 9th st, Manhattan. Plan No. 275.

RAILROAD AV, e s, 200 n Cedar av, So. Beach, N. Y., 2-sty brick dwelling, 24x38; cost, \$2,600; owner, Marianna Coputa, 251 East 106th st; architect, Wm. Di Miceli, 241 East 108th st. Plan No. 272.

RICHMOND AV, s s, 40 w Sherman av, 2-sty brick dwelling, 22x43; cost, \$3,350; owner, G. Stroncone; architect and builder, A. A. Di Brizzi. Plan No. 254.

RICHMOND AV, s s, 70 w Sherman av, 2-sty brick dwelling, 22x43; cost, \$3,350; owner, G. Di Anna; architect and builder, A. A. Di Brizzi. Plan No. 255.

WILMAN AV, ft. of Great Kills, S. I., 1-sty frame bungalow, 16x20; cost, \$150; owner, Geo. Gillies; builder, L. E. Decker. Plan No. 252.

CEDAR GROVE BEACH, 1-sty frame bungalow, 20x26; cost, \$350; owner, Cedar Grove Assn., New Brighton, N. Y.; builder, E. Meersca, West Brighton, N. Y. Plan No. 265.

FACTORIES AND WAREHOUSES.

CHURCH ST, e s, 175 s Broadway, Tompkinsville, S. I., 1-sty frame temporary storage, 12x24; cost, \$110; owner, architect and builder, McClintic Marshall & Co., in care of Tompkinsville Copper Co. Plan No. 262.

CRESCENT AV, w s, 600 s Boulevard, Great Kills, 1-sty frame storage, 10x18; cost, \$100; owner and builder, Chas. Zoeller, Great Kills. Plan No. 277.

RICHMOND AV, e s, 40 Cast av, Port Richmond, N. Y., 1-sty frame storage, 32x48; cost, \$400; owner, architect and builder, Fred G. May, Richmond av. Plan No. 266.

STABLES AND GARAGES.

JACKSON ST, e s, 350 s Williams st, 27 Tompkinsville, S. I., 1-sty frame garage, 10x18; cost, \$100; owner, Anna I. Stahr, 31 Jackson st; builder, Leo Stahr, 27 Jackson st. Plan No. 264.

RICHMOND TURNPIKE, 161 s Richmond av, Bulls Head, 1-sty brick garage, 38x70; cost, \$2,000; owner, Rose Kramer, Linoleumville; architect, Harry W. Pelcher, Port Richmond. Plan No. 274.

MISCELLANEOUS.

CHURCH ST, e s, 100 s Broadway, Tompkinsville, S. I., 1-sty frame temporary office, 12x20; cost, \$125; architect and builder, McClintic Marshall & Co., in care of Tompkinsville Copper Co. Plan No. 261.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 484-90, n w cor Wooster st, erect wood gravity tank and steel structure and 1 steel pressure tank to 6-sty brick warehouse; cost, \$2,500; owner, Ellen W. Duryea, Redbank, N. J.; architect, Maxwell Engineering Co., Inc.; Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 867.

ELDRIDGE ST, 20, e s, 1½ s Canal st, remove stairs, partitions (2x4 studs, 24 gauge expanded metal), w. c. compartments, fireproof stair enclosure to 2-sty brick wagon works; cost, \$1,250; owner, City of New York, care Fire Dept., Municipal Bldg., Robert Adamson, Comm.; architect, Anton Pirner, 2069 Westchester av. Plan No. 295.

ELIZABETH ST, 75 n of Hester st, new partitions, remove stairway and fill in beams to 3-sty brick store and dwelling; cost, \$1,000; owner, Alfonso Luongo Estate, 75 Elizabeth st; executor, Carmine Luongo; architect, Jacob Fisher, 25 Av A. Plan No. 869.

FORSYTH ST, 138, n e cor Delancey st, 36, remove pier, show windows, new partitions (4" terra cotta blocks) to 6-sty semi-fireproof store and tenement; cost, \$1,000; owner, Tinker Realty Corporation, 40 Wall st; treasurer, David Silliman; architect, Louis A. Sheinart, 194 Bowers. Plan No. 859.

ORCHARD ST, 52-48, 125.1 n of Hester st, install elevator to 4-sty brick stores and lofts; cost, \$250; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 877.

ORCHARD ST, 21, remove partitions, stairs and fixtures, new stairs and enclosure, store fronts; cost, \$3,000; owner, Louis Dansky, 28 Orchard st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 897.

THOMPSON ST, 62, e s, 150.2 n Broome st, erect wood gravity tank and steel support to 7-sty brick warehouse; cost, \$600; owner, James J. Callanan, 41-43 Vesey st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 887.

WASHINGTON ST, 106, s of Carlisle st, new runway, four new windows to 3-sty brick stable and dwelling; cost, \$500; owners, Newbold Le Roy Edgar & W. A. Edgar, care Cruikshank & Sons, 37 Liberty st; architect, Louis A. Sheinart, 194 Bowers. Plan No. 854.

WASHINGTON ST, 58 new store front, new g. i. cornices, remove 2-sty brick wall to 2-sty brick store and loft; cost, \$200; owner, Harriet D. Potter Estate, deceased, 11 East 42d st, care Messrs. Ashforth & Co., 11 East 42d st; architect, Otto Fisher, 448 Amsterdam av. Plan No. 870.

WOOSTER ST, 167-173, w s, 75 n West Houston st, inclose staircases (fireproof), bulkhead to 6-sty brick stores and lofts; cost, \$3,500; owner, David L. Einstein Estate, exr., S. A. Fatman, 299 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 889.

15TH ST, 48 West, s s, 245 e of 6th av, fireproof partitions, g. i. skylight, S. C. fireproof doors, new stairway, fire-escapes, fireproof windows to 6-sty brick store and lofts; cost, \$2,000; owner, Louis Ottamann, 509 Cathedral parkway; architect, William G. Wilson, 512 West 162d st. Plan No. 885.

21ST ST, 427 West, n s, 328 w of 9th av, 1-sty brick extension, cut window for door to 4-sty brick dwelling; cost, \$700; owner, Florence Crittenton League, Inc., 156 5th av; Pres., Kate W. Barrett; architect, M. Joseph Harrison, 230 Grand st. Plan No. 878.

23D ST, 71 West, n e cor 6th av construct a 12 in terra cotta vault to 19-sty fireproof, stores and lofts; cost, \$1,300; owner, trustees Masonic Hall & Asylum Fund, 46-54 West 24th st; president, Geo. J. Jackson, 41 Park Row; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 874.

31ST ST, 324 East, w. c. compartments, cut window openings to 4-sty brick tenement; cost, \$250; owner, Frederick Vogel, 306 East 33d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 296.

34TH ST, 146 West, e of 7th av, remove centre pier, reconstruct show windows, partitions to 4-sty brick stores and dwelling; cost, \$500; owner, Charles Smith, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 855.

39TH ST, 36-38 West, new partitions, openings and enlargement of doorways, fireproof passage to 5-sty brick, private club; cost, \$750; owner, Amson B. Moran, 25 Broad st; chairman, Miss Gertrude R. Smith, 34 West 69th st; architect, Louis R. Metcalfe, 2 West 47th st. Plan No. 857.

39TH ST, 638 West, west of 11th av, raise floor 12 inches, plaster ceiling to 2-sty brick garage and stable; cost, \$300; owner, John J. Shea, 638 West 39th st; architect, William H. Erler, 345 5th av. Plan No. 866.

42D ST, 18 East, s s, e of 5th av, extend mezzanine, change stairs, w. c. partitions to 6-sty fireproof lofts; cost, \$250; owners, Isidore S. and Max S. Korn, 31 Nassau st; architect, Philippe Meng, Jr, 13 East 40th st. Plan No. 875.

44TH ST, 128-134 West, connect new and old building, iron girders, etc., to 11-sty fireproof club house; cost, \$225,000; owner, The Lambs Club, 130-32-34 West 44th st, William Courtleigh, Pres.; architect, George A. Freeman, 331 Madison av. Plan No. 893.

46TH ST, 106 West, s s, 120 w of 6th av, re-set hall partitions, install steps (iron covered) to 4-sty brick store and lofts; cost, \$500; owner, Hattie Sellinger, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 879.

48TH ST, 1 East, n e cor 5th av, erect iron and glass marquise to 5-sty fireproof stores and lofts; cost, \$1,000; owner, Robert Walton Goelet, 9 West 17th st; architect, Julius Jepen, 335 Carroll st, Brooklyn. Plan No. 853.

56TH ST, 432 West, cover shafts (metal), concrete floor, windows, remove dumbwaiter to 5-sty brick tenement; cost, \$2,000; owner, Harris Hausman, 343 Canal st; architect, A. T. Johnson, 333 West 15th st. Plan No. 886.

58TH ST to 59th st and 9th to 10 av, basement extension, tile roof, concrete floor, wall to 6-sty brick hospital; cost, \$5,000; owner, Roosevelt Hospital, 59th st and 9th av; president, William Emlen Roosevelt, 30 Pine st; architect, Clarence S. Howell, 550 West 174th st. Plan No. 858.

65TH ST, 25 East, n w cor Madison av, 760, raise 1 and 2-sty, new stores and offices and show windows, 1-sty addition to 6-sty brick stores, offices and dwelling; cost, \$6,000; owner, Charlotte Weatherby, 646 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 894.

70TH ST, 501-505 East, 100 e of Av A, erect partitions (studs and plastered), cut openings in wall to 5-sty brick factory; cost, \$1,000; owner, Monogram Realty Co., 1790 Broadway; Abraham Goldschmidt, Pres.; architect, Otto L. Spannake, 233 East 78th st. Plan No. 871.

77TH ST, 164 West, remove beams, increasing height to 2-sty brick gymnasium; cost, \$5,000; owners, the Marist Brothers, 153 East 76th st; architect, Brother Dacianus, 153 East 76th st. Plan No. 868.

83D ST, 449 East w of Av A, new iron stairs, dumbwaiter, S. C. fireproof doors to 2-sty brick laundry and dwelling; cost, \$300; owner, Adolf Knodel, 903 Prospect av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 851.

87TH ST, 173-75 East, fireproof partitions, kal. fireproof doors to 6-sty semi-fireproof lofts and store; cost, \$600; owners, Henry D. & Sigmund D. Greenwald, 177 East 87th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 880.

91ST ST, 67 East, 2-sty extension and 1-sty addition, new stairs, elevator and vent shafts to 5-sty brick dwelling; cost, \$10,000; owner, Henry B. Barnes, 67 East 91st st; architects, Delano & Aldrich, 4 East 29th st. Plan No. 863.

132D ST, 13-17 East, east of 5 av, new floor, roof (steel supports) to 2-sty brick boiler house; cost, \$1,000; owner, James Everard Estate, Mrs. James Everard, Pres., 1317 East 132d st; architect, Arthur G. Erdmann, 949 Fulton st, Brooklyn. Plan No. 865.

AV C, 7-11, s w cor 2d st, 257, erect stud partitions to 6-sty brick store and tenement; cost, \$50; owner, Samuel Amsterdam, 7-11 Av C; architect, Chas. M. Straub, 147 4th av. Plan No. 861.

AMSTERDAM AV, 2018, s w cor 160th st, new store fronts (metal covered), new opening for windows and divide store to 3-sty brick store and billiard room; cost, \$900; owner, Wright Gillies, 502 West 160th st; architect, Frank J. Schefcik, 4168 Park Row. Plan No. 856.

BROADWAY, 1456-58, new store front, partitions, store bulkhead, etc., to 3-sty brick store and offices; cost, \$300; owner, Marx Ottinger, 31 Nassau st; architect, J. M. Felson, 1133 Broadway. Plan No. 852.

BROADWAY, 1631-7, n w cor 50th st, 3, new mezzanines to 3-sty fireproof stores and offices; cost, \$5,000; owner, Rebecca A. B. Wendel, 175 Broadway; architect, Tuny Ratner, 862 Kelly st. Plan No. 862.

BROADWAY, 1149-51, cut openings in walls, c. i. templates to 4-sty brick store and lofts; cost, \$100; owner, Emma Hopkins, 1151 Broadway; architect, Otto Reissman, 147 4th av. Plan No. 884.

BROADWAY 1190-98, s e cor 29th st, West, 20-26, lower basement floor, partitions to 12-sty fireproof hotel; cost, \$500; owner, Hotel Operating Associates, 111 Broadway Wilson S. Kinneer, Pres.; architects, Clinton & Russell, 32 Nassau st. Plan No. 888.

BROADWAY, 1485½, 60.5 s 43d st, angle iron partitions, dust screen (wireglass) to 3-sty brick restaurant and billiard room; cost, \$1,000; owner, Childs Co., Hon. S. S. Childs, Pres., 200 5th av; architect, J. C. Westervelt, 36 West 34th st. Plan No. 890.

BROADWAY, 3536, s e cor 145th st, six new 6-in. steel columns, fireproof show windows to 2-sty brick stores and offices; cost, \$500; owner, Morris Schinasi, 32 West 100th st; architect, Thomas J. Brady, Jr., 1170 Broadway. Plan No. 892.

EAST END AV, 29-35, s e cor of 81st st, erect stairs, fireproof windows to 7-sty fireproof factory; cost, \$2,500; owner, Elbridge T. Gerry, care architect, Otto L. Spannake, 233 East 78th st. Plan No. 873.

LEXINGTON AV, n e cor 23d st East, 135, remove partitions, new skylight to 2-sty brick stores and offices; cost, \$300; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 891.

MADISON AV, 593, n e cor 57th st, construct platform to 1-sty stone church; cost, \$200; owner, Central Presbyterian Church; Pres., William Barbour, 96 Franklin st; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 882.

1ST AV, 1969, n w cor 101st st, 335 East, erect wood partitions and cut window in wall to 6-sty brick stores and tenement; cost, \$500; owner, Fannie Werner, 55 Liberty st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 872.

2D AV, 564 n e cor 31st st, remove partitions to 4-sty brick store and club room and restaurant; cost, \$25; owner, Christopher Donleavy, 507 West 173d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 860.

3D AV, 1554-56, fireproof partitions, kal. fireproof doors to 6-sty semi-fireproof store and lofts; cost, \$600; owners, Henry D. & Sigmund D. Greenwald, 177 East 87th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 881.

5TH AV, 728-34, s w cor 57th st, erect mezzanine to 3-sty brick stores and offices; cost, \$500; owner, August Hecksher, 728-34 5th av; architect, Adolf Rosenbaum, 540 West 58th st. Plan No. 883.

8TH AV, 288, 100 ft. n of 24th st, new store fronts and beams to 4-sty brick baker shop and furnished rooms; cost, \$1,500; owner, Julia Mann, care Chas. W. Stone, 52 William st; architects, Benj. H. & Chas. N. Whinston, 148th st and 3d av. Plan No. 876.

11TH AV, 733, south of 52d st, new shaft (4" angle iron and terra cotta blocks), partitions

and plumbing to 4-sty brick tenement; cost, \$2,000; owner, Fred W. Tietjen, 152 West 105th st; architect, John H. Knubel, 305 West 43d st. Plan No. 864.

Bronx.

137TH ST, n e cor Southern Blvd, 3 new water tanks to 5-sty brick factory; cost, \$2,700; owners, Winter & Co, on premises; architect, Maurice Brown, 13 Franklin st, Brooklyn. Plan No. 157.

183D ST, 592, 3-sty brick extension, 25x97, to 2-sty brick factory; cost, \$8,000; owners, Rapport & Hirsch, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 149.

BRYANT AV, w s, 116.8 s Freeman st, move 2-sty frame dwelling; cost, \$1,500; owner, Wm. Sinnott, 967 East 165th st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 152.

BUSSING AV, 1666, 1-sty frame extension, 11.4x10.5, to 3-sty frame house; cost, \$780; owners, Trinity Chapel Home, 145 East 35th st; architect, Wm. R. Wright, 306 East 59th st. Plan No. 154.

CARTER AV, w s, 42.9 n 175th st, 1-sty frame extension, 20x13.6, to 2-sty frame workshop; cost, \$300; owner, Wm. A. Cameron, Tremont and Bathgate avs; architect, D. H. Flauburgh, 1835 Carter av. Plan No. 150.

FORT SCHUYLER RD, w s, 558 n Roosevelt av, 1-sty frame extension, 12x28, to 1 1/2-sty frame stable; cost, \$300; owner, Louis D'Rugelo, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 153.

OLD WHITE PLAINS RD, w s, 400 n Pelham parkway, new doors, new windows, new partitions, etc., to 1 1/2-sty frame bungalow; cost, \$2,000; owner, Arthur Weyers, 2070 Honeywell av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 151.

RHINELANDER AV, s s, 50 w Eastchester rd, new foundation to 2-sty brick and frame dwelling; cost, \$500; owner, Geo. Wahlen, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 155.

WESTCHESTER AV, n s, 544 & 546, new store front, new partitions to 1-sty brick market; cost, \$1,200; owners, Zeller & Miehlung, 258 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 156.

Brooklyn.

AMBOY ST, 19, extension to 2-sty dwelling; cost, \$500; owner, Louis Citron, 23 Amboy st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2611.

CARROLL ST, 967, plumbing to two 1-sty dwellings; cost, \$175; owner, Mrs. Cath. McCabe, 965 Carroll st; architect, Thos. F. Clark, 751 Franklin av. Plan No. 2721.

CHAUNCEY ST, 13, extension to 3-sty garage and dwelling; cost, \$1,500; owner, Daniel W. Rantin, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 2839.

DELMONICO PL, 19, interior alterations to 2-3-sty store and tenement; cost, \$1,000; owner, Jacob Bassuk, 42 1/2 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2809.

ELLERY ST, 172, interior alterations to 3-sty tenement; cost, \$200; owner, Louis Knight, 170 Ellery st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2608.

ELM PL, 13, interior alterations to 6-sty store; cost, \$500; owner, Fredk. Loeser & Co., 484 Fulton st; architect, F. D. Swaney, 1300 Dean st. Plan No. 2774.

EMERSON PL, 192, interior alterations to 2-sty dwelling; cost, \$250; owner, Cath. Kranz, 210 Franklin av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 2656.

HALSEY ST, 437, plumbing to 4-sty store and tenement; cost, \$500; owner, John H. Myer, 1926 84th st; architect, Stewart F. Bahr, 437 Sumner av. Plan No. 2643.

HARRISON PL, 97, extension to 1-sty tool house; cost, \$300; owner, Morris Haskell, 75 Harrison pl; architect, S. Millman, 1780 Pitkin av. Plan No. 2652.

HART ST, 128, extension to 2-sty dwelling; cost, \$600; owner, Louis Breines, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2695.

HEMLOCK ST, 73, extension to 2-sty dwelling; cost, \$500; owner, Frank M. Grossman, 37 Hemlock st; architect, Geo. W. Forbell, 561 Grant av. Plan No. 2822.

HENRY ST, 490, interior alterations to 1-sty theatre; cost, \$4,000; owners, Michel Buno & ano, 490 Henry st; architect, John Burke, 370 Union st. Plan No. 2622.

HOPKINS ST, 160, interior alterations to 3-sty store and tenement; cost, \$400; owner, Max Steckler, 708 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2703.

LEONARD ST, 33, extension to 3-sty dwelling; cost, \$300; owner, Annie Zirinsky, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2583.

MADISON ST, 226, interior alterations to 3-sty dwelling; cost, \$150; owner, David Mayer, 14 Maiden lane; architect, A. M. Entlich, 29 Montrose av. Plan No. 2605.

MAUJER ST, 322, interior alterations to 3-sty tenement; cost, \$400; owner, Aloysius Howler, Roslyn, L. I.; architect, E. J. Messenger, 394 Grand st. Plan No. 2728.

MORTON ST, 60, interior alterations to 3-sty dwelling; cost, \$600; owner, Emma Wolinska, 79 Division av; architect, F. G. Stellingen, 601 Evergreen av. Plan No. 2767.

NASSAU ST, 172, interior alterations to 3-sty tenement; cost, \$500; owner, Michael Lentino, 203 Hudson av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2585.

NORTH HENRY ST, 87, interior alterations to 2-sty dwelling; cost, \$150; owner, Hy Hoops,

85 No. Henry st; architect, D. A. Lucas, 98 3d st. Plan No. 2806.

OSBORN ST, 211, interior alterations to 3-sty store and dwelling; cost, \$800; owner, Herman Pensak, 209 Osborn st; architect, Mac L. Reiser, 198 Bristol st. Plan No. 2817.

SANDS ST, 209, interior alterations to 4-sty store and tenement; cost, \$150; owner, Anna M. Bopp, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 2786.

SIEGEL ST, 70, interior alterations to 3-sty bath house; cost, \$600; owner, Michael Berchatsky, 72 Seigel st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2705.

SOUTH OXFORD ST, 177, extension to 2-sty dwelling; cost, \$500; owner, Hy. A. Mark, on premises; architect, Jas. A. McCarroll, 619 East 17th st. Plan No. 2759.

ST. JOHN'S PL, 853, interior alteration to 4-sty store and tenement; cost, \$1,000; owner, Jacob Schauder, 1846 Park av, Manhattan; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2697.

STERLING PL, 1830, interior alterations to 2-sty store and dwelling; cost, \$400; owner, Morris Margroon, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 2662.

WITHERS ST, 123, interior alterations to 3-sty store and tenement; cost, \$600; owner, Maria Delladquillo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2735.

16TH ST, 220, interior alterations to 2-sty store room; cost, \$300; owner, Saml. Ratzer, 277 Prospect av; architects, Thode & Harvie, 406 9th st. Plan No. 2707.

EAST 51ST ST, 421, extension to 2-sty dwelling; cost, \$300; owner, Frank Morgan, on premises; architect, Olaf B. Almgren, 230 95th st. Plan No. 2815.

62D ST, 618, extension to 1-sty factory; cost, \$10,000; owner, J. M. Huber, 65 West Houston st, Manhattan; architect, Brutus Gundlach, 185 Madison av, Manhattan. Plan No. 2746.

92D ST, 153, interior alterations to two 3-sty stores and dwellings; cost, \$300; owner, Home Title Ins. Co., Jay and Willoughby sts; architect, Olaf B. Almgren, 230 95th st. Plan No. 2775.

92D ST, 219, extension to 2-sty dwelling; cost, \$500; owner, Sarah A. Watts, on premises; architect, Olaf B. Almgren, 230 95th st. Plan No. 2763.

ALBANY AV, 305, extension to 3-sty store and dwelling; cost, \$1,500; owner, John Martin, on premises; architect, Wm. H. Ludwig, 801 Eastern pkwy. Plan No. 2678.

BATH AV, 1653, extension to 2-sty stone and dwelling; cost, \$1,400; owner, Jos. Newman, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2832.

BAY RIDGE PARKWAY, 314, extension to 2-sty garage; cost, \$3,500; owner, Chas. R. Carleton, on premises; architect, Olaf Almgren, 230 95th st. Plan No. 2620.

BEDFORD AV, 141, extension to 3-sty store and dwelling; cost, \$2,500; owners, Barbara Downer & ano, on premises; architect, John Bergesen, 153 West 126th st. Plan No. 2762.

BELMONT AV, 563, extension to 2-sty store and dwelling; cost, \$300; owner, Edw. Moskowitz, 477 Belmont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2649.

BELMONT AV, 1119, interior alterations to 1-sty dwelling; cost, \$300; owner, Henrietta Kraft, on premises; architect, C. Infanger, 2634 Atlantic av. Plans No. 2840.

BROADWAY, 800, interior alterations to 2-sty office and dwelling; cost, \$800; owner, Union Bank, 44 Court st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2808.

BROADWAY, 1729, interior alterations to 2-sty store and dwelling; cost, \$1,500; owner, Amelia Sunquest, 712 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2792.

BROADWAY, 1731, interior alterations to 2-sty store and dwelling; cost, \$1,500; owner, Amelia Sunquest, 712 Broadway; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2793.

CENTRAL AV, 139, interior alterations to 3-sty tenement; cost, \$250; owner, Cologero Pisciotta, 139 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2591.

DRIGGS AV, 777, interior alterations to 3-sty tenement; cost, \$300; owner, Julius Landarsky, on premises; architect, Lew Keon, 27 Graham av. Plan No. 2684.

FLATBUSH AV, 1034, exterior alterations to two 3-sty offices and dwellings; cost, \$6,000; owner and architect, Flatbush Gas Co., 176 Remsen st. Plan No. 2722.

FLATBUSH AV, 1475, exterior alterations to 1-sty theatre; cost, \$400; owner, Max Hencke, on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2788.

FLUSHING AV, 929, exterior alterations to 1-sty factory; cost, \$3,000; owner, Iron Clad R. E. Co., on premises; architect, Suffren Eng. Corp., 149 Broadway, Manhattan. Plan No. 2711.

GATES AV, 7, interior alterations to 4-sty store and tenement; cost, \$400; owner, Hy F. Walking, on premises; architect, Wm. Donaghy, 112 So. Oxford st. Plan No. 2810.

GRAHAM AV, 32, extension to 2-sty dwelling; cost, \$1,000; owner, Louis Tonchin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2580.

GRAND AV, 194, extension to 5-sty school; cost, \$15,000; owner, Morris Bldg. Co., 207 Rye-son st; architects, Howells & Stokes, 100 William st, Manhattan. Plan No. 2727.

HOPKINSON AV, s e cor Sutter av, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Hyman Kaufman, 205 Bristol st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2830.

HUDSON AV, 180, interior alterations to 4-sty store and dwelling; cost, \$200; owner, Dome-nick Santillo, 178 Hudson av; architect, Max Hirsch, 391 Fulton st. Plan No. 2732.

LAFAYETTE AV, 712, interior alterations to 3-sty dwelling; cost, \$195; owner, Lewis Peldman, on premises; architect, Geo. Diamond, 8 Tompkins av. Plan No. 2717.

MONTRÖSE AV, 187, exterior alterations to 3-sty dwelling; cost, \$800; owner, Leonardo Mariotte, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2596.

MYRTLE AV, 1439, interior alterations to 3-sty store and tenement; cost, \$300; owner, Auguste Winkler, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 2679.

MYRTLE AV, 1277, interior alterations to 2-sty store; cost, \$150; owner, Geo. J. Schwarz, 900 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 2771.

NEPTUNE AV, 3615, move 1-sty frame dwelling; cost, \$200; owner, Chas. Wittenworth, Surf av and West 33d st; architect, O. B. Almgren, 230 95th st. Plan No. 2768.

NOSTRAND AV, 1289, extension to 3-sty store and dwelling; cost, \$1,700; owner, Wm Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 2680.

PITKIN AV, 1718, interior alterations to 2-sty store and dwelling; cost, \$450; owner, Philip Smerling, 1193 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2756.

PROSPECT AV, 136, interior alterations to 2-sty synagogue; cost, \$250; owner, Congregation Bnei Jacob, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 2606.

REID AV, 180, interior alterations to 4-sty office and tenement; cost, \$2,500; owner, John J. Campbell, Cedarhurst, L. I.; architects, John H. Holder, Jr., & ano, 82 Wall st, Manhattan. Plan No. 2666.

RIVERDALE AV, 251, extension to 2-sty store and dwelling; cost, \$500; owner, Hyman Isaacs, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2692.

SURF AV, 808, interior alterations to 3-sty cafe; cost, \$800; owner, Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 2751.

SUTTER AV, 493, extension to 2-sty store and dwelling; cost, \$800; owner, Nathan S. Goldfarb, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2689.

SUTTER AV, 1021, extension to 3-sty tenement; cost, \$175; owner, Ruby Dancing, 297 Sheffield av; architect, S. Millman, 1780 Pitkin av. Plan No. 2609.

SUTTER AV, 204, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Hyman Kaufman, 205 Bristol st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2829.

THATFORD AV, 159, interior alterations to 4-sty factory; cost, \$500; owner, Geo. Tonkonogy, 1765 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2639.

WAVERLY AV, 523, extension to 3-sty stable; cost, \$1,500; owner, Reid Ice Cream Co., 32 Chambers st, Manhattan; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2764.

3D AV, 5204, plumbing to 3-sty store and dwelling; cost, \$500; owner, Saml. Polstein, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 2692.

6TH AV, 652, interior alterations to 4-sty factory; cost, \$250; owners, A. G. Spaulding Co., 650 Pacific st; architect, Irving B. Ellis, 305 West 80th st, Manhattan. Plan No. 2681.

8TH AV, 5211, exterior alterations to 2-sty dwelling; cost, \$2,800; owner, Mary Abazzia, on premises; architect, Chas. Braun, 459 41st st. Plan No. 2826.

16TH AV, 8640, extension to 1-sty dwelling; cost, \$900; owner, Louisa Loring, on premises; architect, C. S. Haviland, 328 52d st. Plan No. 2669.

18TH AV, 8440, extension to 3-sty store and dwelling; cost, \$300; owner, Wm. Ulmer Bwg. Co., 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 2658.

Queens.

DUNTON.—Remington av, e s, 200 s Blanco pl, 1-sty frame extension, 10x16, rear shed, paper roof; cost, \$200; owner, H. Kolmetzky, premises. Plan No. 822.

DUNTON.—Maure av, e s, 448 s Liberty av, 1-sty frame extension, 10x16, rear wagon shed, paper roof; cost, \$200; owner, F. Schreiber, Maure av, Dunton. Plan No. 823.

FLUSHING.—Union av, 175, 1-sty frame extension, 8x15, rear dwelling, tin roof; cost, \$85; owner, J. E. Barum, premises. Plan No. 781.

JAMAICA.—South st, n s, 125 w Unionhall st, 1-sty frame extension on present extension on rear dwelling, tin roof; cost, \$200; owner, A. Cantolupo, 127 South st, Jamaica. Plan No. 807.

JAMAICA.—Hardenbrook av, e s, 220 n Fulton st, general interior alterations to garage and store room; cost, \$550; owner, New York Telephone Co., 15 Dey st, Manhattan. Plan No. 814.

JAMAICA.—Fulton st, 455, 1-sty brick extension, 25x20, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, Henry Merkel, Carpenter av and Fulton st, Hollis; architect, L. Allmindinger, 926 Broadway. Plan No. 825.

L. I. CITY.—Boulevard, w s, 300 n Payntar av, plumbing to dwelling; cost, \$75; owner, J. Noma, on premises. Plan No. 801.

L. I. CITY.—11th st, n w cor Jackson av, plumbing in dwelling; cost, \$150; owner, W. H. Small, premises. Plan No. 791.

L. I. CITY.—West av, e s, 100 n 4th st, 1-sty brick extension, 11x14, rear dwelling, tin roof, interior alterations; cost, \$500; owner, Nicola Passiere, 94 West av, L. I. City; architect, Chas. P. Early, 573 8th av, L. I. City. Plan No. 780.

Queens Alterations—Continued.

MASPETH.—Hull av, n s, 125 e Washington av, 1-sty frame extension, 19x9, front dwelling, tin roof, interior alterations; cost, \$2,000; owner, John Sasnilo, 235 Hull av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 821.

OZONE PARK.—Ocean av, w s, 175 s Jerome av, plumbing in dwelling; cost, \$150; owner, Mrs. N. Farra, premises. Plan No. 795.

RICHMOND HILL.—Beech st, e s, 75 n Central av, plumbing in dwelling; cost, \$65; owner, J. McArthur, premises. Plan No. 789.

RICHMOND HILL.—Chestnut st, w s, 25 s St. Ann's av, plumbing in dwelling; cost, \$90; owner, G. Carter, premises. Plan No. 796.

RICHMOND HILL.—Jamaica av, 3101, new store front to dwelling; cost, \$350; owner, Chas. Heims, on premises. Plan No. 816.

RICHMOND HILL.—Oxford av, 67, plumbing in dwelling; cost, \$67; owner, H. L. Young, premises. Plan No. 820.

RIDGEWOOD.—Woodward av, s s, 100 w Ralph st, new store front on dwelling; cost, \$100; owner, G. Neiger, premises. Plan No. 824.

RIDGEWOOD.—Seneca av, 602, interior alterations to store and tenement; cost, \$1,500; owner, E. Bliss, premises. Plan No. 795.

WHITESTONE.—Shore rd, s s, 50 e 26th st, general interior alterations to dwelling, new piazzas; cost, \$1,200; owner, E. Keller, on premises. Plan No. 806.

WINFIELD.—Prospect st, s s, 200 w 19th st, 2-sty frame extension, 11x9, rear dwelling, tin roof; \$250; owner, J. Zerne, premises. Plan No. 790.

WOODHAVEN.—Water st, s w cor Canal st, 1-sty frame extension, 10x24, rear dwelling, tin roof; cost, \$150; owner, S. Sonesca, premises. Plan No. 797.

WOODHAVEN.—Myrtle av, n w cor Woodhaven av, plumbing to greenhouse; cost, \$100; owner, City of New York, Forest Park. Plan No. 808.

Richmond.

RICHMOND TERRACE, n s, 35 w Bard av, Livingston, alter brick power house; owner, Richmond Light & R. R. Co., Livingston; architect, Richmond Light & R. R. Co., Livingston. Plan No. 154.

ST. GEORGE, near ferry docks, alter frame office; cost, \$225; owner, Richmond Light & R. R. Co., St. George; architect and builder, Jos. Mullen, St. George. Plan No. 145.

WINANT, e s, 50 n Crocherno st, Port Richmond, alter frame dwelling; cost, \$382; owner, M. Creagan, Port Richmond st. Plan No. 155.

AMBOY RD, n s, near Canal st, Oakwood, alter frame store; cost, \$200; owner, Giuseppe Maffio, Oakwood. Plan No. 153.

CHESTNUT AV, n s, 466 w Tompkins av, Rosebank, alter frame dwelling; cost, \$200; owner, Marion Langan, Rosebank. Plan No. 156.

HATFIELD AV, cor Lafayette av, Port Richmond, alter frame barn; cost, \$100; owner, M. Framatolla, Port Richmond. Plan No. 146.

MARYLAND AV, s s, 400 e Tompkins av, Rosebank, alter three frame dwellings; cost, \$600; owner, Carlo Sorrentino, Rosebank; architect, D. Santora, Tompkinsville; builder, C. Sorrentino, Rosebank. Plan No. 151.

OCEAN AV, n s, 1575 e Mill rd, Oakwood Beach, alter frame bungalow; cost, \$70; owner, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 148.

RICHMOND RD, e s, 100 s Newberry av, Dongan Hills, alter frame store; cost, \$500; owner, A. L. Else, Rosebank; builder, Gordon Grant, Dongan Hills. Plan No. 144.

RICHMOND RD, n s, 200 Summit av, New Dorp, alter frame dwelling; cost, \$125; owner, Lorino Maucatus, 222 4th av, Brooklyn; builder, Vincenzo Geniviso, New Dorp. Plan No. 152.

TODT HILL RD, n s, 800 w Houseman av, Castleton Corners, alter frame dwelling; cost, \$150; owner, B. J. Letts, Castleton Corners; architect, none; builder, E. L. Vroome, Castleton Corners. Plan No. 149.

PLANS FILED IN
NEW JERSEY

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 April 14. The location is given, but not the owner's address.

JERSEY CITY.—Giovanni & Pietro Verga, e side Wright av, bet Logan av and Broadway, 3-sty brick, \$10,000; Magnus Jensen, 106 Jackson av, 3-sty brick, \$12,000; Christie Meatto, 242 13th st, 3-sty brick, \$7,000; Samuel Rubine, 66-70 Romaine av, two 3-sty brick, \$20,000; Rose Bergoff, 121-123 Garrison av, 4-sty brick, \$30,000; William Finley, 811 Montgomery, 3-sty brick, alteration, \$2,000.

PATERSON.—Patrick Sweeney, 889 Main st, 3-sty frame, alteration, \$600; Orazio Corsetti, 64 Jersey st, 3-sty frame, alteration, \$200; Samuel Kramer, 476 Main st, 3-sty frame, alteration, \$200.

KEARNY.—James A. Brown, 401 Kearny av, 3-sty frame, \$6,000.

EAST ORANGE.—Empire Construction Co., 82-84 North Park st, two 2-sty frame, \$10,000; Melchiora Rizzuto, n e cor Halstead st and Tre-

mont av, 3-sty frame, \$5,000; Henry C. Miller, n w cor Summit st and Arlington av, two 4-sty brick, \$40,000.

WEST NEW YORK.—Weisberg & Codel, n e cor Hudson av and 12th st, three 4-sty brick, \$90,000.

ATLANTIC CITY.—May M. Ogden, 143 South Carolina av, 4-sty brick, \$25,000.

CLIFTON.—Italian Ind. Pleasure Club of Clifton, n e cor Parker av and Durant st, 3-sty brick, \$7,000; Louis Goldberg, 22-24 Highland av, 3-sty brick alteration, \$4,000.

BLOOMFIELD.—Saverica Sica, 666 Bloomfield av, 3-sty brick, alteration, \$4,500.

HARRISON.—James Van Dyk Co, 243 Harrison av, 4-sty brick, alteration, \$500; Alfonso Tino, 48 Harrison av, 3-sty frame, alteration, \$400; James Sorrentino, 35 Cleveland av, 3-sty frame, \$7,000.

HOBOKEN.—Sarah Cannon, 84 Adams st, 4-sty frame, alteration, \$400.

ORANGE.—Antonio De Vincentis, 104-106 Cone st, 3-sty brick, alteration, \$10,000.

NEWARK.—Nicholas J. Kaiser, 44 Hensler st, 3-sty brick, \$10,000; Mrs. Filomena Filippone 196-200 8th av, 4-sty brick, \$30,000.

PERSONAL AND TRADE
NOTES.

CLARK & ARMS, architects, have opened offices at 542 5th av.

SNELLING & METCALFE, architects, have moved their offices to 15 West 38th st.

FERRIS J. MEIGS, lumber dealer, has moved his offices from 2 Rector st, to 52 Vanderbilt av.

L. A. RILEY, 2D, consulting engineer, has moved his offices from 30 East 42d st to 52 Vanderbilt av.

CASPAR TRUMPY, architect and engineer, has opened an office in the Thompson Building, Lakewood, N. J.

JOHN LOWRY, JR., general contractor, will move his offices May 1, from 235 Fifth av, to 8 West 40th st.

L. R. MERRITT & CO., boilers and engines, have moved their offices from 95 Liberty st to 52 Vanderbilt av.

J. BYERS HOLBROOK, consulting engineer, has moved his offices from 3 South William st, to 52 Vanderbilt av.

MURPHY & DANA, architects, 331 Madison av, have taken additional space for office purposes on the tenth floor.

ALBERT P. NUCCIARONE, architect, will move his offices May 1 from 43 Minton pl to 72 Jackson st, Orange, N. J.

GEORGE O. STEDMAN, architect, formerly of Philadelphia, Pa., has opened an office at 16 Willett Block, Rome, N. Y.

SHERWIN-WILLIAMS CO. paints and varnishes, 116 West 32d st, will open a branch store in Albany, N. Y., about May 1.

UNITED FIREPROOFING COMPANY will move its executive offices to-day from 1133 Broadway to 8 West 40th street.

EDWIN WILBUR, architect, will move his offices from 120 Liberty st to the southwest corner of Broadway and 164th st.

HOWARD ROGERS, architect, has opened offices for the practice of his profession at 126 Arkay Building, Albany, N. Y.

FRANKLIN CONTRACTING CO. has moved its offices from 1 and 2 Hudson st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

BRUNO GROSCHE & CO., distributors of the Carbolineum brand of wood preservative, have moved their offices from Jones la to 90 Wall st.

G. & W. HALBERT, general contractor and interior decorators, have moved their offices and studios from 455 Fulton st to 134 Livingston st, Brooklyn.

HOWARD PLUMBING SUPPLY CO., Newark, N. J., has opened a branch office at 144 North av, Plainfield, N. J. W. Glickman is manager of the new office.

L. N. DY & FOSTER, architects, have recently dissolved partnership by mutual consent. V. W. Tandy will continue the practice at 1931 Broadway.

H. P. NICHOLSON, 305 West 45th st, recently took over the Eastern agency for the Bernhard boilers, made by the Kanawha Mine Car Co., Charlestown, W. Va.

JOSEPH LUEHM, architect, 353 Melville st, Rochester, N. Y., desires samples and catalogues of building materials and specialties from manufacturers and jobbers.

MORRIS KOTZIN, heating and plumbing contractor, has opened an office and shop at 18 East 108th st, and desires catalogues and samples from jobbers and manufacturers.

G. P. SHERWOOD & CO., wholesale dealers in foreign and domestic marble and stone, have moved their offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

CHICAGO PNEUMATIC TOOL COMPANY, Chicago, Ill., has moved its New York office from 50 Church st to 52 Vanderbilt av, and its Boston office from 191 High st to 185 Pleasant av.

NATHAN C. JOHNSON has resigned as engineer of tests of the Raymond Concrete Pile Company in order to continue his investigations on the improvement of concrete and concrete materials.

MANION BROS., general contractors, have recently opened an office at 608 Livingston Building, Rochester, N. Y., and desire catalogues and samples from manufacturers interested in the building trades.

FREDERICK RAY, consulting engineer, has opened offices at 50 Church st, where he will specialize in centrifugal pumping machinery, condensing equipment, cooling towers and similar apparatus.

GEORGE A. HAMILTON, architect, has recently opened an office at 43 Otis Building, Watertown, N. Y., and desire catalogues and samples from manufacturers interested in the building trades.

ROBERT N. HUNTER has succeeded to the painting and decorating business at 33 Clinton st, Brooklyn, formerly carried on for many years by his father, the late James Hunter, who died March 10.

C. W. HUNT COMPANY, INC., manufacturer of coal handling and conveying machinery and small motor trucks, has moved its office from 45 Broadway to the 11th floor of the new Adams Express Company Building, 61 Broadway.

BENJAMIN L. GLUCKSMAN, architect, formerly at 938 East 163d st, has moved his offices to 892 Prospect av, near Prospect av subway station, and desires catalogues for manufacturers and supply houses interested in the building trades.

THOMAS A. BENNETT, for the last five years in charge of the conveyor and elevator belt sales of the B. F. Goodrich Company, Akron, Ohio, has become assistant to the general sales manager of the New Jersey Zinc Company, 55 Wall st, N. Y. C.

WILSON-SNYDER MANUFACTURING COMPANY and the Wilson-Snyder Centrifugal Pump Company, manufacturers of pumping machinery, of Pittsburgh, Pa., have opened a branch office at 52 Vanderbilt av. A. H. Sherwood is in charge of the new office.

WILLIAM J. ANDERSON, president of the Brooklyn Varnish Co., is at present on a vacation trip to San Diego, Cal. It is rumored that he will study conditions in the West, with the view of possibly locating a branch factory in San Diego or vicinity.

C. D. SCHLEMMER, a civil engineer and surveyor, of Islip, N. Y., has been elected Superintendent of Highways of the Town of Islip. He was formerly with the engineering staff of the Board of Water Supply of the City of New York and on the Panama Canal work.

MERRILL G. BAKER, recently appointed assistant to J. Leonard Replage, vice-president and general manager of sales of the American Vanadium Company, Pittsburgh, with headquarters in New York, has been given the title of assistant general manager of sales.

A. L. MORDECAI & SON, general contractors for the new Brokers' building on Broadway, next to the corner of 42d, has erected a painted shed over the sidewalk that should please the members of the Municipal Art Society, as it is far from being the hideous thing that builders' sheds have been in the past.

M. H. GREEN, 301 West 91st st, a general contractor, has opened an office in the Marbridge Building, 1328 Broadway. Mr. Green will specialize in the construction of residences in the vicinity of Kew, L. I., and desires to get in touch with sub contractors and material supply houses who do work in this locality.

JOHN F. HIRSCH AND HENRY A. BOURGHARD have formed a partnership under the firm name of Hirsch & Bourghard, dealers in plumbers' steam and gasfitters' supplies, at 884 Quincy st, Brooklyn. Both were formerly identified with the H. P. Read Lead Works in executive positions.

JAMES A. YOUNG has been elected manager of the Bayonne Building Co., Bayonne, N. J., succeeding H. C. Colville, who resigned on account of illness. Mr. Young has been connected with the concern for the last eleven years and his knowledge of the business makes him a capable man for the position.

JARRETT-CHAMBERS CO., INC., was recently formed to conduct a general contracting business. The new concern has opened offices at 30 East 42d st. Edwin S. Jarrett was formerly vice-president of the Foundation Co., and Ralph H. Chambers was formerly chief engineer and general manager of the same company.

GEORGE RAHMANN, head of George Rahmann & Co., manufacturers of leather belting, 31 Spruce st, was the guest of honor at a dinner held at the Hotel McAlpin, Monday evening, April 12. The dinner was arranged by the office and sales force of the firm, in celebration of the twentieth anniversary of the establishment of the business.

JOHN S. GRIGGS, formerly of the consulting firm of Griggs & Holbrook, and David Moffat Myers, formerly mechanical engineer of the United States Leather Co. and more recently in private consulting practice, announce the consolidation of their practice under the firm name of Griggs & Myers, consulting engineers, 110 West 40th st.

GEORGE B. McC. TAYLOR, consulting, designing and supervising engineer, has opened offices in the Elsnor Building, Red Bank, N. J., where he will conduct a general engineering practice. Mr. Taylor superintended the construction of the Harlem Ship Canal, the fortifications at Fort Hancock and has been engaged on the harbor improvements around New York.

JOHN C. JAY, JR., general manager of sales and recently elected vice-president of the Pennsylvania Steel Company and Maryland Steel Company, was the guest of honor at a dinner tendered by the sales department of the companies at the University Club, New York City, Friday evening, April 16. Every domestic sales office of the companies with the exception of San Francisco was represented. Charles S. Clark, the dean of the department, presided.

GOVERNOR JAMES F. FIELDER, of New Jersey, recently affixed his signature to a bill passed by the State Legislature, known as Assembly Bill No. 113, which is of particular interest to the plumbing and heating trades of

that state. This law, which went into effect immediately, eliminates the plumbing, heating and lighting contracts from the general contract on all state, county and city buildings where the cost of the work exceeds \$1,000.

D. L. TURNER, deputy engineer of subway construction of the Public Service Commission, First District, of New York State, has been elected a member of the City Plan Commission of New York City. Mr. Turner was graduated from the Rensselaer Polytechnic Institute in 1891 and, after spending a year as assistant in mathematics there, was engaged by the Columbia Granite Company as an assistant engineer on railroad location and construction. In 1900 he entered the service of the New York City rapid transit commission as assistant engineer on subway construction.

THE NEW FLAG of the city of New York adopted by the Board of Aldermen last week made its first public appearance Wednesday evening. The occasion was the second annual banquet of the Upper Manhattan Property Owners' Association, which was held at the Broadway-Clearmont, Broadway and 135th st. The new city flag was placed over the speakers' table, at which Mayor Mitchel, Borough Presidents Marks and Mathewson, Police Commissioner Woods, Fire Commissioner Adamson and others identified with the present government were seated.

EDWARD WEGMANN and A. G. HILBERG have formed a partnership under the firm name of Wegmann & Hilberg, consulting hydraulic engineers, and have opened offices in the Park Row Building, 13-21 Park Row. Mr. Wegmann was for more than 30 years connected with the construction of the Croton water works for the city of New York. He was the last chief engineer for the aqueduct commissioners and four years chief engineer of the Department of Water Supply, Gas and Electricity. Mr. Hilberg has been engaged in various hydroelectric developments, notably the Mississippi River Power Company's plant at Keokuk, Iowa. For the last two years he has been associate editor of the Engineering Record, in charge of hydraulics.

BUCKINGHAM STEEL CO., INC., 25 West 42d st, has recently established a plant for the fabrication of structural and ornamental iron at 2d av, 56th to 57th sts, Brooklyn. The plant is particularly equipped to supply trusses, plate girders, columns and riveted work of every description. Among the contracts recently closed by this firm for structural and ornamental ironwork are included: The Crocker garage, Lenox road, Brooklyn; Ailano factory, 44th st and 3d av, Brooklyn; addition to the U. S. Nickel plant at New Brunswick, N. J., and the power house, boiler house and steel coal pockets to be erected at Yorktown Heights, N. Y., for the N. Y. State Training School for Boys. Another contract lately closed includes the ornamental iron work necessary to complete the six buildings for the almshouse for the city of Bridgeport, Conn.

OBITUARY

CHARLES STALEY, a general contractor, prominent in Poughkeepsie, N. Y., and vicinity, died at Vassar Hospital, Thursday, April 15. He was born in Red Hook, N. Y., in 1858. He is survived by his widow and six children.

CHARLES K. COVERT, painting and decorating contractor, 963 6th av, Manhattan, died of pneumonia at his home, 252 Jefferson av, Brooklyn, Saturday, April 17. He was eighty-five years old and is survived by two daughters.

JOSEPH JOHNSON, formerly a well-known building contractor of New York City, died at the residence of his daughter, Mrs. F. Stanley Newberry, 38 Hamilton av, Rochelle Heights, Monday, April 19. He was in his seventy-ninth year.

JAMES WOLFENDEN, a building contractor, died of general debility at his home, 704 Monroe st, Brooklyn, Friday, April 16. He was born in England sixty-eight years ago and came to this country about thirty-three years ago. Mr. Wolfenden leaves his widow, two sons and a daughter.

W. LANGLEY MORRISON, a Boston architect from whose plans St. Cecilia's Church in the Back Bay section was built, and who planned the gardens of Lars Anderson, in Brookline, Mass., and Washington, died suddenly of heart disease at his home, in Boston, April 18. He was born in Rochester, N. Y., fifty-two years ago. He is survived by his widow.

HORACE SPRINGER, a civil engineer of Englewood, N. J., employed in the office of Prosecutor Thos. J. Huckin, at Hackensack, was instantly killed at the Hamilton av, crossing in Englewood by a train of the Northern Railroad, a branch of the Erie R. R. Co., Thursday, April 15. He was twenty-eight years old and is survived by his widow and two children.

LUTHER STEADMAN BENT, formerly president of the Pennsylvania Steel Company and a director in numerous corporations, died of paralysis at his home in Overbrook, Pa., Monday, April 19. He was eighty-six years old. Mr. Bent served throughout the civil war. In 1874 he became manager of the Pennsylvania Steel Company, and in 1880 was made president. He held that office until 1896, when he retired.

BERNARD CONCANNON, a member of the firm of Concannon Bros., contractors, died at the residence of his daughter, Mrs. Jane T. Cavanaugh, 855 St. John's pl, Brooklyn, Tuesday, April 20. He was sixty-nine years old and was a veteran of the civil war. He was a member of the Sixty-ninth Regiment. Many years ago he served as president of the Board of Aldermen of New York City. He is survived by his daughter.

GEORGE A. GLAENZER, for many years one of the foremost designers of interior decorations, died after a long illness at his home at 5 West 82d st, Tuesday, April 20. He was sixty-seven years old and was born in France.

He fought in the Franco-Prussian war and after studying art in Paris and Stuttgart he came to this country in 1880 with a notable collection of art objects. Mr. Glaezer designed interior decorations in the homes of Messrs. Frederick W. Vanderbilt, John D. Archbold, Charles B. Alexander, George F. Baker and other prominent men. Before he retired several years ago he was a member of the Architectural League of New York, the Municipal Art Commission, the Academy of Design and several clubs, including the Lambs, the Players and the Larchmont Yacht Club. He is survived by his widow and three sons.

WARREN ARCHER CONOVER, one of the best-known builders in this city, died from intestinal disorders at his residence, 356 Greene av, Brooklyn, Tuesday, April 20. He was sixty-seven years old. Mr. Conover was formerly a member of the Board of Building Examiners of this city. His firm, W. A. & F. E. Conover, was the first to use caissons in the construction of large buildings. He erected the Commercial Cable Company's building at 20 Broad st, and it was on this building that caissons were first used. He also constructed the Postal Telegraph Building on Broadway, the R. G. Dunn Building, the New York Casino and the residence of Clarence H. Mackay at Harbor Hills, L. I. Mr. Conover was a descendent of one of the oldest families in New York City and was of Holland Dutch ancestry. He was born on King st, Manhattan, April 3, 1848, and was educated in the public schools. His father, the late John T. Conover, was a prominent builder and was a leader of the old-time Republican forces in New York City. Mr. Conover was prominent in Masonic circles and was the oldest past master of Holland Lodge No. 8, F. and A. M.; a member of the Past Masters Association and of Coeur de Leon Commandery, Knights Templar. He was a member of the board of trustees of the Broadway Savings Institution and a former president of the library committee of the General Society of Mechanics and Tradesmen of New York. He was one of the oldest members of the New York Athletic Club; a member of the Holland Society and the Hardware Club of Manhattan. Mr. Conover had been retired from business for about twenty years. He is survived by his widow and a son.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONNECTICUT STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in Bridgeport, May 12.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Gruenwald Hotel, New Orleans, Wednesday, May 5.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention at the Waldorf-Astoria Hotel, New York City, May 18-19.

ENGINEERS' CLUB held memorial exercises in honor of Alfred Noble Thursday evening, April 22, at which time a portrait of Mr. Noble was unveiled.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

MAXIMILIAN TOCH addressed the Society of Chemical Industry, New York Section, at Rumford Hall, 50 East 41st st, Friday evening, April 23, on "Paints as Protective Agents Against Corrosion."

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Ho-

tel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

AMERICAN IRON AND STEEL INSTITUTE will move its offices April 29 from 30 Church st, where they have been for the last five years, to the twenty-ninth floor of the new Adams Express Company building, 61 Broadway.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

MASTER PLUMBERS' ASSOCIATION OF HOBOKEN, N. J., held its annual meeting, April 6, at which time the following officers were elected: A. F. Pfugh, president; B. J. McGovern, vice-president; J. Marnell, financial secretary and treasurer, and L. Fuchs, recording secretary.

THE CONTRACTORS AND MATERIAL MENS' FULL PAY ASSOCIATION OF GREATER NEW YORK, whose principal headquarters are in Brooklyn, recently filed a certificate of incorporation with the Secretary of State. Its objects are of a benevolent nature. The directors are Elias M. Pilzer, Antonio Torre and William Steinfeld of Brooklyn.

KNOT GOLFERS, an organization recently formed by the lumber dealers in the metropolitan district, has arranged to hold its first golf tournament on the links of the Oakland Golf Club, on Long Island, Tuesday, May 18. According to the present plans a monthly tournament will be held throughout the summer and early autumn seasons, the dates of which have not as yet been announced.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold a meeting in the Engineering Societies Building, 29 West 39th st, Tuesday evening, May 11, at which John Calder, of the Metals Coating Co., will present a paper and make actual demonstrations of the process for spraying metals, involving a kind of pistol through which is fed a wire of the metal to be sprayed and in which the metal is melted and projected against the article to be covered.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

NATIONAL SCULPTORS' SOCIETY, Architectural League of New York, Art Commission Associates, National Institute of Arts and Letters, National Academy of Design and the Century Association held a joint meeting in memory of Karl Bitter, the sculptor, who died April 10, from injuries received in an automobile accident, in the Ethical Culture Meeting Hall, 2 West 64th st., Wednesday evening April 21. The meeting was addressed by Dr. Felix Adler, George McAneny, Herbert Adams and John G. Milburn.

MATERIAL MEN'S CREDIT ASSOCIATION, of Passaic and Bergen counties, N. J., one of the most active building associations in that State, held its third annual banquet at the Hamilton Club, Paterson, Tuesday evening, April 13. About one hundred members and guests were present. A number of interesting addresses were made by men prominently identified with the building business in New Jersey on topics vital to the health and growth of the association and general business. The dinner committee consisted of E. M. Rodrock, chairman; L. A. Johnston, J. W. Clinton, Irvy Myers and Charles E. Jackson.

RECENT INCORPORATIONS.

WATSONS FARMS CORPORATION, realty and construction, has been incorporated with offices in Manhattan, to do business, with a capitalization of \$15,000. Warren M. Watson, Ella L. Watson, both of 123 West 80th st, and D. B. Shawhan, 149 Broadway, directors. H. J. Moskowitz, 299 Broadway, attorney.

EDWARD J. SPARENBERG has filed incorporation papers with a capitalization of \$10,000 to do a realty and construction business with offices in Manhattan. The directors are Edward J. Sparenberg, Millie Jacobson, both of 301 West 108th st, and Emil Vasen, 159 East 78th st. The attorneys are Cass & Apfel, 68 William st.

CLEMILT REALTY CO. has been incorporated with offices in Manhattan, to do a general realty and construction business and to deal in building materials, with a capitalization of \$10,000. The directors are Milton M. Silverman, Carrie G. Silverman, both of 207 West 110th st, and Alanson P. White, 42 Broadway. Wescher & Kohn, Broadway, attorneys.

WOODLAND LUMBER & MFG. CO has been chartered with \$25,000 capital stock to do a general lumber business, manufacture sashes, doors, frames, etc., with offices in Manhattan. The directors are Edward L. Jarroll, 7901 6th av, Brooklyn; B. F. Crane, 7521 Ft. Hamilton av, Brooklyn, and Barney Budnick, 165 East 103d st. The attorney is M. Kamber, 99 Nassau st.

M. & G. W. CORPORATION is a \$200,000 company, chartered to do a realty and construction business and to deal in building materials, with offices in Manhattan. The directors are Sol M. Stroock, 133 West 85th st; M. Sanford Weil, 133 79th st; Emma W. Cone, 2370 Broadway, and four others. Stroock & Stroock, 30 Broad st, attorneys.

BUILDING MATERIALS AND SUPPLIES

BIG BRONX AND SUBURBAN BUILDING MOVEMENT SAPS MILL SUPPLIES OF CEMENT—STEEL MUCH STRONGER

Nineteen Bidders on Eastern Parkway
Work—Prices Range Over Million

IF there is any doubt still remaining in the minds of prospective builders regarding the condition of the material supply market the latest advices from the Lehigh Valley cement market indicate that the day of low prices is fast closing. April 1 there were only 700,000 more barrels of cement in stock in Zones No. 1 and 2 than there was on Oct. 1, 1914, a period when the stock is normally low. In normal times this supply would barely be sufficient to take care of ten days' excess market requirements.

Consequently the Knickerbocker Company threw in four additional kilns this week and the Alpha Company started additional capacity, making a total number of kilns now in operation in the two zones approximately 160.

A tour of the leading supply yards in Newark, Jersey City, Elizabeth and leading distributing points in Union and Middlesex counties in New Jersey, and Staten Island early this week showed a healthy movement of materials to jobs. Municipal work and especially state road development wherein the use of brick and cement is being largely used is partially responsible for the heavy movement of cement and the taxing of cement mill capacity as far as the suburbs are concerned. Actual building work of commercial or residential structures has not yet developed in appreciable quantity.

In the river section of Long Island City tremendous acreage is either in process of commercial construction or is being prepared for it. In many sections of the Bronx there is scarcely a stretch of three blocks not broken by piles of material moving into jobs. The condition of that borough at present, irrespective of subway and municipal construction, both vast in themselves, looks like the prosperous building seasons of 1906 and 1909. An estimate was made indicating that approximately 12,500,000 common brick are moving into that borough weekly and something more than a million barrels of Portland cement. So great is the demand for material that at least one company has been forced to employ quick delivery methods for conveying stand to jobs. A procession of 5-ton automobile trucks loading at five-minute intervals, is necessary to keep abreast of the requirements of the

Kingsbridge neighborhood alone, and yet that is not the busiest portion of the Bronx.

Contractors are still hungry for business. When the bids for the Eastern Parkway work were opened this week there were nineteen bidders putting in figures ranging from \$2,734,000 to \$3,849,000. This indicates the competition now existing for work requiring building materials and indirectly shows that even contractors are awakening to the fact that prices of materials cannot long remain at present levels.

Common brick in New York, the Newark distributing zone, and throughout Union and Middlesex counties are cheap, but stiffening. Lime and plaster are steady on present levels, but the increasing demand is making discounts tight. Steel reinforcement and structural material is much more active and the new 1.36c price base is rigidly held. More money is moving into suburban real estate development which bespeaks continuation of the present building movement late in the autumn.

Roofing slate is stiffening and there are reasons for believing that present prices on Bangor and some Pennsylvania grades will be changed before long. Hardwoods are extremely active, but mahogany is now coming in again from South America. Flooring and wall panelling woods are still easy, but are stiffening at mill centers.

Heavy requirements of steel and iron on war orders is having an effect upon staple hardware and building hardware. There has been another slight advance in sheet brass and in copper. Spelter is active, which may affect galvanized ware, forcing prices still higher. Dealers are buying in heavy quantities in anticipation of a shortage and discerning consumers are laying in their stocks accordingly.

Plan filings in the five boroughs for the current week follow: In the same week last year there were 264 new building plans filed with an estimated value of \$1,866,660.

	Week ending	
	Apr. 16	Apr. 23
Manhattan...	18 \$1,636,840	13 \$1,026,400
Bronx.....	27 704,550	7 295,200
Brooklyn...	119 1,225,450	131 1,009,950
Queens.....	197 708,545	159 605,540
Richmond...	46 232,930	27 21,526
Total.....	407 \$4,508,315	337 \$2,958,616

prepared for actual work begin to call for cement, it will be interesting to note the effect it will have upon mill supply and mill prices.

TO CREATE TILE ARTISANS.

Board of Education Opens Trade Apprenticeship School.

REALIZING the necessity of taking prompt action in the matter of correcting the apprenticeship conditions in New York City, the Tile, Grate & Mantel Association, under date of April 1, issued to members the following letter: "The undersigned, being a Trade School Committee appointed by the Association, have visited the Boys' Vocational School, 138th street and Fifth avenue, New York City, where there is a class in tile setting under the tutelage of Mr. E. E. Alexander.

"We consider that this is a very good step towards improving the conditions of the trade and in getting tile setters, and is the next best thing to apprentices, which we cannot get through our Union. This Class should be supported by every member of this Association.

"We would, therefore, suggest that every member have a shop boy about 17 years old, who should be employed with the understanding that he shall regularly attend this school, and by the time the boy is 19 years of age, he can then be put into the Helpers' Union, as it is our privilege to put in 12 helpers each year.

"After the boy has been a helper three years, he can be put on as an improver, and through taking this course at the school, will know something about the practical end of the business and will prove a valuable man to you.

"The course is free, as it is run by the Board of Education of New York City, and each student

must be a resident of the city to entitle him to take the course.

"Kindly advise the Chairman what you intend to do to help this course along, as something must be done at once to induce the Principal of the School to continue this class.

"Yours very truly,

"HERMAN PETRI,

"CHARLES ALEXANDER,

"F. H. NOBBE,

"Committee on Trade School."

BRICK,

Twelve Million a Week Going Into The Bronx—Front Active.

MOVEMENTS of common brick in the wholesale market reflect the activity of building construction in the Bronx. About two-thirds of that moving out from West 52d street is for use above the Harlem River. According to this estimate there must be no less than 12,000,000 brick going into that section of the city every week. There is also a corresponding movement of front brick. Here and there the new tones of yellow and buff being introduced by front brick manufacturers are in evidence. Manufacturers using the open yard system have so far shown no signs of resuming operations. One or two dryer yards are making preparations to open. Shipments are still being held close to demand, as shown by a balance of only three cargoes left over at the close of the week, and seven bargeloads en route. Prices on list are without change for ordinary run of brick.

Official transactions for Hudson River brick covering the week ending Thursday, April 22, 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, follows:

1915.
Open barges, left over, Friday A. M., April 16—6.

	Arrived.	Sold.
Friday, April 16.....	7	7
Saturday, April 17.....	5	7
Monday, April 19.....	6	5
Tuesday, April 20.....	7	5
Wednesday, April 21.....	11	14
Thursday, April 22.....	9	10
Total.....	45	48

Reported en route, Friday, April 23—7.
Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritan, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Cargoes left over Friday A. M., April 23—3.

Unloading.			
Apr. 8..27	1,430,000	Apr. 16..34	1,429,500
Apr. 10..21	625,500	Apr. 17..26	708,500
Apr. 12..31	1,101,000	Apr. 19..36	1,328,500
Apr. 13..27	1,152,000	Apr. 20..38	1,686,500
Apr. 14..34	1,424,900	Apr. 21..36	1,734,500
Apr. 15..40	1,449,000	Apr. 22..33	1,560,500
Total.180	7,182,400	Total.203	8,448,000

1914.
Left over, Friday, A. M., April 17—12.

	Arrived.	Sold.
Friday, April 17.....	4	6
Saturday, April 18.....	3	0
Monday, April 20.....	18	6
Tuesday, April 21.....	3	13
Wednesday, April 22.....	9	5
Thursday, April 23.....	7	7
Total.....	44	37

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., April 24—19.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived including left over bargeloads, Jan. 1 to Apr. 22, 1915..	376
Total No. of bargeloads sold Jan. 1 to Apr. 22, 1915.....	373
Total No. bargeloads, Jan. 1 to Apr. 23, 1915	3
Total No. bargeloads left over Jan. 1, 1914..	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 23, 1914.....	269
Total No. bargeloads sold Jan. 1 to Apr. 23, 1914.....	250
Total No. bargeloads left over Apr. 24, 1914	19

EASTERN PARKWAY BIDS.

Nineteen Contractors Vary More Than a Million in Their Figures.

IF any intimation is needed to show how hungry the contractors of New York are for good business as well as the wide variation in the prices of materials in this market reference need only be taken to the bids received this week for the Eastern parkway improvement. They follow:

The Inter-Continental Construction Corporation, \$2,734,000 (low); the Tidewater Building Company, \$2,810,000; Charles Cooper, \$2,856,000; The H. B. Construction Company, \$2,945,000; The Underpinning and Foundation Company, \$2,930,000; Newman & Carey, \$3,300,000; E. E. Smith, \$3,359,000; The Mason-Hanger Company, \$3,410,000; Morton & Gorman, \$3,143,000; Oscar Daniels, \$3,347,000; T. E. Gillespie, \$3,064,000; Rogers & Hagerty, \$3,445,000; Dock Contractor's Company, \$3,357,000; Bayley Hipkins, \$2,823,000; Degnon Contracting Company, \$3,849,000; Smith, Hauser & Melsaac, \$3,860,000; Arthur McMullen, \$3,600,000; W. A. Gahagan, \$3,710,000, and John J. Creem, \$3,757,000.

Before contractors bid on work of this sort it is customary for them to obtain quotations from building material supply houses. It is reasonably safe to assume that, in view of the competition now prevailing, the margin of profits in each instance were shaved to the utmost. That being the case, the figures presented would seem to reflect a wide degree of shading of prices on future delivery on large requirements, a fact which tends to impress upon prospective builders the fact that manufacturers will not be able to keep supply far beyond demand for some months to come.

CEMENT.

Record and Guide's Prophecy of Sixty Days Ago Coming True.

TWO months ago the Record and Guide prophesied that by the first of August there would be practically a shortage of cement supply. Developments in the mills of Zones Nos. 1 and 2 since that time have shown the accuracy of the information then presented to the consuming public of the Eastern market. At the present time there are not more than 700,000 barrels of Portland cement, outside of sealed bins held for special contract orders, above the reserve stock of October first of last year, the low-water mark in cement stock reserves.

When it is considered that this is not more than a normal ten days' supply over average requirements, it is apparent that with close to 160 kilns now in operating, including those just thrown in by the Knickerbocker and the Alpha, the present heavy shipments which in April probably will be equal to output in some plants, at least, an actual shortage of this commodity is at hand.

At the same time there is no reason to expect any immediate change in the price situation, disturbing rumors in the market to the contrary notwithstanding. Conditions are such at present that whatever change in price does take place it will result from anticipation of a shortage of supply at the mills. The Record and Guide is advised that only an actual shortage can force prices up uniformly. At present there is a comparatively meagre supply for building and subway construction alone. When the railroads, municipalities and highway commissioners release work now being figured, and the big terminal projects now being